

EXCLUSIVE  
**SINGLE  
TENANT  
OFFICE  
SPACE**



OFFICE SPACE FOR SALE OR LEASE  
**SABAL PAVILION I**  
3620 QUEEN PALM DRIVE, TAMPA, FL 33619



THOMAS HERNANDEZ, SIOR, CCIM  
(813) 494-4090 mobile | [thernandez@ciminelli.com](mailto:thernandez@ciminelli.com)



# PROPERTY OVERVIEW

Premier Class A office, Sabal Pavilion I, offers a unique opportunity to purchase or lease the entire building with exclusive naming rights. The property features ample parking and top-tier amenities, including a spacious break room with a kitchen, an outdoor grill station, and pavilion – perfect for team engagement. Flexible open floor plans ranging from 30,125 SF to 120,500 SF allow for a bright, modern workspace filled with natural light. Ideally located within Sabal Park, a 1,000-acre Verizon SmartPark, the property combines a serene, campus-like setting with immediate access to major roadways and business hubs.

<b>Address</b>	3620 Queen Palm Drive, Tampa, FL 33619
<b>Property Type</b>	Office
<b>Building Size</b>	120,500 square feet
<b>Lot Size</b>	11.75 acres
<b>Floors</b>	4
<b>Class</b>	A
<b>Year Built</b>	1998
<b>Zoning</b>	M-I, County M
<b>Parking</b>	7.33/1,000 (883 spaces)



**THOMAS HERNANDEZ, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com



**SABAL PAVILION I**  
3620 Queen Palm Drive  
Tampa, FL 33619



# PROPERTY HIGHLIGHTS



## ON-SITE AMENITIES

On-site amenities, contribute to an ideal work environment for employees



## FLEXIBLE FLOOR PLANS

Each floor consists of 30,125 sf open floor plans, contiguous up to 120,500 sf (full building)



## SIGNAGE OPPORTUNITY

Building and monument signage opportunities to boost visibility



## HIGH PARKING RATIO

Ample parking for employees and visitors with a ratio of 7.33/1,000



**THOMAS HERNANDEZ, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com



**SABAL PAVILION I**  
3620 Queen Palm Drive  
Tampa, FL 33619

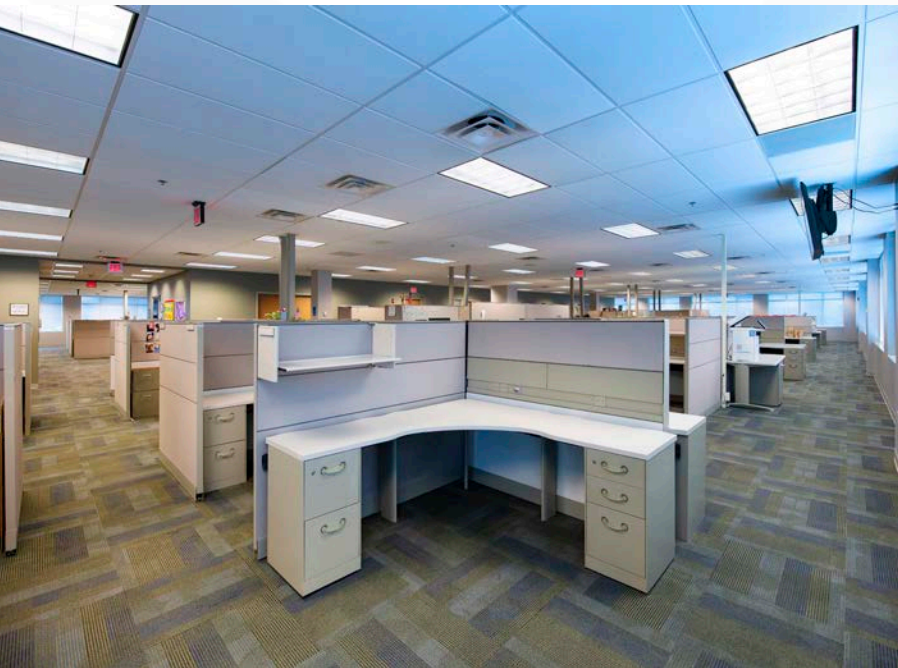




# INTERIOR PHOTOS\*

Sabal Pavilion I features open floor plans that accommodate ample workstations, along with dedicated spaces for conference rooms, training rooms, and a welcoming lobby - creating a functional and professional environment for both employees and visitors.

*\*Furniture shown in these photos are not included. Images are intended to demonstrate potential use of the space.*



**THOMAS HERNANDEZ, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com

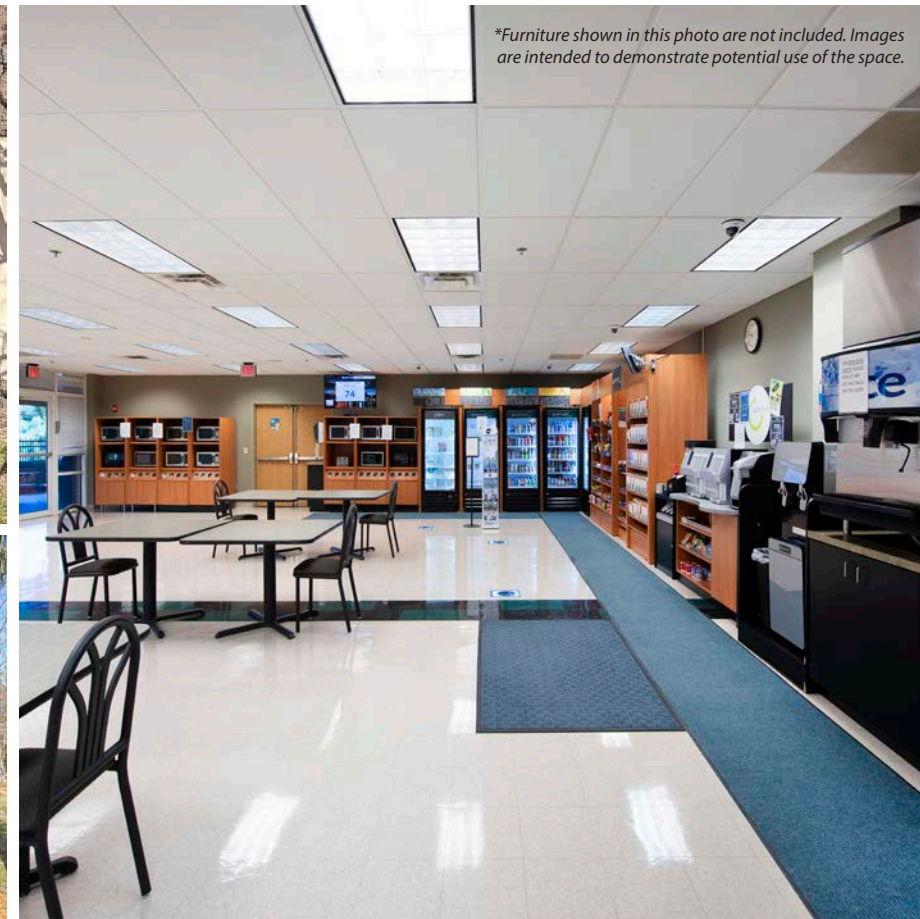
**Ciminelli**  
REAL ESTATE SERVICES

**SABAL PAVILION I**  
3620 Queen Palm Drive  
Tampa, FL 33619



# ON-SITE AMENITIES

The property offers a true campus environment with on-site amenities designed for employee enjoyment, including a break room with kitchen, basketball hoop, shaded outdoor seating, and an outdoor grill with pavilion.



**THOMAS HERNANDEZ, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com

 **Ciminelli**  
REAL ESTATE SERVICES

**SABAL PAVILION I**  
3620 Queen Palm Drive  
Tampa, FL 33619



# LOCATION HIGHLIGHTS

Located within Sabal Park, a 1,000-acre Verizon SmartPark offering restaurants, hotels, child care, and dry cleaning services. Conveniently positioned just off N Falkenburg Road and E Dr. MLK Jr. Blvd, with immediate access to I-75 and I-4. Minutes from MIDFLORIDA Credit Union Amphitheatre, Florida State Fairgrounds, and the Seminole Hard Rock Hotel & Casino with a quick drive to Tampa International Airport and Downtown Tampa.

## FOOD/DINING

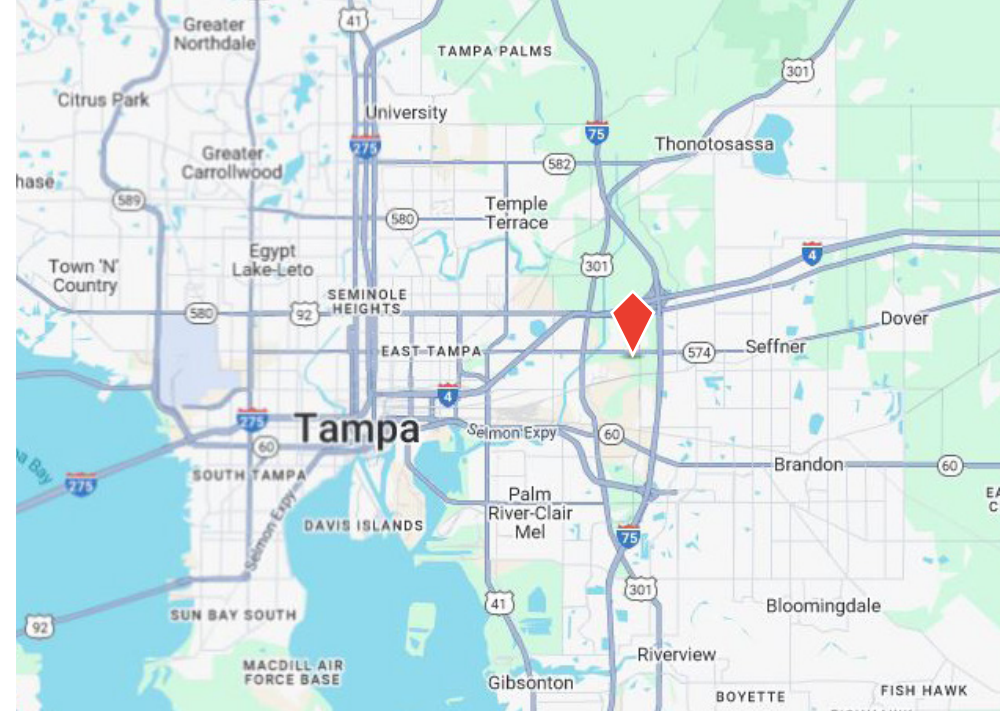
- Starbucks
- Nana's Kitchen & Grill
- Candor Grille
- Blake's Best Barbecue
- Subway
- Five Guys
- 301 Family Restaurant
- WingHouse Bar & Grill
- Taco Bus
- Burger King
- Marco's Pizza
- Wing Stop
- Cracker Barrel Old Country Store

## POINTS OF INTEREST

- Seminole Hard Rock Hotel & Casino
- Florida State Fairgrounds
- MIDFLORIDA Credit Union Amphitheatre
- Eureka Springs Park
- Veterans Memorial Park

## LODGING

- Staybridge Suites Tampa East/Brandon
- Residence Inn Tampa Sabal Park/Brandon
- Hilton Garden Inn Tampa East/Brandon
- Sheraton Tampa Brandon Hotel
- Seminole Hard Rock Hotel



**THOMAS HERNANDEZ, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com



**SABAL PAVILION I**  
3620 Queen Palm Drive  
Tampa, FL 33619



# SABAL PAVILION I

3620 QUEEN PALM DRIVE, TAMPA, FLORIDA 33619

For leasing inquiries, contact:



**THOMAS HERNANDEZ, Sior, CCIM**  
(813) 494-4090 mobile | [thernandez@ciminelli.com](mailto:thernandez@ciminelli.com)

Ciminelli Real Estate Services | 4100 W Kennedy Blvd, Suite 105, Tampa, FL 33609 | [www.CiminelliFlorida.com](http://www.CiminelliFlorida.com)

