

OFFICE SPACE
FOR LEASE

University Business Center I

3011 UNIVERSITY CENTER DRIVE • TAMPA, FLORIDA • 33612



**1 YEAR
FREE RENT***

On new 10+ year leases

FREE RENT* also available for new shorter term leases

*Restrictions apply. Must sign by 6/30/26.
Contact for details.

**+BROKER
BONUS!
Extra 1%
Commission***

*On qualified leases
signed by 6/30/26.
Contact for details.

OPEN FLOOR PLANS & HIGH PARKING RATIO

PROPERTY OVERVIEW

| | |
|---------------|------------------|
| Property Type | Office |
| Property Size | 49,084 sf |
| Class | B |
| Year Built | 1996, Renov 1998 |
| Submarket | Northeast Tampa |
| Parking | 10.13/1,000 |

PROPERTY FEATURES

- + Part of the 35-acre office park, University Business Center
- + Ample parking for employees and visitors
- + Signage opportunities to boost visibility
- + Open floor plans with walk-in access



LOCATION

- + 1 mile south of The University of South Florida
- + Located near Busch Gardens, MOSI, and numerous medical facilities, including Moffitt Cancer Center, AdventHealth Tampa, and Shriners Hospitals for Children
- + Easy access to I-275, I-75, US 41, E Fowler Ave, Bruce B Downs Blvd, E Busch Blvd (SR-580)
- + Hotels, restaurants, shopping, banks, and retail nearby



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DRIVE TIMES

| | | |
|-----------------------------|---------|---------|
| University of South Florida | 1.0 mi | 3 mins |
| Busch Gardens | 1.1 mi | 4 mins |
| I-275 | 1.4 mi | 4 mins |
| I-75 | 5.3 mi | 8 mins |
| Downtown Tampa | 9.0 mi | 14 mins |
| Tampa International Airport | 14.2 mi | 18 mins |



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