

8125 Highwoods Palm Way, Tampa, FL 33647

Office Space Available For Lease



Conveniently located in New Tampa, Highwoods Preserve I is located just north of Bruce B. Downs Blvd., along the I-75 Corridor. This unique move-in ready opportunity features a campus-style setting, state-of-the-art conference centers, high-end furniture and advanced security systems and technology.

Highwoods

Preserve 1

HEADQUARTERS OPPORTUNITY
Plug & Play | State-of-the-Art-Furniture

CBRE

Property Highlights

198,750 SF

Total Building Size

2000

Year Built

4.53/1,000

Parking Ratio

Amenities:

- Smart Conferencing Systems & Facilities
- State-of-the-Art Furniture, Fixtures & Equipment
- Renovated Bathrooms on all floors (2018)
- Bike Racks
- Large Data Center
- New Roof (2022)
- Attached Parking with covered walkway
- Raised Flooring Throughout
- Generators: Two 2-Mega Watts Caterpillar generators. 10,000 gallons diesel tank. Biofuel, diesel & natural gas.

Data Center:

- Cooling: 7 CRAC Liebert units.
- UPS: two fully redundant Liebert UPSs
- Fire Suppression System



WELL-EQUIPPED KITCHEN/BREAKROOMS



COLLABORATION AREAS



Floor Highlights

FLOORS 1-2

- 31,000± SF Each
- Large Lobby with Reception, Security & Sitting Areas
- Locker/Shower Rooms
- Innovation Lab

FLOORS 3-5

- 34,818± SF Each
- Well-Equipped Kitchen / Breakrooms
- Meditation Room
- Mother's Room
- Collaboration & Huddle Areas
- Designated Hoteling Space
- Large Conferencing & Training Rooms

FLOOR 6 *Executive Level*

- 34,818± SF
- Executive Suites
- Board Rooms with Staging Area & Catering Kitchen
- High Cubes for Privacy

STATE-OF-THE-ART FURNITURE



LARGE LOBBY WITH RECEPTION, SECURITY & SITTING AREAS



EXECUTIVE BOARDROOMS



SMART CONFERENCE & TRAINING CENTERS



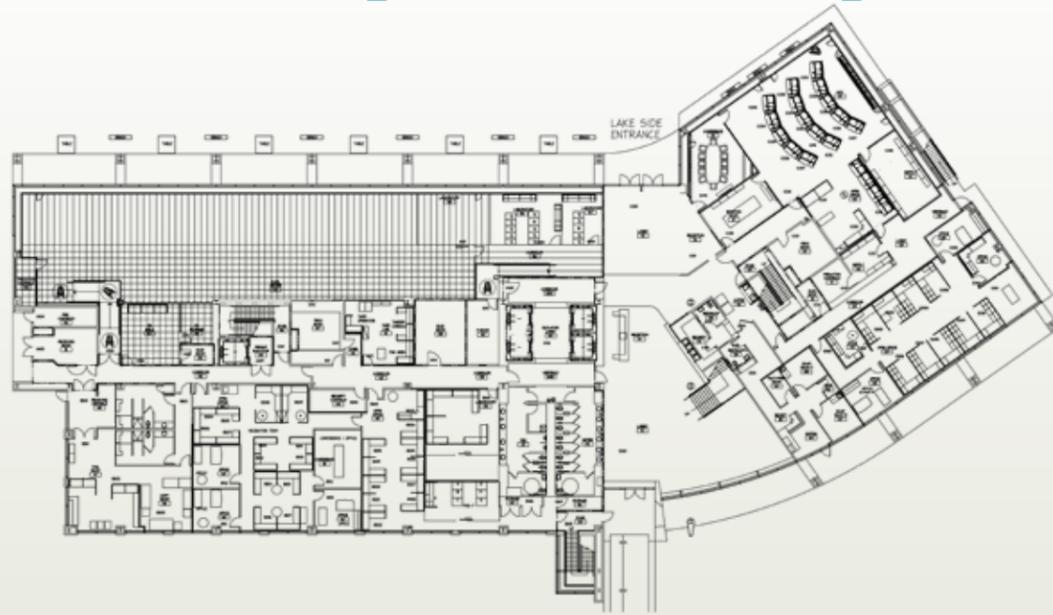
Available Floor Plans

COMBINE FLOORS FOR A TOTAL OF 198,750 RSF

FIRST FLOOR

±31,000 RSF

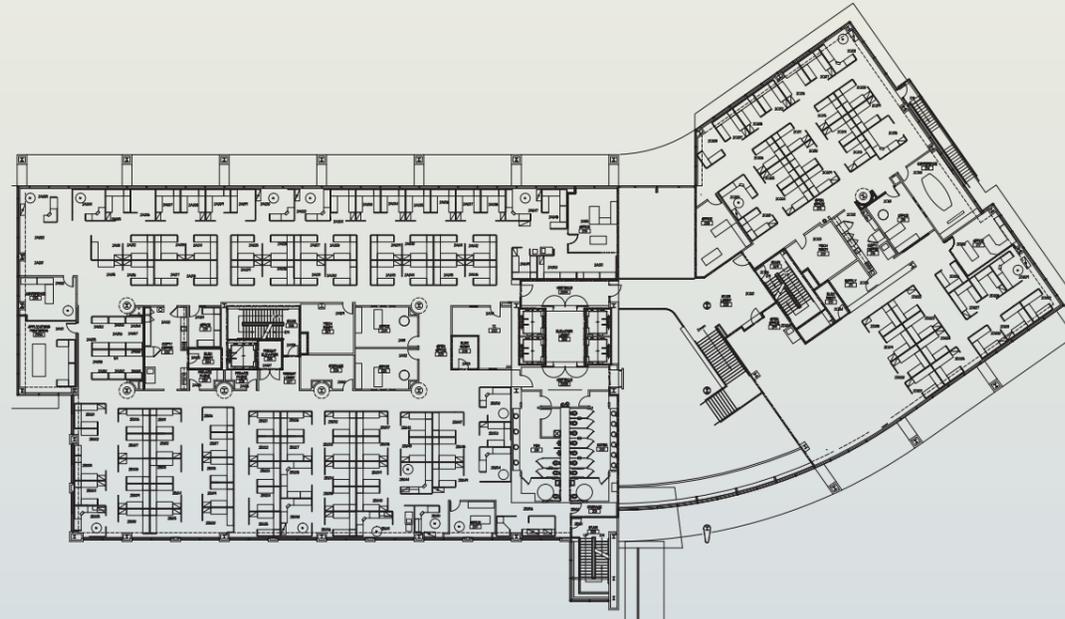
- Workstations: 57
- Offices: 6
- Meeting rooms: 4
- Data center: 1



SECOND FLOOR

±31,000 RSF

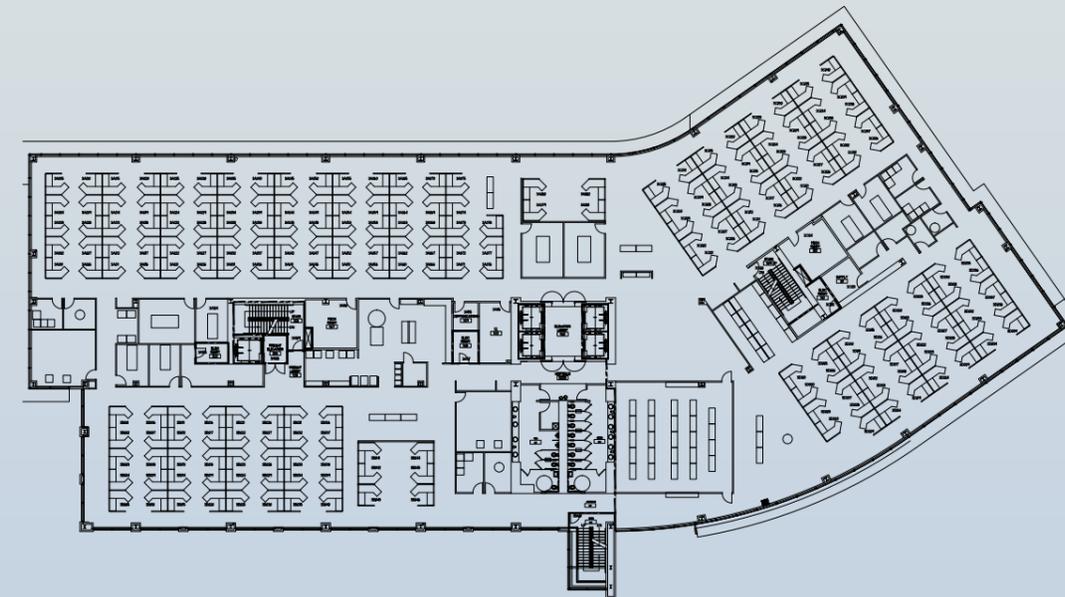
- Workstations: 91 assembled + 44 uninstalled (parts onsite) = 135 total capacity
- Offices: 8
- Meeting rooms: 4



THIRD FLOOR

±31,000 RSF

- Workstations: 57
- Offices: 6
- Meeting rooms: 4
- Data center: 1



FOURTH FLOOR

±34,818 RSF

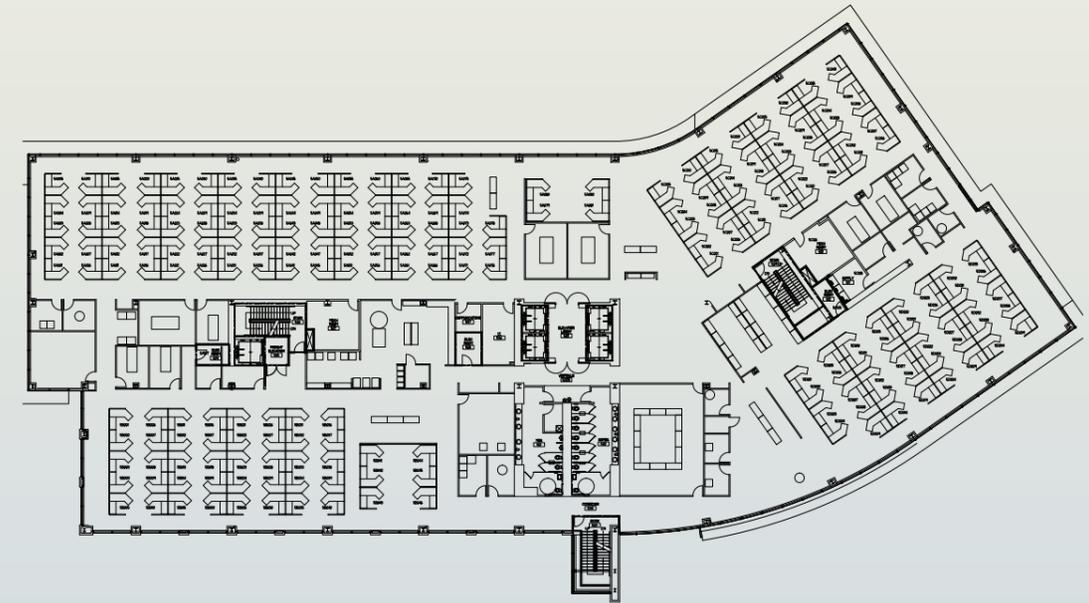
- Workstations: 207
- Offices: 10
- Meeting rooms: 13
- Hoteling: 17



FIFTH FLOOR

±34,818 RSF

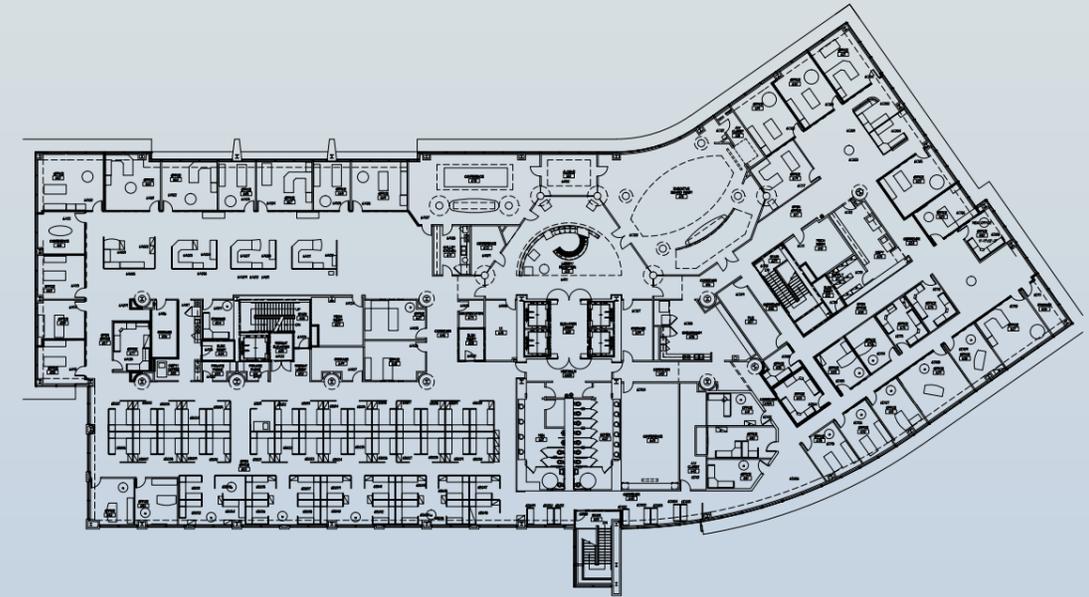
- Workstations: 207
- Offices: 10
- Meeting rooms: 14
- Hoteling: 17



SIXTH FLOOR

±34,818 RSF

- Workstations: 57
- Offices: 31
- Meeting rooms: 4





Highwoods Preserve Corporate Campus

Highwoods Preserve Corporate Campus is a premier Class A office development in booming Northeast Tampa submarket. Highwoods Preserve is a 1.8 million square foot office, retail and entertainment development. The Property boasts an impressive amenity base including lake views, structured parking, on-campus cafeteria, and manicured landscaping. The office facilities are fully leased and/or occupied with no vacancy in the park.

The Park is located at Bruce B Downs Boulevard and Interstate 75, two of Tampa's major transportation arteries and less than a 10 minutes from both Interstate 275 and Interstate 4 with exploding demand for quality retail, entertainment and luxury housing.

Highwoods Preserve is home to fellow international companies MetLife and Depository Trust & Clearing Corporation (DTCC). MetLife currently employs more than 1,500 people at its campus located next door to the Property, and recently announced plans to expand its existing operations, adding 430 high-income jobs and investing \$25 million into the project.

The office park is located within walking distance of the Walk at Highwoods Preserve, an approximately 147,000 square foot power center offering plentiful breakfast, lunch and dinner options including Chipotle, TGI Friday's, Panera Bread, Baskin-Robbins and Dunkin Donuts, as well as major national retailers Best Buy, HomeGoods and Michaels.



Site Plan



Tampa & Hillsborough County

Strategic HEADQUARTERS Location / I-75 Corridor

- Allows employers to draw from a wide range of areas, while also maintaining proximity to executive housing where many decision-makers live
- More than 4.1 million people live within a 60-minute drive of the property
- Excellent visibility from I-75, with 96,000 daily vehicles
- Less than 1 mile from I-75, which provides access to all of Tampa's major roadways



Proximity to an Affluent, Highly-Educated Population Base

| | 15 Minutes from Property | Hillsborough County | Tampa MSA |
|-------------------------------|--------------------------|---------------------|-----------|
| Current Population | 124,498 | 1,569,833 | 5,440,395 |
| Avg. Household Income | \$110,258 | \$115,882 | \$107,822 |
| Household income \$100K+ | 39.9% | 41.4% | 38.1% |
| Avg. Housing Value | \$450,721 | \$497,099 | \$462,992 |
| Housing Values \$500K+ | 36.8% | 35.4% | 31.1% |
| % of Housing Built since 2000 | 39.0% | 33.7% | 27.6% |
| Bachelor's Degree or Higher | 52.4% | 40.3% | 34.9% |

Access to Nationally Recognized School - USF

- » Property is located just 10 minutes north of the University of South Florida ("USF") Main Campus.
- » Features three campuses throughout the Tampa MSA – Temple Terrace (Main), St. Petersburg and Sarasota-Manatee.
- » Over 14,000 degrees awarded in the prior academic calendar year – a direct source of local, highly-educated and skilled labor sought among Tampa's major employers.
- » USF's innovation and development efforts generate more than \$6B in statewide impact each year, sustaining more than 68,704 jobs across the State of Florida (2025).
- » USF's Morsani School of Medicine – Class of 2028 cohort scored an average of 520 on the MCAT, placing it among the top of all medical schools in the United States
- » The Main Campus is in immediate proximity to four (4) major hospitals and other medical research institutions, this driving the demand for healthcare and medical-related office space within the submarket.



Submarket of Choice for Major Corporate Users

Located in Highwoods Preserve Corporate Park



Why Florida?



Why Tampa?



Fortune 500 Headquartered in Tampa Bay





The Property location offers a comprehensive array of urban amenities and services: hotels, restaurants & retail on Bruce B Downs Blvd; affluent master-planned neighborhoods; employment and education centers; hospitals and medical facilities and state park recreation areas.

- Fronts I-75 & Bruce B Downs Blvd commercial corridor
- 6 miles to Tampa Executive Airport
- 8 miles to I-4
- Convenient to Downtown Tampa, Tampa Int'l Airport, St. Petersburg/Clearwater, Orlando & Sarasota

Contact Us

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