

Class A Sublease Island Center



\$32 PSF Full Service Rate. BEST VALUE on the market!

Space Highlights:

- **\$86K TENANT IMPROVEMENT ALLOWANCE**
- **NEGOTIABLE SUBLEASE RATE**
- Ninth floor - 4,127 SF
- Available Nov. 2024 - April 2027
- Three private balconies
- Water views
- 3.5/1,000 parking ratio

Building Highlights:

- 12-story, Class A office building
- 6 minutes from Tampa International
- Building conference room
- Fitness center with lockers and showers
- On-site Nature's Table Cafe



Andrew Bell
ab@avocatgroup.com
813-990-9515

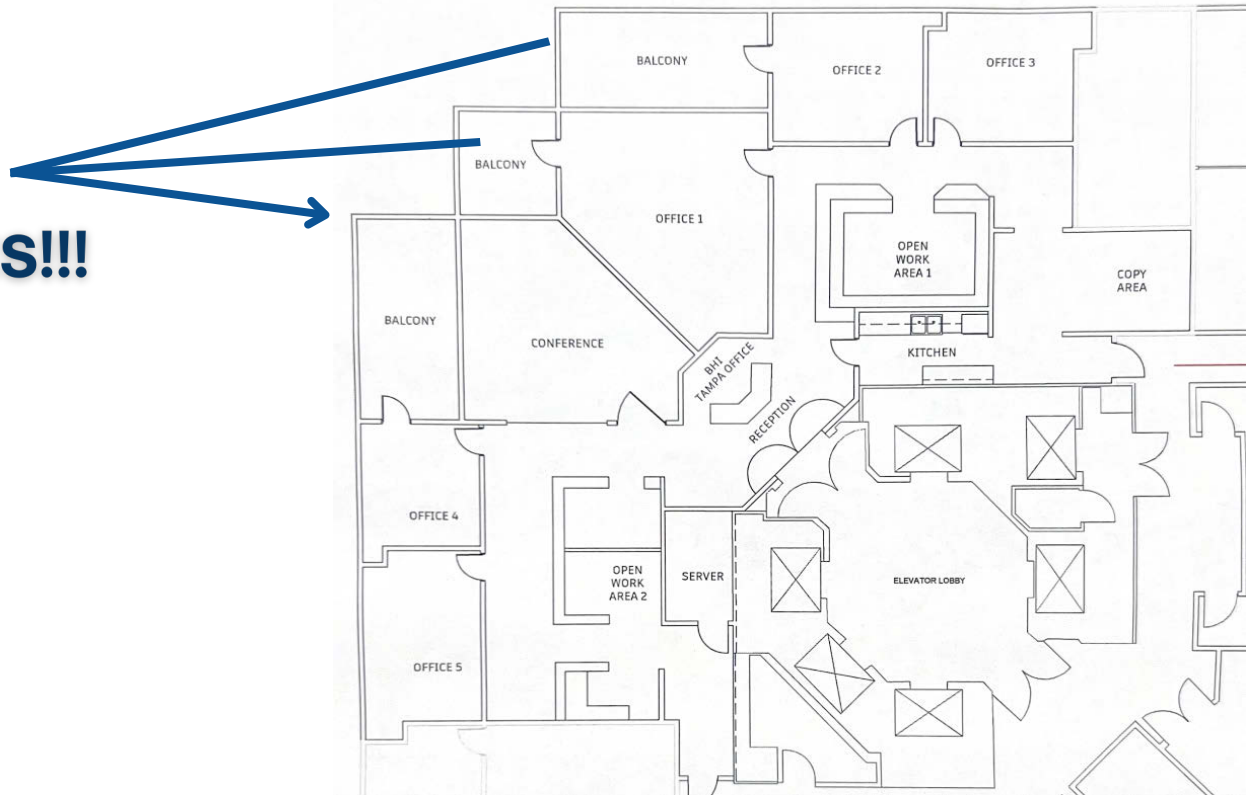
Tim Hurless
th@avocatgroup.com
813-309-9018



Class A Sublease Island Center



**THREE
PRIVATE
BALCONIES!!!**



Andrew Bell
ab@avocatgroup.com
813-990-9515

Brenna Delong
bd@avocatgroup.com
727-543-3194



The information contained herein was obtained from sources deemed reliable; however, Avocat Group, LLC, does not make guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property submitted is subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.