



# PRESERVE I

8125 Highwoods Palm Way  
Tampa, FL 33647

State-of-the-art furniture, FF&E, and infrastructure in place.

HIGHWOODS PRESERVE CORPORATE CAMPUS | 6 FLOORS | LAKE FRONTAGE



## A turn-key Class A corporate campus, available for purchase.

Preserve I offers an exceptional opportunity for a corporate user to acquire a fully renovated 198,750 RSF Class A office headquarters in one of the fastest-growing markets in the United States. The property has been meticulously maintained, recently upgraded across roof, mechanical systems, and interior fit-out, and is delivered furniture-in-place with state-of-the-art FF&E — compressing a typical 18-month relocation timeline to under 90 days. The asset is well-suited to a single-tenant owner-occupier or corporate user seeking a high-amenity campus presence in the Tampa MSA.

### PROPERTY HIGHLIGHTS

- **Building Size:** 198,750 RSF / 6 floors
- **Year Built / Renovated:** 2000 / Major capex 2018–2022
- **Parking Ratio:** 4.53 per 1,000 RSF (1,073 spaces)
- **Lake-front campus:** Manicured grounds, attached parking deck
- **Floor Plates:** 31,000 SF (1–3) / 34,818 SF (4–6)
- **Recent Capex:** New roof (2022), renovated baths (2018)
- **Submarket:** Northeast Tampa / Bruce B. Downs

### PLUG-AND-PLAY READY

- **FF&E in place:** Workstations, executive suites, boardrooms
- **Conferencing:** Smart conferencing + large training rooms
- **Data Center:** 7 CRAC units, redundant UPS, fire suppression
- **Power Redundancy:** Dual 2-MW CAT generators, 10K gal. diesel
- **Security & Tech:** Advanced security; raised flooring throughout
- **Move-in Timeline:** Under 90 days for typical corporate user
- **Workforce Capacity:** ~1,200–1,500 employees seated

### WHY TAMPA, WHY NOW

**4.1M**

POPULATION WITHIN  
60-MIN DRIVE

**#1**

BEST STATE FOR  
HIGHER EDUCATION  
(US NEWS '25)

**96,000**

DAILY VEHICLES ON  
ADJACENT I-75

**\$110K**

AVG HH INCOME  
WITHIN 15 MIN OF  
PROPERTY

**0%**

FLORIDA STATE  
INCOME TAX

**\$32 FSG**

SUBURBAN "CLASS A"  
ASKING RENT  
TAMPA 2026

### DEAL BUYER PROFILE

#### CORPORATE HQ USER / RELOCATION

Growing companies seeking 150–250K SF of move-in-ready HQ space in a low-tax, high-growth market. FF&E in place eliminates 12–18 months of build-out. Ideal for financial services, fintech, insurance, healthcare administration, and technology back-office operations.

#### MULTI-NATIONAL / U.S. EXPANSION

International corporations establishing or expanding a US East Coast presence. Tampa offers a strategic gateway to Latin America, no state income tax, and a labor pool drawing from 4.1M people within a 60-minute drive. Single-asset acquisition simplifies entry vs. multi-site leasing.

#### INVESTOR / USER-SALE / HYBRID

Owner-occupiers acquiring to occupy a portion and lease the balance. The six-floor footprint accommodates flexible occupancy strategies. Also suited to family offices acquiring on behalf of operating businesses, or principals seeking long-term Tampa asset ownership.

### CONTACT

#### INVESTMENT TEAM

**Dale Peterson, CCIM**  
MANAGING DIRECTOR  
dale.peterson@foundrycommercial.com  
813.765.7449

**Joe Chick**  
VICE PRESIDENT  
joe.chick@foundrycommercial.com  
813.727.4995

**Christine Mansour**  
SENIOR ASSOCIATE  
christine.mansour@foundrycommercial.com  
239.293.4858

#### MARKET / LEASING INQUIRIES

**Barry Hanerfeld**  
SENIOR VICE PRESIDENT  
barry.hanerfeld@cbre.com  
813.334.7561

**Molly Molloy Catlett**  
FIRST VICE PRESIDENT  
mollymolloy.catlett@cbre.com  
813.273.8465

**FOUNDRY**  
COMMERCIAL

INVESTMENT  
ADVISORY  
GROUP