

CONCOURSE CENTER 1

3501 E Frontage Road
Tampa, FL 33607

Office For Lease

17,582 SF (Divisible)



Leasing Information:

Jon Slater
813.505.3612
jslater@lpc.com

Lincoln

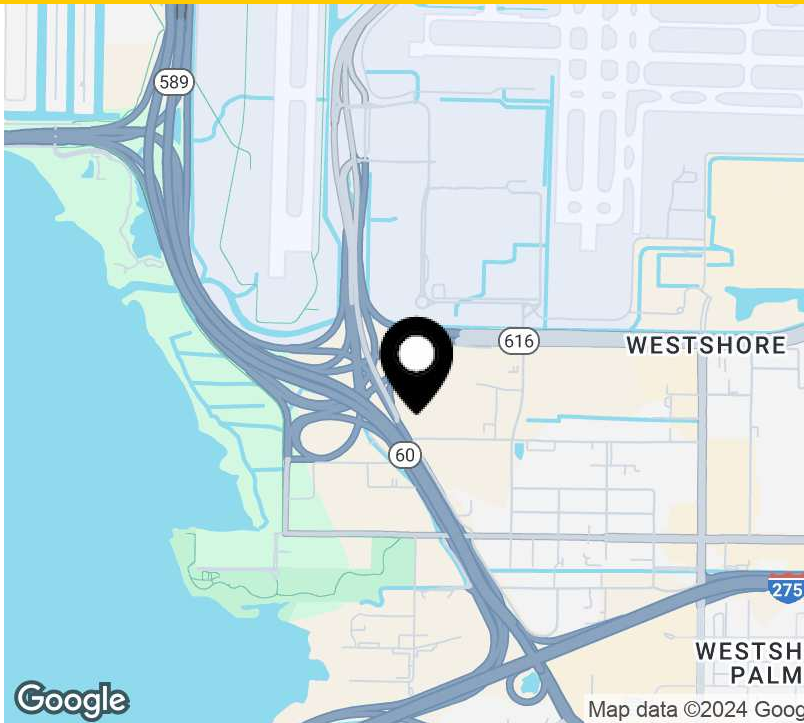
Lincoln Property Company
490 1st Avenue South, Suite 210
St. Petersburg, FL 33701

www.lpc.com

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Property Highlights

- FF&E Available – fully furnished plug & play environment
- Lease expires April 30, 2030
- Shorter terms available
- Four building office park totaling over 294,749 SF, located in the Westshore Business District
- Close proximity to hotels, shopping and quality residential areas
- Minutes from Tampa International Airport, all major interstate systems and expansive amenity base
- 4.0 parking spaces per 1,000 SF, including: 2 covered parking garages & up to 10 reserved parking spaces available (additional fee)
- On-site property management team
- On-site cafe and outdoor seating area in natural park setting with oaks and water features
- Energy Star® rated
- REME HALO-equivalent air purification system serving premises
- Dedicated Kohler 150KW generator/UPS
- Asking Rate – call broker for pricing

Property Overview

Concourse Center is a 4-building office park that totals approximately 290,363 SF. It offers a park-like atmosphere, fountain views, and green space. Some amenities include management and technical support on-site, Bright House cable, multi-choice fiber connections, and the Concourse Cafe.

Located 3 minutes from I-275, TIA, Veterans Expressway, and the Main Post Office. 12-acre park environment with picnic area and fountains, on-site management, maintenance, restaurant, and other service amenities.

Availabilities	SF	Lease Rate	Date Available
Suite 200	17,582 SF	Negotiable	Available Now

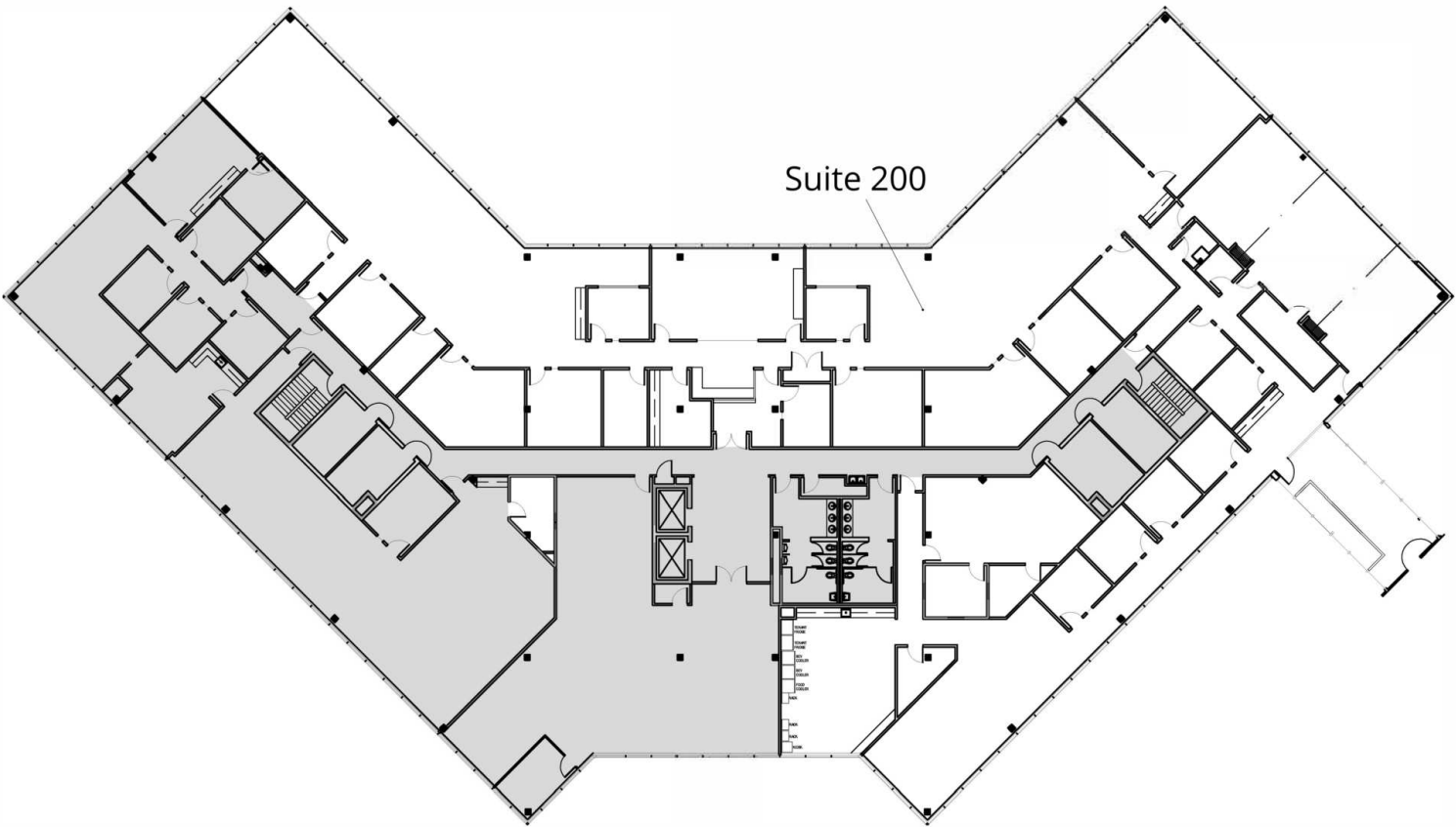
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Suite 200 | 17,582 SF (Divisible)

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Suite	Size	Lease Rate	Description
■ Suite 200	17,582 SF	Negotiable	Suite 200 17,582 RSF (Divisible) FF&E Available – fully furnished plug & play environment Lease expires April 30, 2030 4.0 parking spaces per 1,000 SF Asking Rate – call broker for pricing

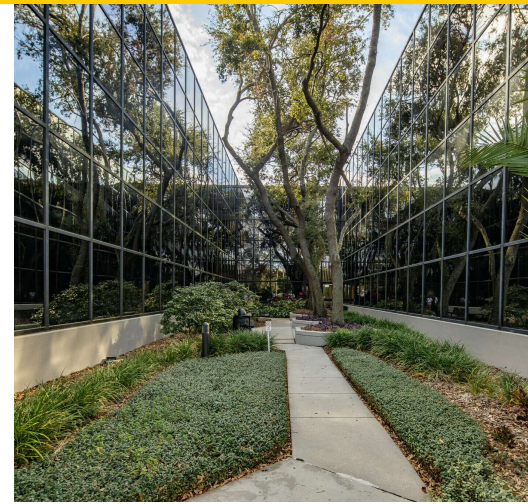
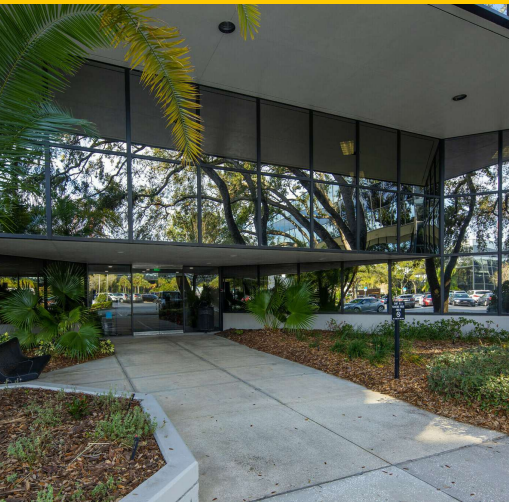
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Additional Photos



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