



RARE PLUG-&-PLAY SPACE AVAILABLE













0.8 Miles 3 minutes



1.8 Miles 3 minutes



2.2 Miles 4 minutes



3.7 Miles 6 minutes



4.8 Miles

OFFERING HIGHLIGHTS

EXCELLENT ACCESSIBILITY & ROBUST AMENITY

- » Direct access to I-4 and I-75, providing seamless connectivity to the broader Tampa Bay region, including downtown Tampa and Tampa International Airport
- » Sabal Park features five restaurants, three hotels, and a fullservice childcare facility
- The surrounding area offers a wide array of dining, retail, and entertainment options, including the Seminole Hard Rock Casino & Hotel and the MidFlorida Credit Union Amphitheatre, all within a 3-mile radius

LOCATION OF CHOICE FOR CORPORATE USERS

- » The I-75 Corridor is the location of choice for many Fortune 100 companies, which include USAA, Moffitt, CitiCorp, Coca- Cola, JP Morgan Chase, Progressive Insurance, DTCC, MetLife, and
- » Location serves users that are seeking class A space at a significant discount to CBD and Westshore submarkets

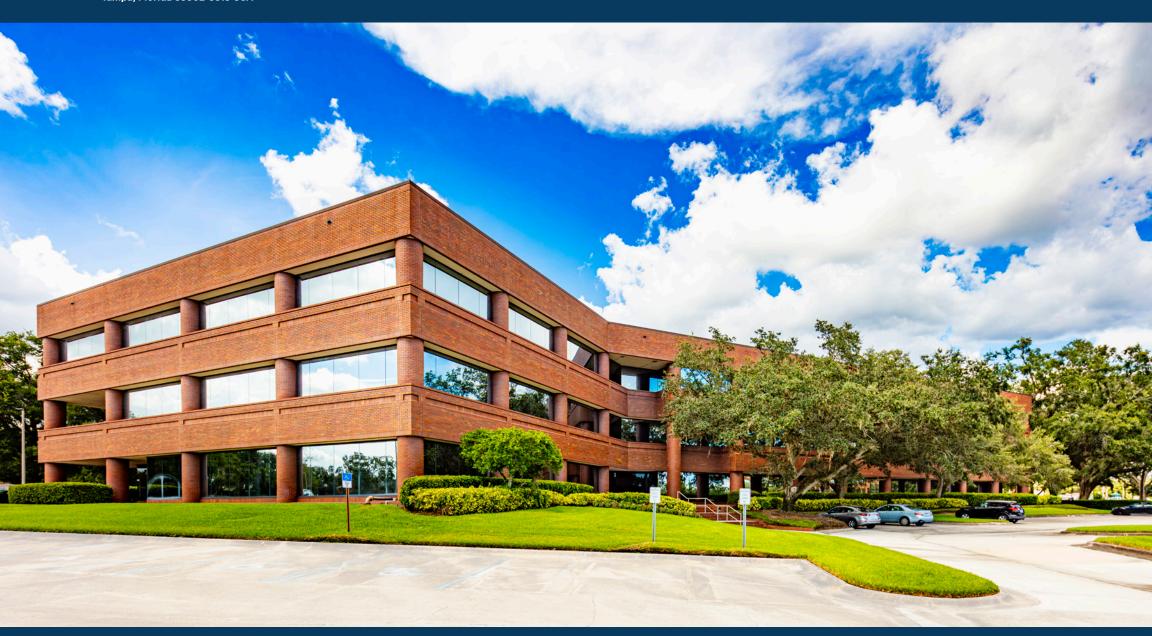
ROBUST MARKET FUNDAMENTALS

- » According to the 2025 National Office Market Index, Tampa-St. Petersburg ranks #1, driven by strong post-pandemic expansion in office-using industries like financial services and professional services. This growth has translated into nation-leading property fundamentals, making Tampa one of the most attractive markets in the U.S. for office investment and owner/user occupancy
- » Tampa Bay ranks as the 4th fastest-growing metropolitan statistical area (MSA) in the U.S., with a population of 5.24 million and a growth rate of 2.03%
- » The Tampa MSA boasts an unemployment rate of 4.1%, outperforming the national rate by 50 bps

6 minutes



Cushman & Wakefield of Florida, Inc. 201 North Franklin Street, Suite 3300 Tampa, Florida 33602-5813 USA



FOR MORE INFORMATION, PLEASE CONTACT:

RICK BRUGGE

Vice Chairman (813) 204 5365 rick.brugge@cushwake.com MERCEDES ANGELL

Managing Director mercedes.angell@cushwake.com (813) 204 5344