

OFFICE SPACE FOR LEASE

Sabal VI

3611 QUEEN PALM DRIVE • TAMPA, FLORIDA • 33619

1 YEAR FREE RENT*

On new 10+ year leases

FREE RENT* also available for new shorter term leases

*Restrictions apply. Must sign by 12/31/26.
Contact for details.

+BROKER BONUS! Extra 1% Commission*

*On qualified leases
signed by 12/31/26.
Contact for details.

MOVE-IN READY PLUG & PLAY

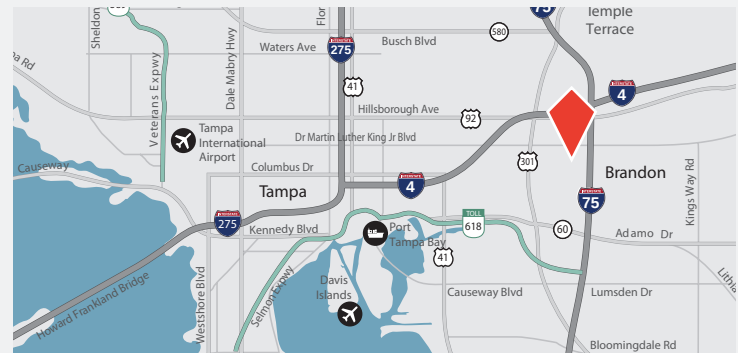


PROPERTY OVERVIEW

Property Type	Office
Property Size	98,540 sf
Class	B
Year Built	1988, Renov 2006
Submarket	East Tampa
Parking	5.0/1,000

PROPERTY FEATURES

- + Move-in ready suites available for immediate occupancy, ideal for businesses needing a quick transition
- + Furniture available for Plug & Play opportunity
- + Building and monument signage opportunities to boost visibility
- + Ample parking for employees and visitors
- + Open floor plans designed to offer flexibility, complemented by abundant natural lighting



LOCATION

- + Within Sabal Park, a 1,000-acre Verizon SmartPark
- + Located off E Dr. MLK Jr. Blvd, Falkenburg Rd, and I-75 with immediate access to I-4 and the Selmon Expressway
- + Near hotels, restaurants, shopping, banks, and retail services
- + Minutes from MIDFLORIDA Credit Union Amphitheatre, Florida State Fairgrounds, and the Seminole Hard Rock Hotel & Casino
- + Easy drive to Tampa International Airport & Downtown Tampa



Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com



OFFICE SPACE
FOR LEASE

Sabal VI

3611 QUEEN PALM DRIVE • TAMPA, FLORIDA • 33619



DRIVE TIMES

I-75	1.4 mi	4 mins
I-4	2.8 mi	6 mins
Florida State Fairgrounds	2.8 mi	7 mins
Seminole Hard Rock Hotel & Casino	3.3 mi	8 mins
Downtown Tampa	9.2 mi	15 mins
Tampa International Airport	13.9 mi	20 mins



Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com

