

SABAL V

**OWNER/USER OPPORTUNITY
CLASS A OFFICE PROPERTY IN SABAL PARK OFFICE**

**3922 COCONUT PALM DRIVE
60,578 SF | TAMPA, FLORIDA**



**CUSHMAN &
WAKEFIELD**



PROPERTY OVERVIEW

Sabal V (“the Property”) presents a rare opportunity for an owner/user to acquire a high-quality, three-story suburban office building with timeless architectural appeal, featuring a classic brick façade and tinted glass windows. The building is efficiently designed with two centrally located elevators serving all floors, making it ideal for a single user or multiple divisions within a growing organization. Parking is a standout feature, with a combination of surface and structured options, plus a separate parking lease that significantly boosts the ratio to 7 per 1,000 SF—an exceptional benefit for owner-occupants seeking abundant on-site parking for employees and visitors. Strategically located within Sabal Park, one of the area’s premier mixed-use business park, the Property offers immediate access to major transportation routes including I-4, I-75, the Lee Roy Selmon Expressway, US-301, and SR-60. The surrounding amenity base and corporate environment further enhance its appeal for businesses looking to establish a long-term headquarters or regional office in a highly accessible and desirable location.

RARE PLUG-&-PLAY SPACE AVAILABLE



+/-60,578

TOTAL SQUARE FEET



+/-3.53

TOTAL ACREAGE



1988

YEAR BUILT



237

COVERED PARKING



50

SURFACE PARKING



3

OF FLOORS

SABAL PARK

LIVE. WORK. PLAY.

PREMIER BUSINESS PARK

Sabal Park ("the Park") which is a 1,000-acre master-planned mixed-use business park with easy access to I-4, I-75, the Lee Roy Selmon Expressway, US-301 and SR-60. The Park has five restaurants, three hotels, and a full-service childcare facility. In addition to the on-site amenities, the Park's signature brick façade and tinted glass give it a distinctive and classic look. The Park is able to attract an employment base from all of Hillsborough County and portions of Pasco, Polk and Manatee Counties, with over 1.3 million residents within a 30-minute drive time and over 2.2 million residents within a 40-minute drive time. Equally as convenient, the Tampa central business district is within a ten-minute drive, and Tampa International Airport is just 20 minutes away. The Park is home to numerous large and image-conscious corporations including Citigroup, USAA, Coca-Cola, and Cirkul, all of whom have large operations centers in the Park.

SABAL V

SABAL PARK

OFFERING HIGHLIGHTS

EXCELLENT ACCESSIBILITY & ROBUST AMENITY BASE

- » 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 full-service 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

ABOVE MARKET PARKING RATIO

- » A combination of surface and structured parking, plus a separate parking lease, boosts the parking ratio to 7 per 1,000 SF—a rare and valuable feature for owner-occupants seeking abundant on-site parking for employees and visitors

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 many more
- » 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



0.8 Miles
3 minutes



1.8 Miles
3 minutes



2.2 Miles
4 minutes



3.7 Miles
6 minutes



4.8 Miles
6 minutes



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