

PRESERVE I

8125 HIGHWOODS
PALM WAY
TAMPA, FL 33647

OFFERING MEMORANDUM

DESIGNED FOR TODAY'S WORKFORCE, TOMORROW'S
GROWTH, AND LONG-TERM CORPORATE OWNERSHIP.

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GROUP

The Offering

Foundry Commercial's Investment Advisory Group ("IAG"), as exclusive advisor, is pleased to offer the opportunity to acquire the 100% fee simple interest in **Preserve I** (the "Property" or "Building"), a Class "A" six-story, 198,750-square-foot office building currently 100% leased to Syniverse Technologies, LLC ("Syniverse"). This exceptional plug-and-play building has been fully occupied by Syniverse since 2005, serving as their global corporate headquarters. Syniverse has elected to downsize and relocate, with plans to vacate the premises when its lease expires on January 31, 2027.

Originally built in 2000 as a build-to-suit for Intermedia Communications, the Property carries an exceptional history of institutional ownership and tenancy. Its functional architecture offers flexible space-planning capabilities and can accommodate the full range of occupier footprints. The Property has undergone significant capital improvements including a new roof in 2022, fully renovated bathrooms on all floors (2018), and state-of-the-art technology and conferencing system upgrades. Raised flooring is installed throughout the entire building, and the large on-site data center provides significant infrastructure for technology-intensive users.

The Property is prominently positioned at the entrance to Highwoods Preserve Corporate Office Park located at the northeast quadrant of Interstate 75 (I-75) and Bruce B. Downs Boulevard. **Preserve I** is highly commuter-friendly and ideally suited for companies drawing on the Tampa MSA's diverse, highly skilled labor pool.

Preserve I combines seven defining strengths: an institutional-quality corporate office campus; a "best-in-class" corporate park setting; a "live, work, play, stay" environment; an irreplaceable infill location; above market surface/structured parking, "plug-and-play" space available immediately; and superb U.S. Sunbelt market fundamentals all at a price point well below replacement cost.





OFFERING SUMMARY

Address	8125 Highwoods Palm Way, Tampa, FL 33647
Location	Highwoods Preserve Corporate Campus
Rentable Building Area	198,750 RSF
Profile	Class "A", Single-Tenant Office
Stories	Six (6)
% Leased	100%
Year Built (Renovated)	2000 (2018-2022)
Parking Ratio	4.53 per 1,000 SF
Lot Size	±6.70 Acres

TENANT SNAPSHOT

Tenant	Syniverse Technologies, LLC
Lease Expiration	January 31, 2027
Base Rent (\$ PSF)	\$19.15 PSF NNN
Base Rent (Monthly)	\$317,171.88 – current through October 31, 2026
Base Rent (Monthly)	\$325,784.38 – November 1, 2026, through January 31, 2027
Comments	Syniverse will vacate the entire property and does not plan to renew or extend its lease.

OFFERING INSTRUCTIONS

Interest	Fee Simple
Offering Price	\$39,750,000 - \$200 PSF
Terms	All cash due at closing; on an "as-is, where-is" basis
Property Tours	Available upon request

Corporate Ownership Advantages



CONTINUOUS CORPORATE MIGRATION VALIDATES TAMPA'S ECONOMIC TRANSFORMATION



ACCESS TO COMMUNITIES WHERE TALENT CHOOSES TO LIVE



SURROUNDED BY AMENITIES TODAY'S WORKFORCE EXPECTS



DIRECT CONNECTION TO FLORIDA'S NEXT GENERATION WORKFORCE



ABILITY TO ACQUIRE ASSET SIGNIFICANTLY BELOW REPLACEMENT COST

**DOWNTOWN
TAMPA**

 **UNIVERSITY of
SOUTH FLORIDA**





INVESTMENT ADVISORY GROUP

CONTACT



PRESERVE I

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The information on 8125 Highwoods Palm Way, Tampa, FL 33647 ("Property") provided by Foundry Commercial, LLC may be used only by parties approved by Foundry Commercial, LLC and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Foundry Commercial, LLC immediately upon request of Foundry Commercial, LLC or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Foundry Commercial, LLC or the Owner.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Foundry Commercial, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as a Principal. The material is based in part upon information supplied by the Owner and in part upon information obtained by Foundry Commercial, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, Foundry Commercial, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner and Foundry Commercial, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Foundry Commercial, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Foundry Commercial, LLC is acting as the exclusive Agent for the Seller in this transaction.

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