PRESERVE I

8125 HIGHWOODS PALM WAY
TAMPA, FL 33647

OFFERING MEMORANDUM

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

FOUNDRY COMMERCIAL

INVESTMENT ADVISORY 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
USAA
INTERSTATE
275
MetLife
DTCC
PRESERVE I
N

INVESTMENT ADVISORY GROUP

CONTACT

PRESERVE I

DALE PETERSON, CCIM
Managing Director
dale.peterson@foundrycommercial.com
813.765.7449

CHRISTINE MANSOUR
Senior Associate
christine.mansour@foundrycommercial.com
239.293.4858

JOE CHICK
Vice President
joe.chick@foundrycommercial.com
813.727.4995

MEGHAN MOELTNER
Senior Marketing Associate
meghan.moeltner@foundrycommercial.com
240.477.2729

MARKET/LEASING INQUIRIES

BARRY HANERFELD
Senior Vice President
barry.hanerfeld@cbre.com
813.334.7561

MOLLY MOLLOY CATLETT
First Vice President
mollymolloy.catlett@cbre.com
813.273.8465

FOUNDRY COMMERCIAL | INVESTMENT ADVISORY GROUP