

180K SF AVAILABLE FOR SUBLEASE

Tampa Bay Park

TAMPA | FL

CBRE

Offering Summary

5 FULL FLOORS & 1 PARTIAL FLOOR AVAILABLE
FOR SUBLEASE ACROSS 2 PREMIUM OFFICE BUILDINGS

Tampa Bay Park offers a rare opportunity to secure 5 full floors & 1 partial floor within a cohesive, amenity-rich business campus in the heart of the Westshore district. With five turn-key floors available across two buildings, tenants can create a flexible, scalable workplace environment that supports growth, collaboration, and operational efficiency.

Sublease Availabilities

Pavilion at Tampa Bay Park

- Suite 250 - 19,574 RSF
- Suite 300 - 38,568 RSF

Total SF Available - 58,142 RSF

LakePointe One at Tampa Bay Park

- Suite 400 - 31,043 RSF
- Suite 600 - 30,844 RSF
- Suite 700 - 29,579 RSF
- Suite 800 - 29,576 RSF

Total SF Available - 121,042 RSF



Property Highlights

TAMPA BAY PARK

- Five full floors & 1 partial floor available across two Class A/B office buildings

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Total SF Available - 121,042 RSF

- Flexible lease terms available - Terminate effective 5/2027 or 4/2030

- Furniture available

- 4/1,000 SF Parking Ratio

- Shared access to all park-wide amenities, including:

- Take 5 Café featuring Starbucks
- Fitness center
- Spark conference center / shared meeting rooms
- Lakeside seating & walking trail
- Collaborative tenant lounge areas
- EV charging stations & covered parking

- Set within a 1.1 million SF corporate park surrounded by 72 acres of greenspace and 26 acres of lakes

- Exceptional visibility within Tampa's Westshore business district

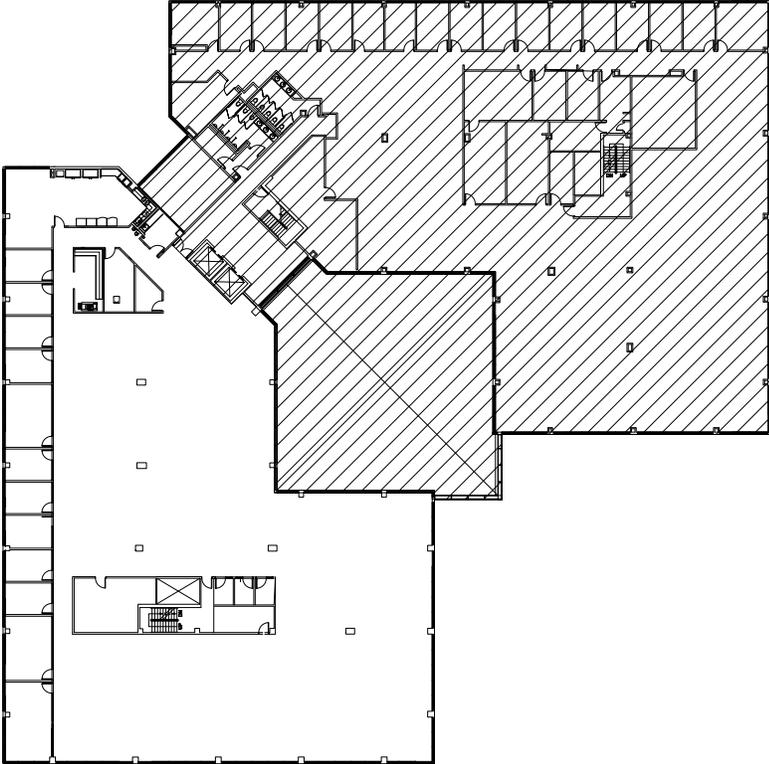
- Minutes from Tampa International Airport, major interstates, and surrounding neighborhoods



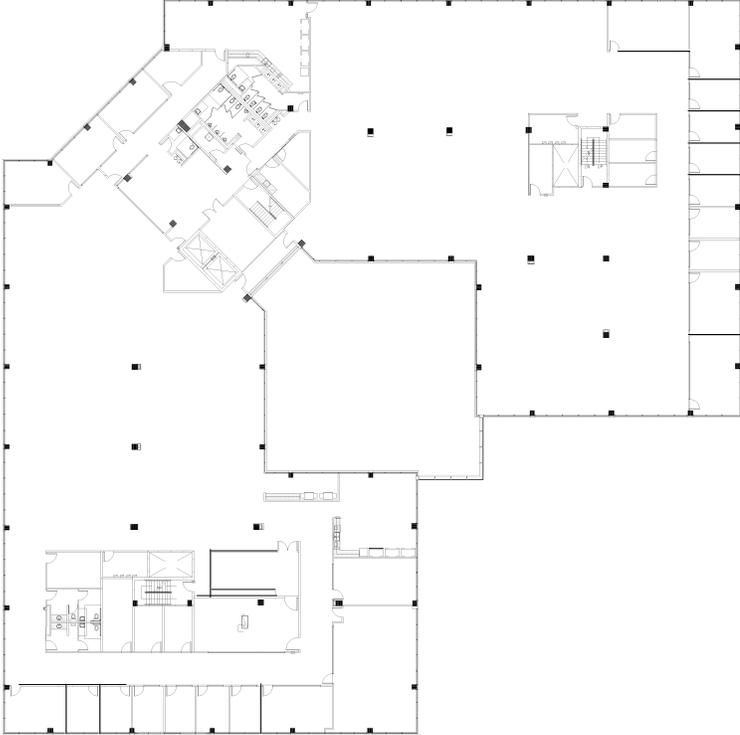
Floorplan

PAVILION AT TAMPA BAY PARK

3405 W. DR. MARTIN LUTHER KING JR. BLVD. | TAMPA, FL



SUITE 250 - 19,574 RSF

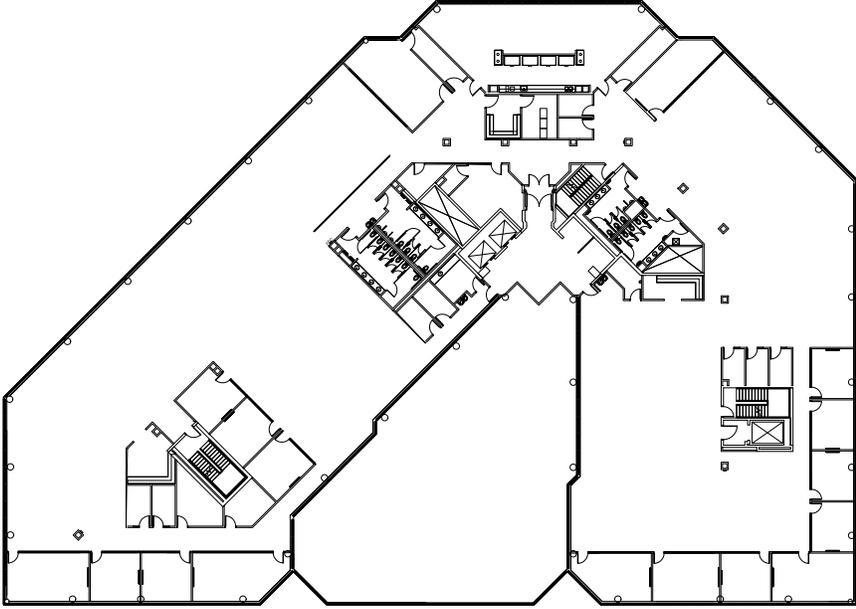


SUITE 300 - 38,568 RSF

Floorplan

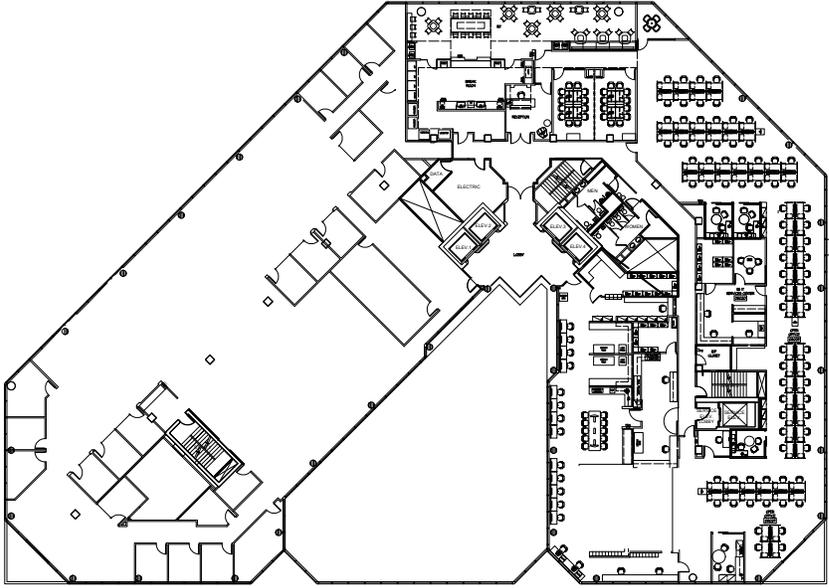
LAKEPOINTE ONE AT TAMPA BAY PARK

3109 W. DR. MARTIN LUTHER KING JR. BLVD. | TAMPA, FL



SUITE 400 - 31,043 RSF

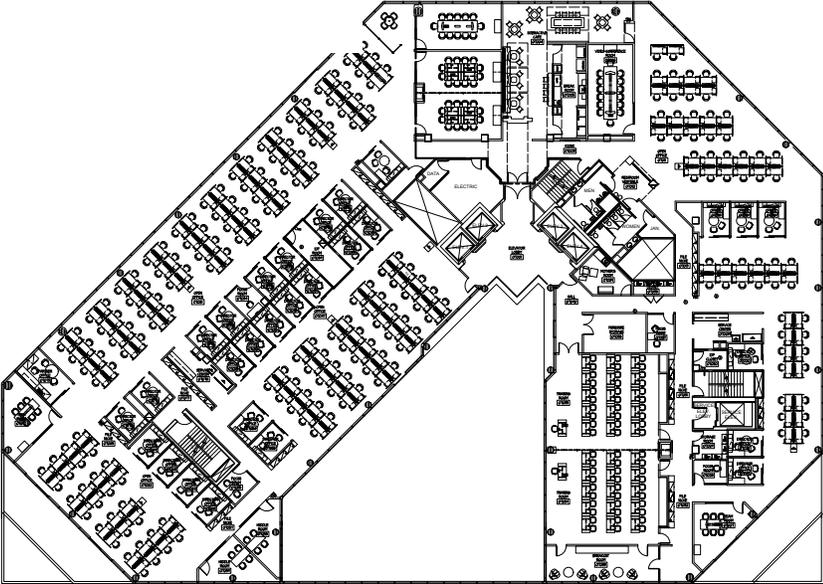
SUITE 600 - 30,844 RSF



Floorplan

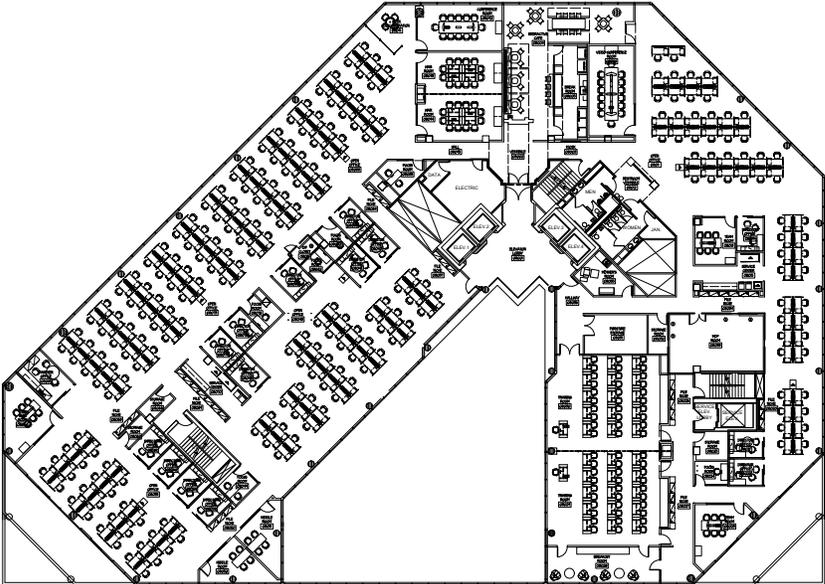
LAKEPOINTE ONE AT TAMPA BAY PARK

3109 W. DR. MARTIN LUTHER KING JR. BLVD. | TAMPA, FL

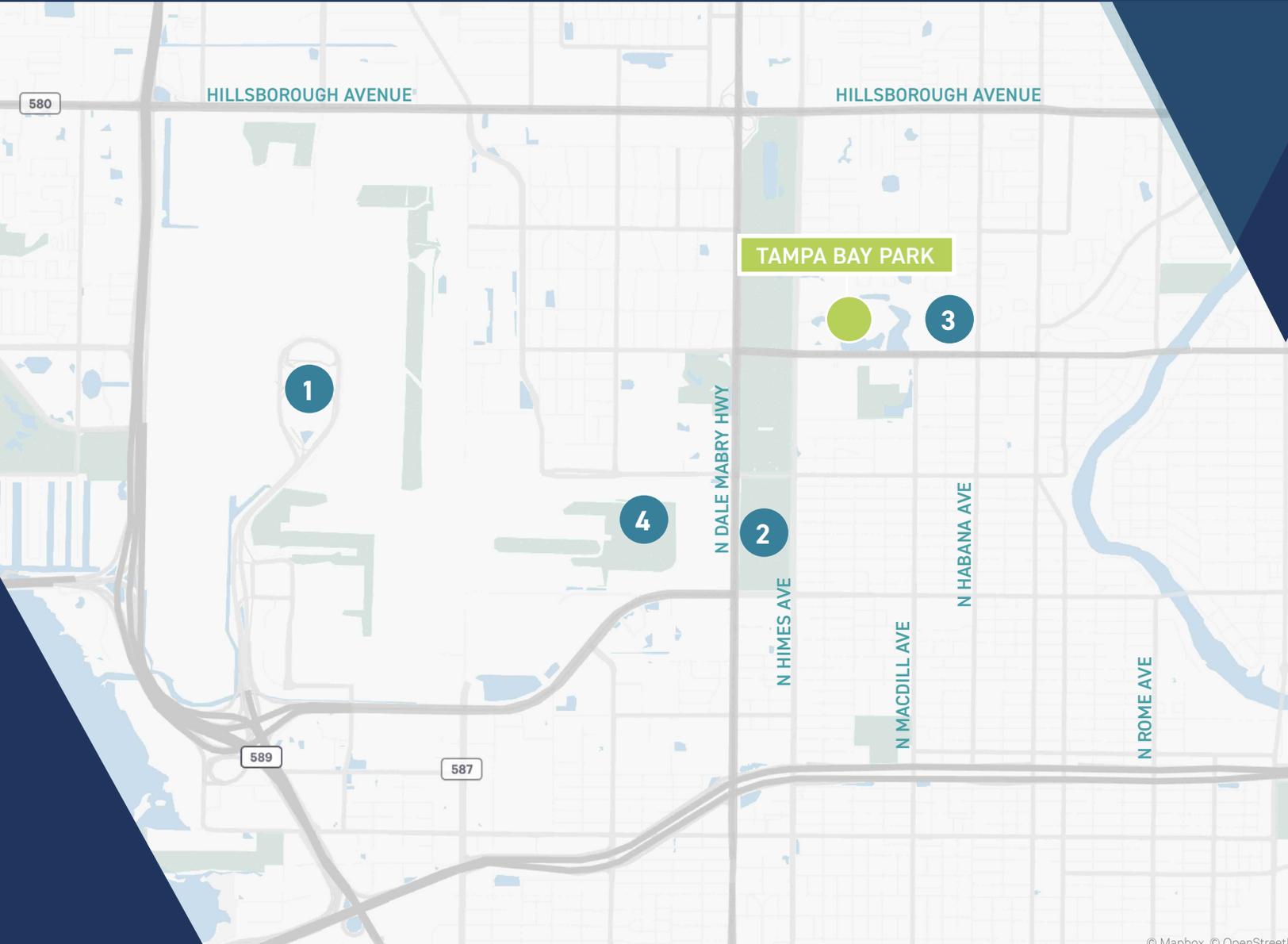


SUITE 700 - 29,579 RSF

SUITE 800 - 29,576 RSF



Map



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NEARBY DINING

Panera Bread
Piccola Italia Bistro
Chipotle
L.A Cafe

1

TAMPA
INTERNATIONAL
AIRPORT

3

RAYMOND JAMES
STADIUM

2

ST. JOSEPH'S
HOSPITAL

4

GEORGE M.
STEINBRENNER
FIELD

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