



LakePointe One

3109 WEST DR. M.L. KING BOULEVARD

Market: Tampa

5 AVAILABLE SPACES

LakePointe One is an 8-story office building within Tampa Bay Park. The 1.1 million SF park has seven office buildings with 72 acres of greenscape, 26 acres of lakes and numerous onsite amenities, including lakeside workspace, quick-serve deli, ATM, and *Take 5 Café* by Highwoods Properties featuring a full-service Starbucks.



Laurie Alden

Leasing Agent

(813) 673-6034

LAURIE.ALDEN@HIGHWOODS.COM



Building Information

General

- SUBMARKET: Westshore • BUILDING TYPE: Office • BUILDING PARK: Tampa Bay Park • BUILDING SF: 236,665
- LEASE TYPE: Full-Service • FLOORS: 8 • YEAR BUILT: 1986 • RENOVATION DATE: 2009
- TELECOM AND FIBER PROVIDER(S): Frontier, Spectrum

Amenities

- ATM • Bike Storage • Café • Carwash Service • Collaborative Common Space • Express Mail Dropbox • Fitness Center

- Lake Front
- Public Transit
- Complimentary WiFi in Lobby, Atrium and Outdoor Common Space

Specifications

- Covered Parking
- Loading Dock
- On-Site Maintenance
- Security - Onsite 24 Hours Weekdays
- Security - Onsite Weekends
- Signage Opportunities
- Telecom - Fiber Providers Available
- Water Feature
- Parking Ratio: 4/1000

Green Features

- Bike Storage
- ChargePoint Electric Vehicle Charging Station
- Energy Management System
- ENERGY STAR® Certified
- Hands Free Restroom Fixtures
- High Efficiency HVAC Chiller
- High Efficiency HVAC Drives
- High Efficiency Lighting
- Monitored Ventilations
- Occupancy Sensors: Lavatory
- Public Transit Access
- Recycling Program
- Reduced-Use Paper Products
- Structured Parking
- Water Conserving Fixtures

Available Space Listing

Floor 1 *2 Suites Available*

| | | | |
|-----------|------------------|--------------|--------------|
| Suite 111 | CURRENT 3,118 SF | MIN 3,118 SF | MAX 3,118 SF |
| Suite 121 | CURRENT 1,430 SF | MIN 1,430 SF | MAX 1,430 SF |

Floor 3 *1 Suites Available*

| | | | |
|-----------|-------------------|---------------|---------------|
| Suite 300 | CURRENT 13,561 SF | MIN 13,561 SF | MAX 13,561 SF |
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Floor 4 *1 Suites Available*

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|-----------|-------------------|---------------|---------------|
| Suite 400 | CURRENT 31,043 SF | MIN 31,043 SF | MAX 31,043 SF |
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Floor 5 *1 Suites Available*

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|-----------|------------------|--------------|--------------|
| Suite 525 | CURRENT 5,581 SF | MIN 5,581 SF | MAX 5,581 SF |
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