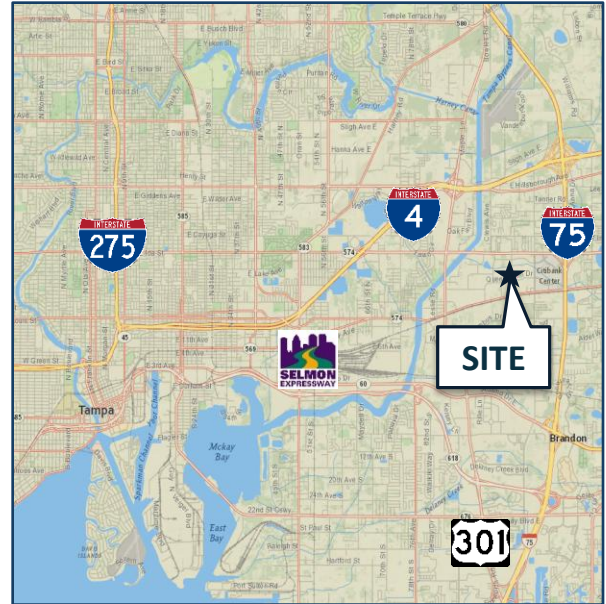


OFFICE SPACE FOR LEASE 2,825 – 11,825 SF - SABAL PARK – TAMPA, FL

3504 Cragmont Drive
Tampa, FL 33619

Property Highlights

- Office Space for Lease – Plug & Play Opportunity
- Suite 104 – 2,825 SF (1st Floor)
- Suite 201 – 11,825 SF (2nd Floor - Full Floor)
- Open Floorplans with Turnkey Opportunity and Furniture Available
- Private Entrance and Exits for Each Suite with Amenities including Private Lobbies, Executive Offices, Multiple Conference / Board Rooms , Restrooms and Kitchen / Break Facilities
- Parking Ratio of 5.15 / 1,000 RSF
- Located in Sabal Park – within minutes to I-75, I-4, I-275, US-301 & the Selmon Expressway
- Business Campus Environment – Centrally Located in 1,000 Acre Office Park with Over 5 Million Sq Ft of Office and Industrial Space, Multiple Colleges, Hotels, Restaurants and Other Amenities



Validus Group Properties
3504 Cragmont Drive
Suite 100
Tampa, FL 33619
www.validusgroupproperties.com

For Additional Information Contact:
Derek Garcia
Business Development Associate
(813) 776-0327
dgarcia@vgres.com

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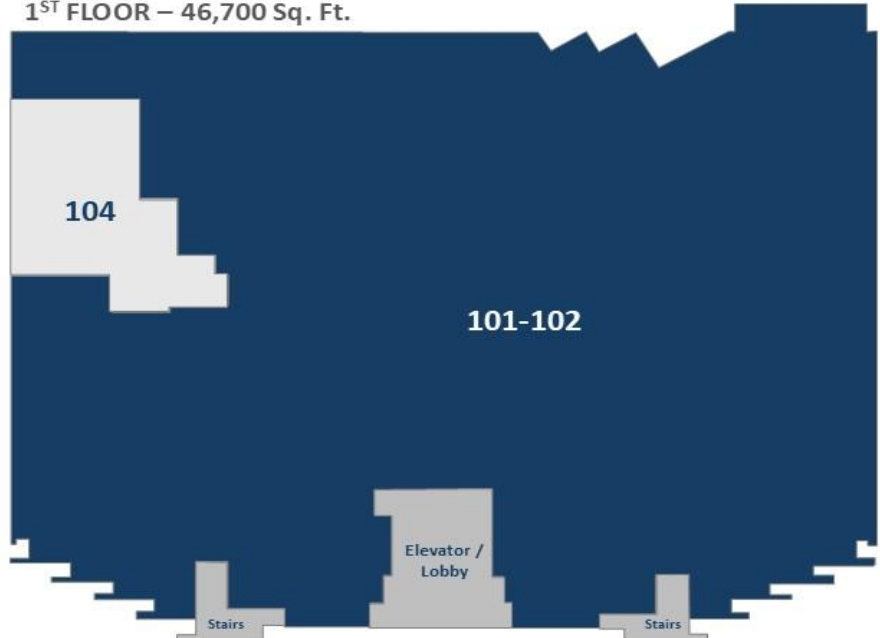
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VALIDUS SABAL OFFICE BUILDING SITE PLAN

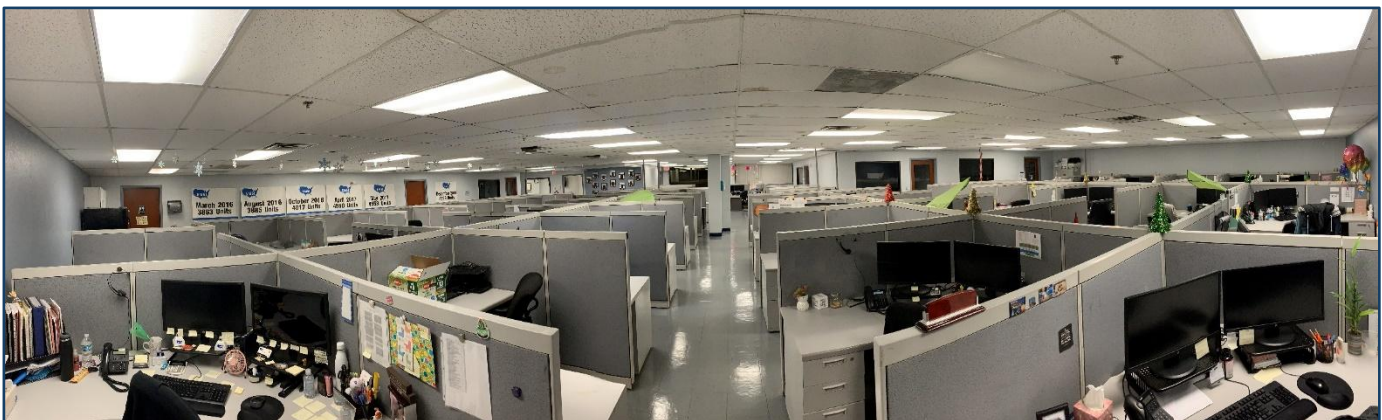
TENANT ROSTER

SUITE	TENANT	RSF
1ST FLOOR		
101-102	EMSI	41,875 SF
104	Available	2,825 SF
	Common Area	2,000 SF
2ND FLOOR		
201	Available	11,825 SF
	Common Area	503 SF
TOTAL		59,028 SF

1ST FLOOR – 46,700 Sq. Ft.



2nd FLOOR – 12,328 Sq. Ft.



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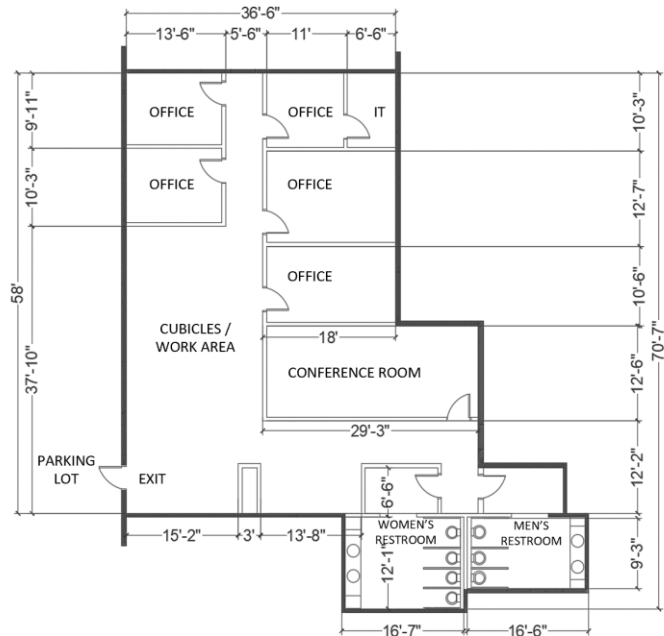
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OFFICE SPACE FOR LEASE

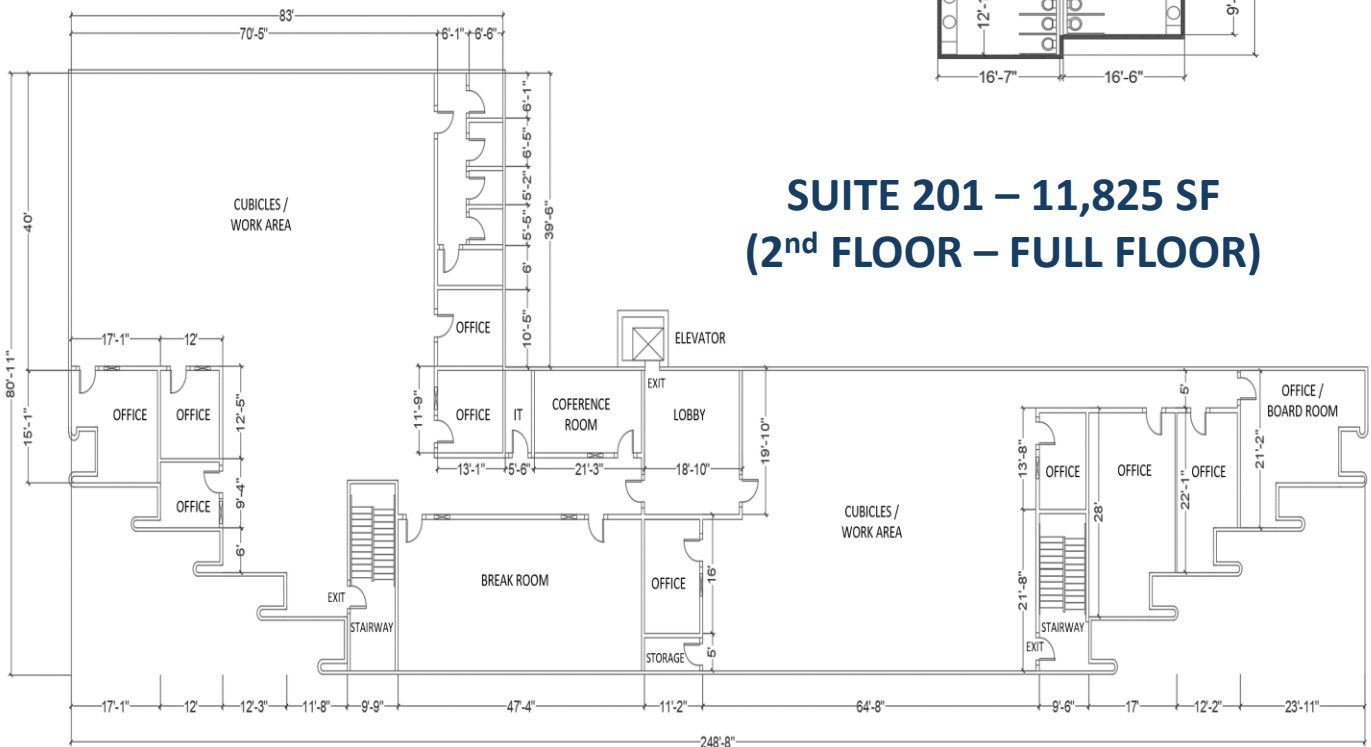
2,825 – 11,825 SF - SABAL PARK – TAMPA, FL

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SUITE 104 – 2,825 SF (1ST FLOOR)



SUITE 201 – 11,825 SF (2ND FLOOR – FULL FLOOR)

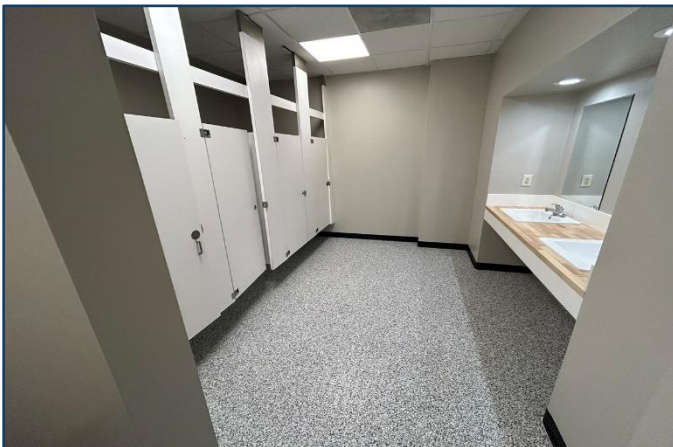


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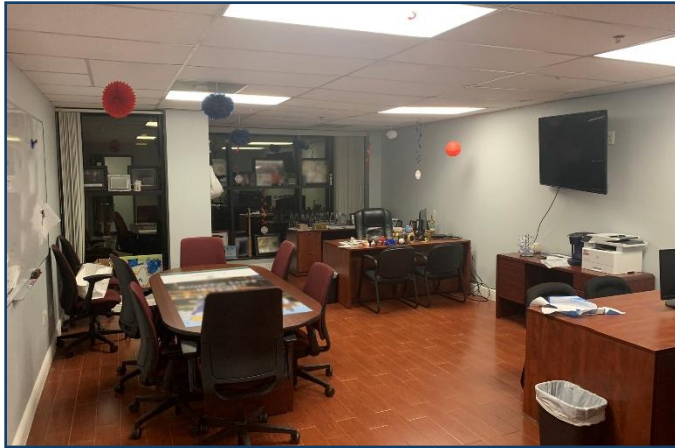
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