

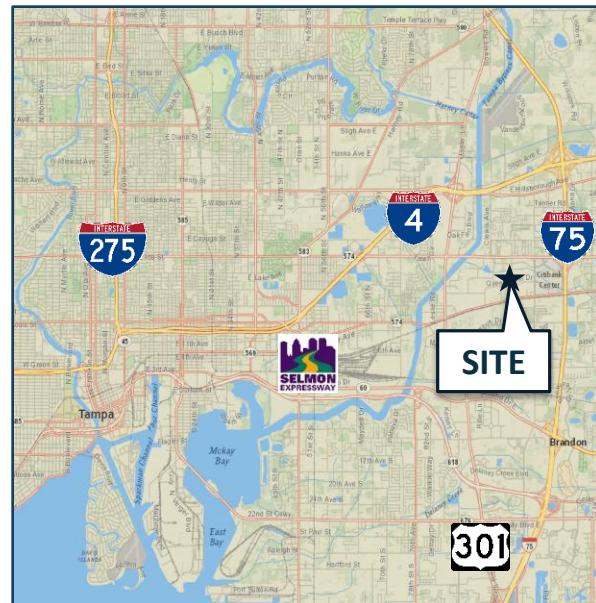
# OFFICE SPACE FOR LEASE

## 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 (1<sup>st</sup> Floor)
- Suite 201 – 11,825 SF (2<sup>nd</sup> 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](http://www.validusgroupproperties.com)

For Additional Information Contact:

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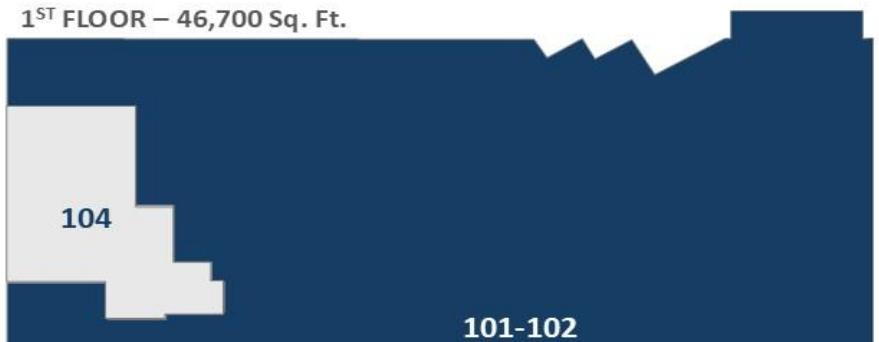
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## VALIDUS SABAL OFFICE BUILDING SITE PLAN

### TENANT ROSTER

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

### 1<sup>ST</sup> FLOOR – 46,700 Sq. Ft.



### 2<sup>ND</sup> FLOOR – 12,328 Sq. Ft.



**Validus Group**  
PROPERTIES™

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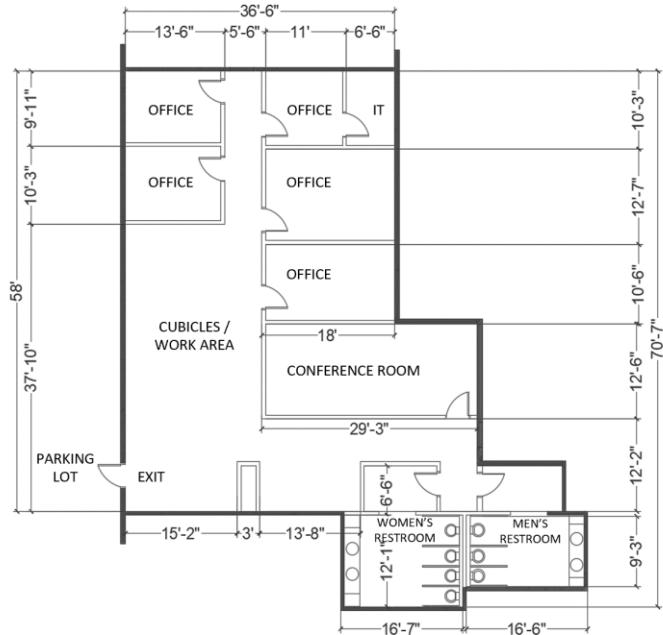
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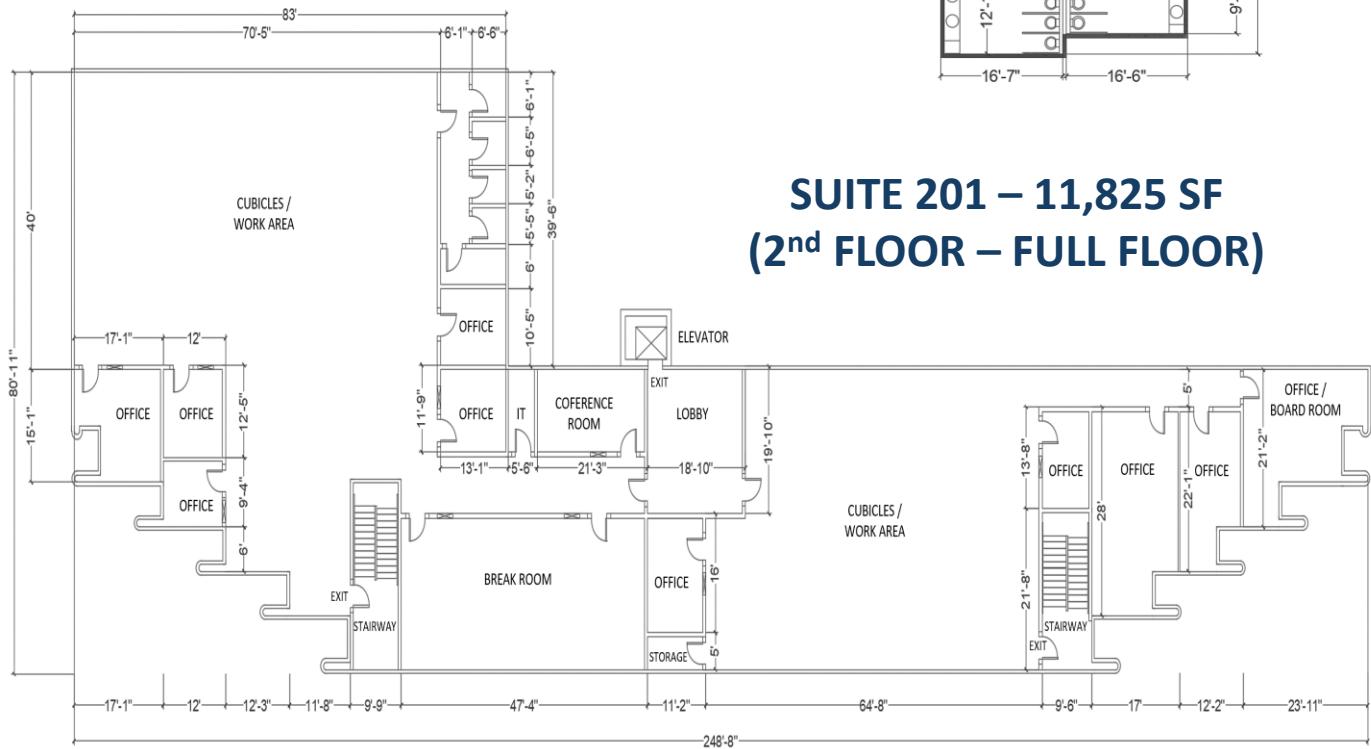
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## SUITE 104 – 2,825 SF (1<sup>ST</sup> FLOOR)



## **SUITE 201 – 11,825 SF (2<sup>nd</sup> FLOOR – FULL FLOOR)**



# Validus Group PROPERTIES™

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The information above has been obtained from sources considered reliable. We make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

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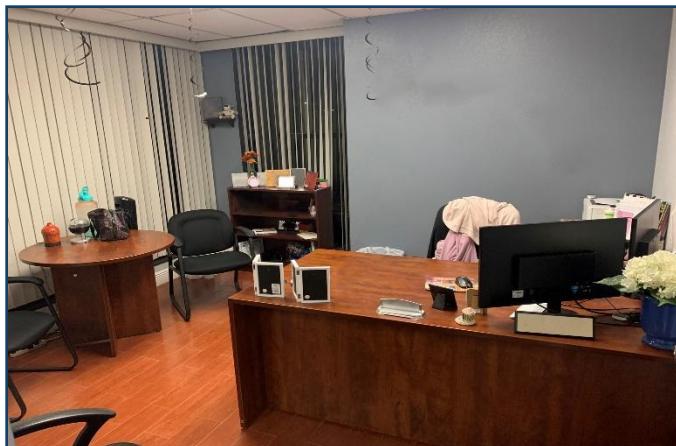
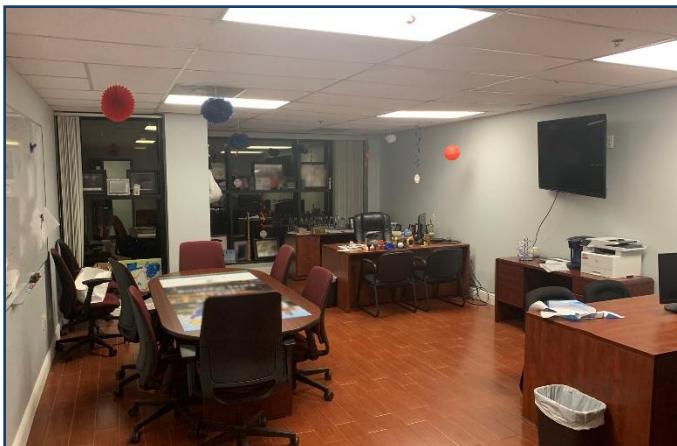
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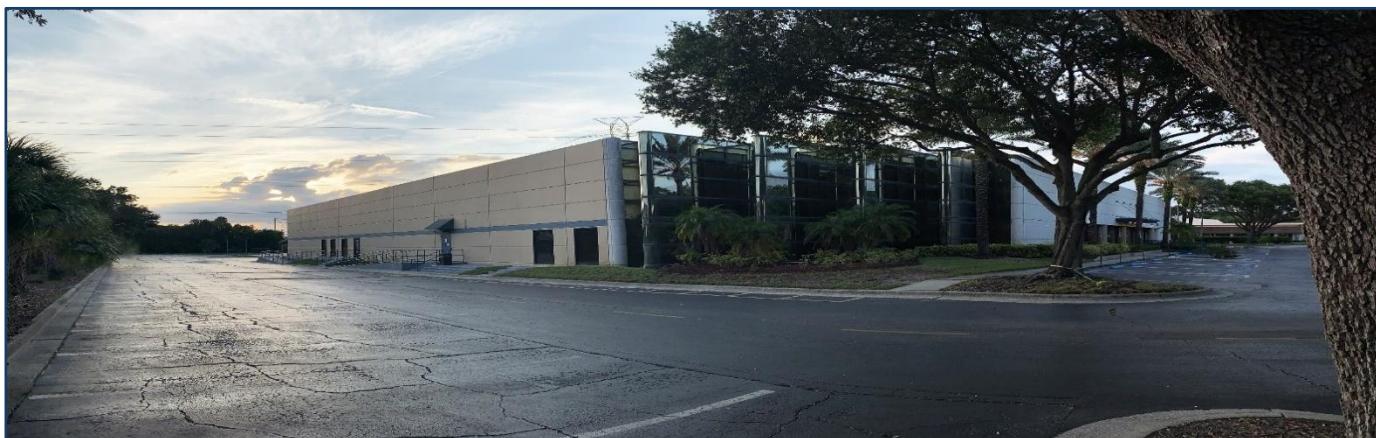
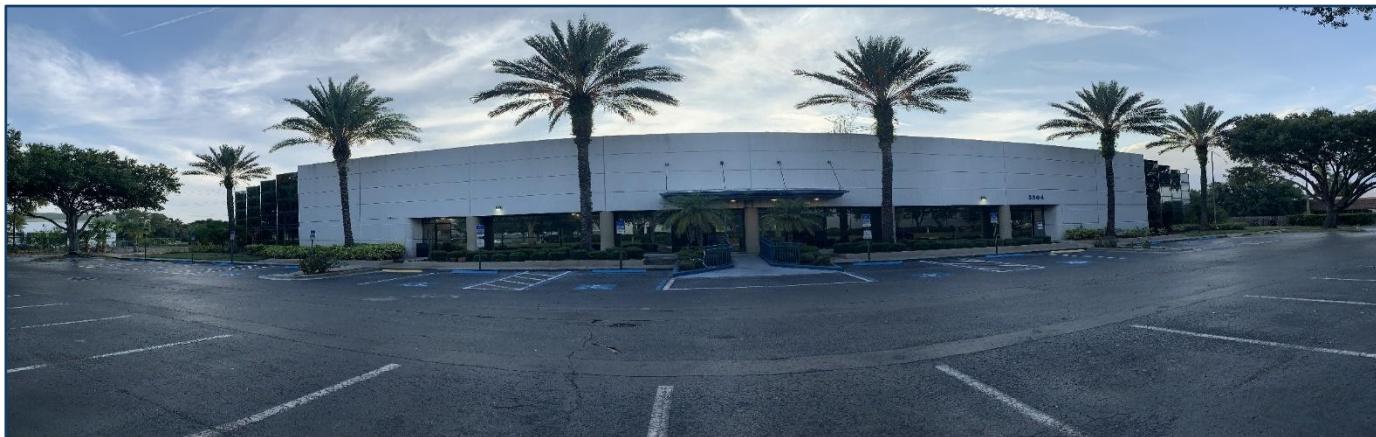
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