

UP TO 18,215 SF  
OFFICE SPACE  
FOR LEASE

# University Business Center I

3011 UNIVERSITY CENTER DRIVE • TAMPA, FLORIDA • 33612



**1 YEAR  
FREE RENT\***

On new 10+ year leases

FREE RENT\* also available for new shorter term leases

\*Restrictions apply. Must sign by 8/31/26.  
Contact for details.

**+BROKER  
BONUS!  
Extra 1%  
Commission\***

\*On qualified leases  
signed by 8/31/26.  
Contact for details.

## OPEN FLOOR PLANS & HIGH PARKING RATIO

### PROPERTY OVERVIEW

Property Type	Office
Property Size	49,084 sf
Class	B
Year Built	1996, Renov 1998
Submarket	Northeast Tampa
Parking	10.13/1,000

### PROPERTY FEATURES

- + Part of the 35-acre office park, University Business Center
- + Ample parking for employees and visitors
- + Signage opportunities to boost visibility
- + Open floor plans with walk-in access



### LOCATION

- + 1 mile south of The University of South Florida
- + Located near Busch Gardens, MOSI, and numerous medical facilities, including Moffit Cancer Center, AdventHealth Tampa, and Shriners Hospitals for Children
- + Easy access to I-275, I-75, US 41, E Fowler Ave, Bruce B Downs Blvd, E Busch Blvd (SR-580)
- + Hotels, restaurants, shopping, banks, and retail nearby



**Thomas Hernandez, SIOR, CCIM**  
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## DRIVE TIMES

University of South Florida	1.0 mi	3 mins
Busch Gardens	1.1 mi	4 mins
I-275	1.4 mi	4 mins
I-75	5.3 mi	8 mins
Downtown Tampa	9.0 mi	14 mins
Tampa International Airport	14.2 mi	18 mins



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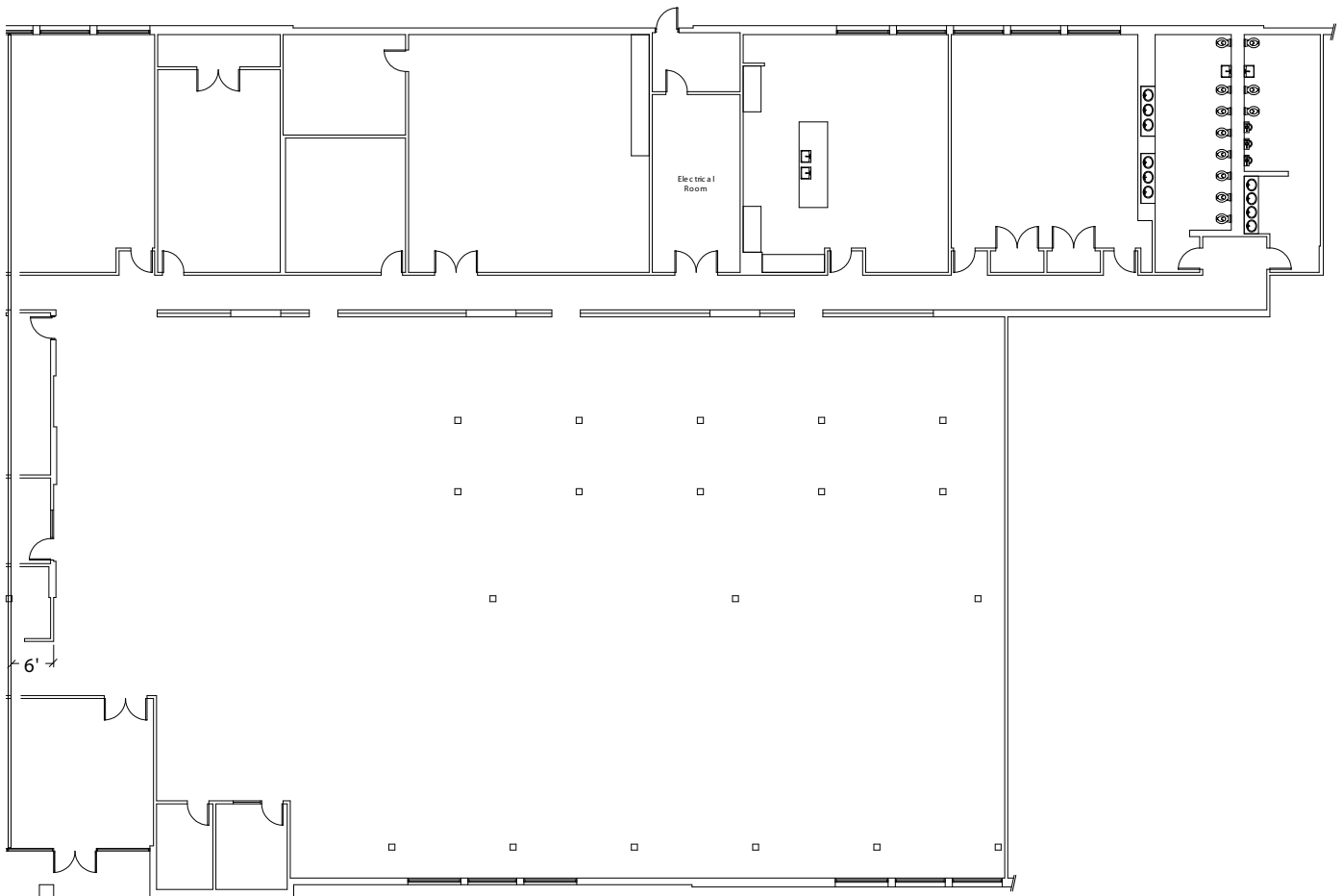
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## SUITE 125 - UP TO 18,215 SQUARE FEET

DIVISIBLE TO 6,000 SF



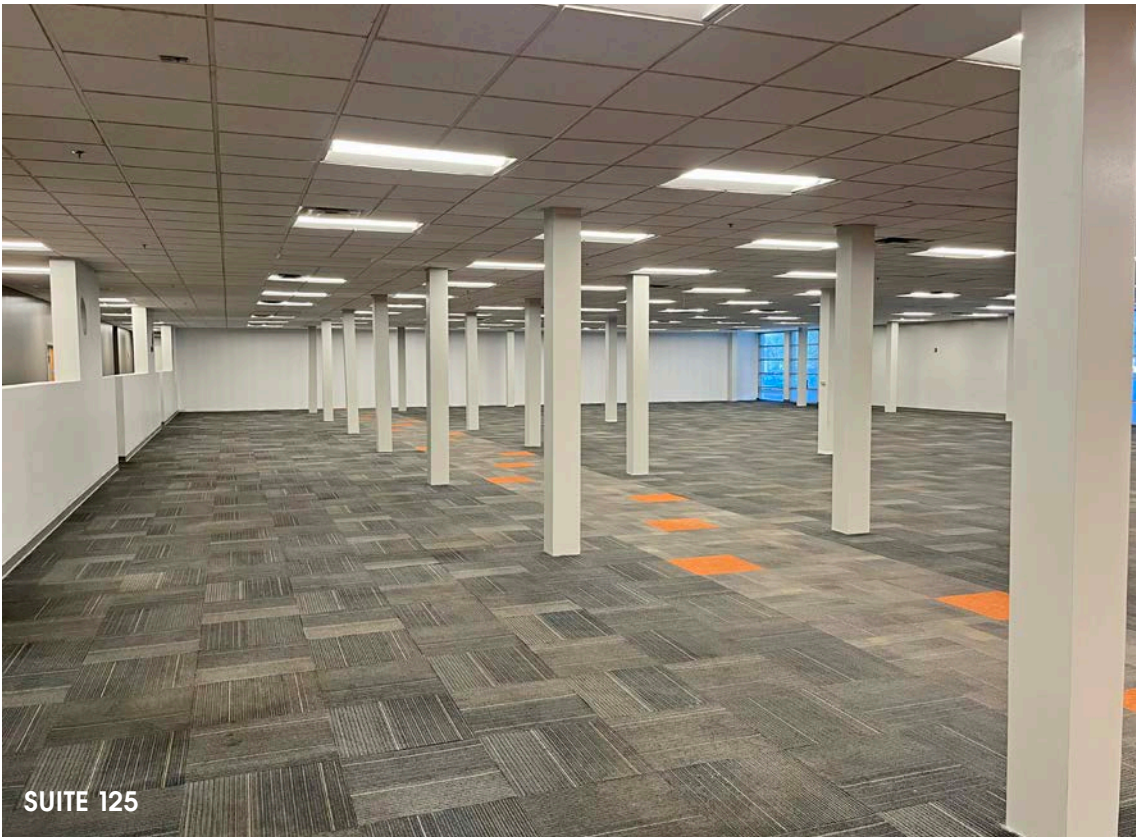
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