



9417

PRINCESS PALM AVE

TAMPA, FLORIDA
33619

FOR
LEASE

UP TO 69,637 SF AVAILABLE

UNDER MARKET RENT + FIRST 2
MONTHS FREE

MOVE IN READY FULL BUILDING OR
CUSTOM DEMISABLE SUITES

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW

ADDRESS

9417 PRINCESS PALM AVENUE
TAMPA, FL 33619

SIZE

UP TO 69,637 SF

BUSINESS PARK

SABAL PARK

PARKING

AN ABOVE MARKET PARKING RATIO OF 5.1
PER 1,000 (322 SURFACE SPACES)

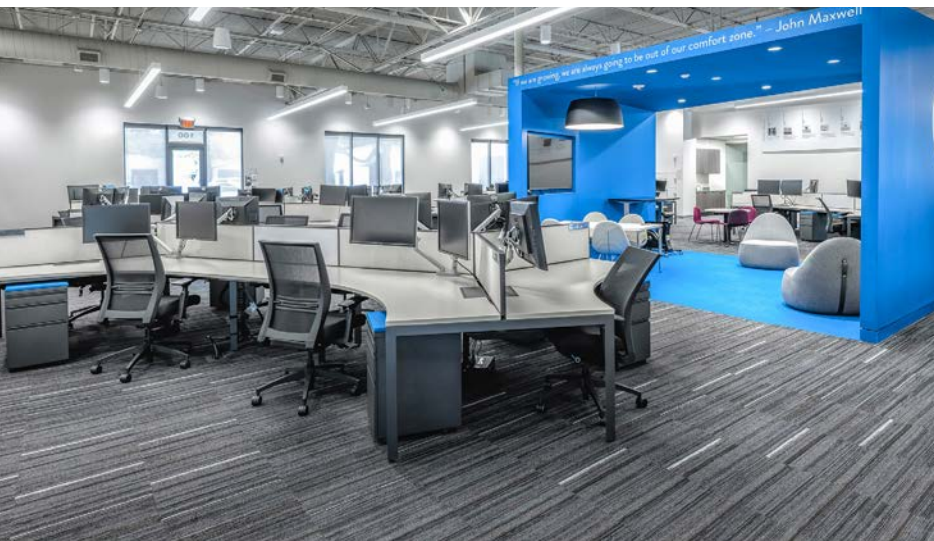
DESIGN SPECIFICATIONS

OFFERS LASTING IN-PLACE INFRASTRUCTURE
AND MAXIMUM SPACE PLAN FLEXIBILITY
FOR FUTURE OCCUPIERS. THE PROPERTY
FEATURES VARIOUS SPACE PLAN LAYOUTS
TODAY, PROMOTING ITS ABILITY TO BE
CONFIGURED AS ONE DESIRES.

RATE

\$12.00/SF NNN
UNDER MARKET RENT + 2 FREE MONTHS
RENT WHEN SIGNED BEFORE JAN 1, 2027





PROPERTY OVERVIEW

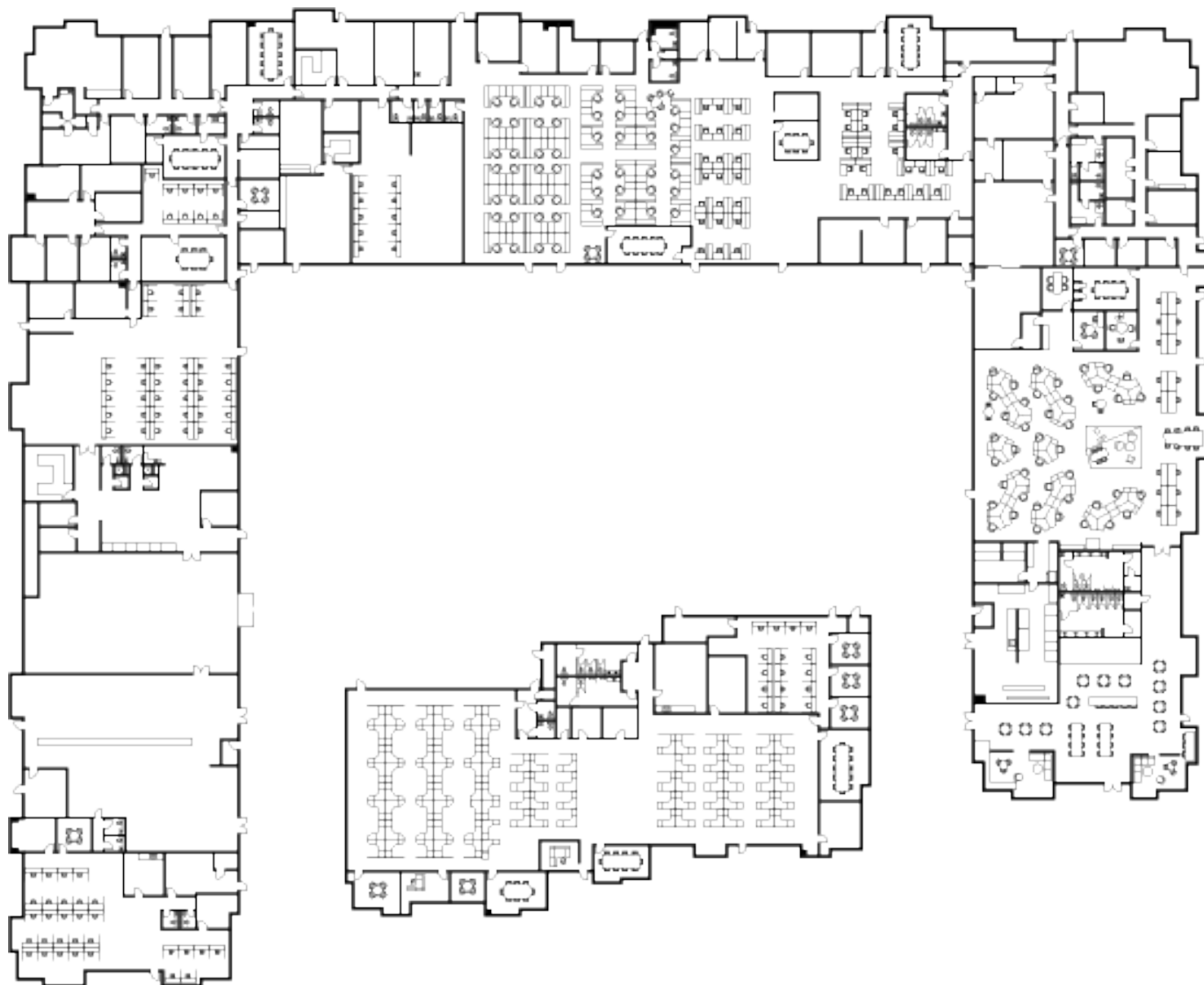
PROPERTY HIGHLIGHTS

- MOVE IN READY
- FURNITURE INCLUDED
- FUNCTIONAL, EFFICIENT DESIGN SPECIFICATIONS
- 2 BUILDING OFFICE/FLEX CAMPUS
- PROMINENT EAST TAMPA/I-75 CORRIDOR LOCATION
- FIRST TIME AVAILABLE FOR LEASE SINCE 1994
- OUTDOOR COVERED PATIO WITH FAN MISTING SYSTEM
- OPEN-AREA SEATING, BREAK ROOMS, AUDIO/VISUAL STUDIO
- ONE OPEN WAREHOUSE/MAINTENANCE WORKSHOP AREA
- HVAC, GENERATOR AND SECURITY SYSTEM
- LED LIGHT FIXTURES
- 500KVA 3-PHASE, 4-WIRE ELECTRICAL

FLOOR

PLAN

***CAN BE DEMISED INTO
MULTIPLE SUITES**



LOCATION & AMENITIES

JPMORGAN CHASE
CAMPUS

STARBUCKS
COFFEE

HIGHLAND OAKS
OFFICE PARK

2 MILES FROM I-75
INTERCHANGE VIA S.R. 574



SHERATON
HOTEL

RESIDENCE INN

STAYBRIDGE
SUITES

CITIGROUP
CAMPUS

S.R. 574

5 MINUTE WALK

2.5 MILES FROM I-4
INTERCHANGE VIA S.R. 574



9417
PRINCESS PALM

JOFFERY'S COFFEE
HEADQUARTERS



WHY TAMPA BAY?

As Florida's largest metropolitan area along its west coast, Tampa is one of the nation's most thriving cities with a rapidly diversifying economy and expanding infrastructure featuring a wide array of amenities that support an excellent quality of life for its consistently growing population. The Tampa-St. Petersburg-Clearwater MSA is home to over 3.2 million residents, making it Florida's second largest metropolitan area as well as the third largest in the Southeast United States.

The region serves as the "gateway" to Florida's High-Tech Corridor, a regional economic development initiative between the University of Central Florida, the University of South Florida, and the University of Florida to grow the technology sector through partnerships supporting research, marketing, workforce, and entrepreneurship. Notable technology companies with significant presence in the Tampa Bay region include Jabil Circuit, Tech Data, KnowBe4, ConnectWise, Rapid7, MadMobile and ReliaQuest. To continue Tampa's growing technology presence, incubators such as Tampa Bay Wave, Embarc Collective, TEC Garage, ARK Innovation and USF Research Park offer a rich environment for tomorrow's next great innovation to thrive.



As a testament to the strength and resiliency of the local economy, there are several multimillion-dollar projects underway including Strategic Property Partners' Water Street mixed-use development, Bromley Companies' MidTown Tampa mixed-use development, Tampa International Airport's SkyCenter development, Darryl Shaw's Gas Worx development in Ybor City, Downtown St. Petersburg's recently renovated Pier District, and Downtown St. Petersburg's Gas Plant District redevelopment at Tropicana Field.

BUILDING PHOTOS



CUSTOMIZABLE SUITES



IDEALLY LOCATED
SABAL PARK

OFFICE/FLEX
UP TO 69,637 SF

UNDER MARKET RENT
\$12.00/SF NNN + FREE 2
MONTHS RENT

FLEXIBLE SUITES
CUSTOM SUITE SIZES
MOVE IN READY

9417

PRINCESS PALM

AVE



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