

**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.

SINGLE TENANT OR FULL FLOOR OPPORTUNITY

OFFICE SPACE FOR SALE OR LEASE

SABAL PAVILION I

3620 QUEEN PALM DRIVE, TAMPA, FL 33619

 **Ciminelli**
REAL ESTATE SERVICES

THOMAS HERNANDEZ, SIOR, CCIM
(813) 494-4090 mobile | thernandez@ciminelli.com

PROPERTY OVERVIEW

Premier Class A office, Sabal Pavilion I, offers a unique opportunity to purchase or lease the entire building with exclusive naming rights. The property features ample parking and top-tier amenities, including a spacious break room with a kitchen, an outdoor grill station, and pavilion – perfect for team engagement. Flexible open floor plans ranging from 30,125 SF to 120,500 SF allow for a bright, modern workspace filled with natural light. Ideally located within Sabal Park, a 1,000-acre Verizon SmartPark, the property combines a serene, campus-like setting with immediate access to major roadways and business hubs.

Address	3620 Queen Palm Drive, Tampa, FL 33619
Property Type	Office
Building Size	120,500 square feet
Lot Size	11.75 acres
Floors	4
Class	A
Year Built	1998
Zoning	M-I, County M
Parking	7.33/1,000 (883 spaces)



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PROPERTY HIGHLIGHTS



ON-SITE AMENITIES

On-site amenities, contribute to an ideal work environment for employees



FLEXIBLE FLOOR PLANS

Each floor consists of 30,125 sf open floor plans, contiguous up to 120,500 sf (full building)



SIGNAGE OPPORTUNITY

Building and monument signage opportunities to boost visibility



HIGH PARKING RATIO

Ample parking for employees and visitors with a ratio of 7.33/1,000



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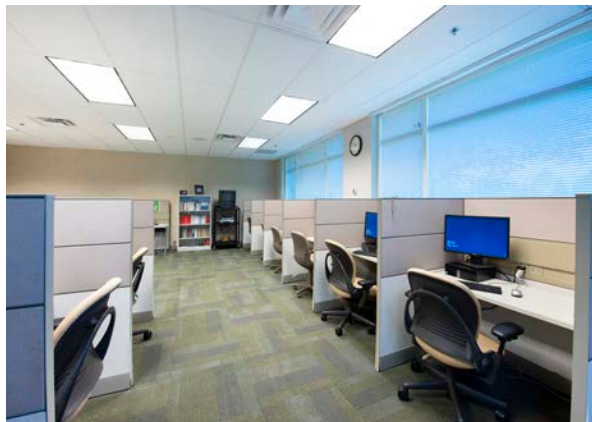
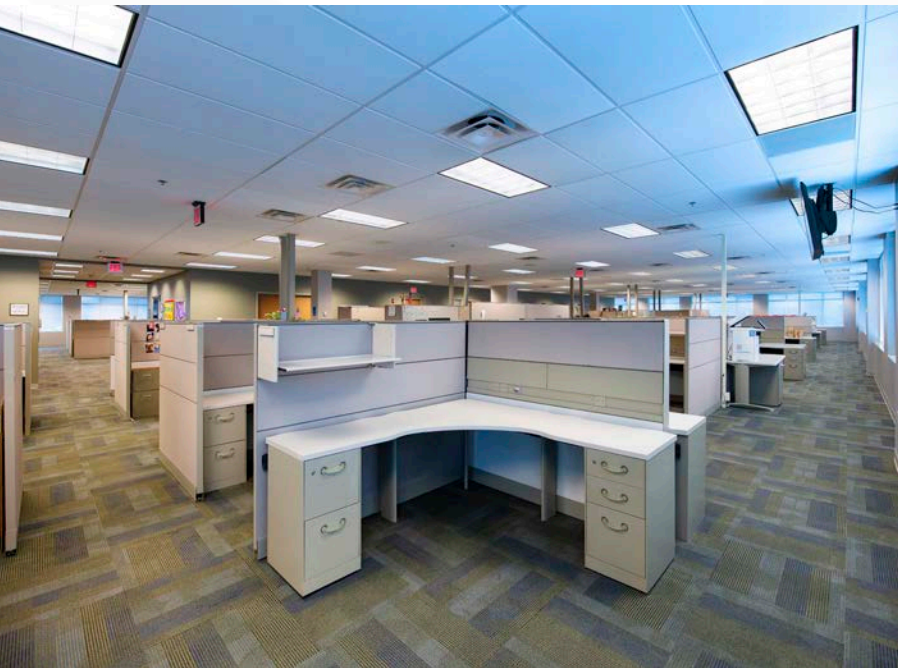
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INTERIOR PHOTOS*

Sabal Pavilion I features open floor plans that accommodate ample workstations, along with dedicated spaces for conference rooms, training rooms, and a welcoming lobby - creating a functional and professional environment for both employees and visitors.

**Furniture shown in these photos are not included. Images are intended to demonstrate potential use of the space.*



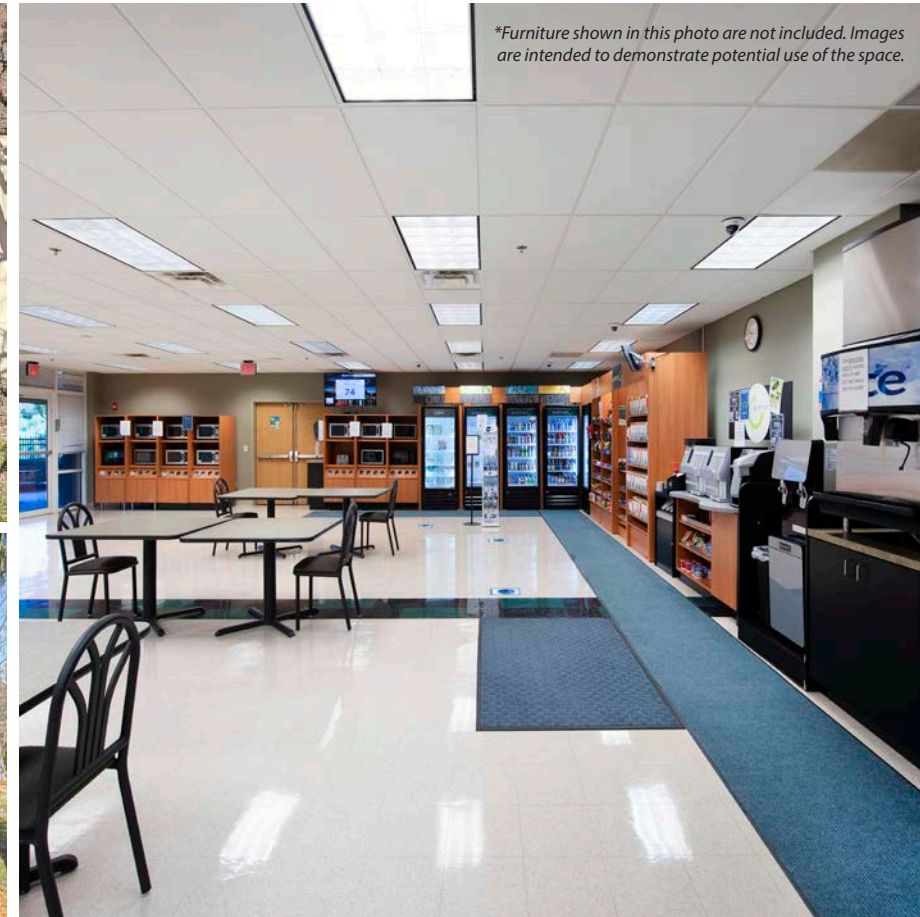
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ON-SITE AMENITIES

The property offers a true campus environment with on-site amenities designed for employee enjoyment, including a break room with kitchen, basketball hoop, shaded outdoor seating, and an outdoor grill with pavilion.



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LOCATION HIGHLIGHTS

Located within Sabal Park, a 1,000-acre Verizon SmartPark offering restaurants, hotels, child care, and dry cleaning services. Conveniently positioned just off N Falkenburg Road and E Dr. MLK Jr. Blvd, with immediate access to I-75 and I-4. Minutes from MIDFLORIDA Credit Union Amphitheatre, Florida State Fairgrounds, and the Seminole Hard Rock Hotel & Casino with a quick drive to Tampa International Airport and Downtown Tampa.

FOOD/DINING

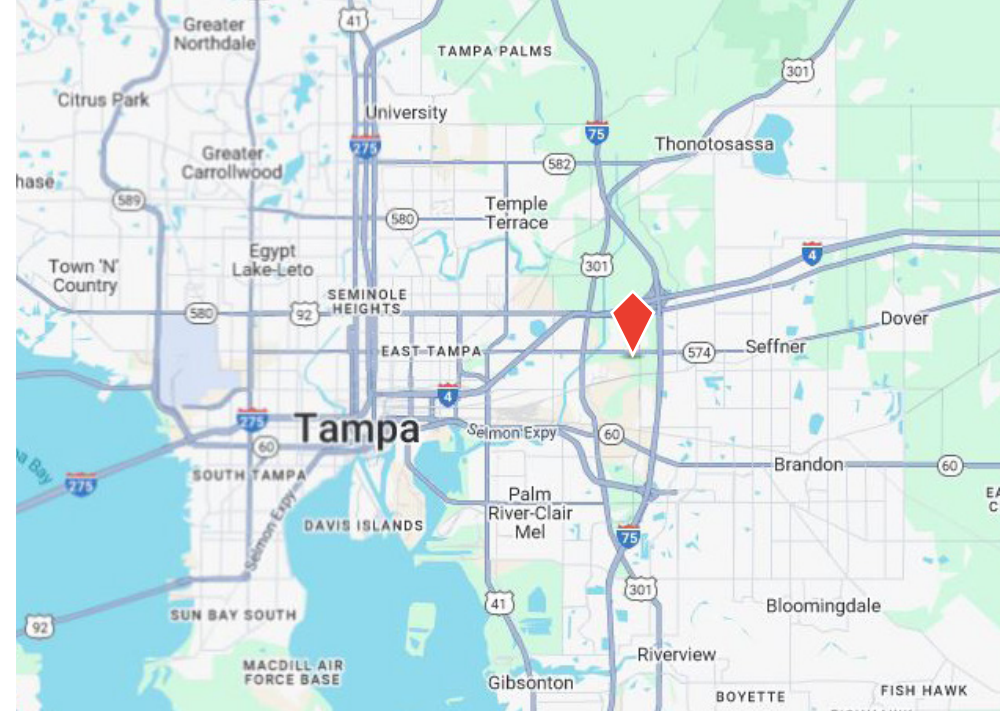
- Starbucks
- Nana's Kitchen & Grill
- Candor Grille
- Blake's Best Barbecue
- Subway
- Five Guys
- 301 Family Restaurant
- WingHouse Bar & Grill
- Taco Bus
- Burger King
- Marco's Pizza
- Wing Stop
- Cracker Barrel Old Country Store

POINTS OF INTEREST

- Seminole Hard Rock Hotel & Casino
- Florida State Fairgrounds
- MIDFLORIDA Credit Union Amphitheatre
- Eureka Springs Park
- Veterans Memorial Park

LODGING

- Staybridge Suites Tampa East/Brandon
- Residence Inn Tampa Sabal Park/Brandon
- Hilton Garden Inn Tampa East/Brandon
- Sheraton Tampa Brandon Hotel
- Seminole Hard Rock Hotel



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For leasing inquiries, contact:



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