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**FOR LEASE** | SABAL BUSINESS CENTER 4 | 3924 COCONUT PALM DRIVE | TAMPA | FL

## 49,368 Square Feet Available in Premier One-Story Sabal Park Office Building.

Sabal Business Center 4 is located at the intersection of I-75 and Martin Luther King Junior Boulevard, within Sabal Park, a 3.5 Million Square Foot Office Park. Given Sabal Park's prime location, lush landscaping, and robust amenities; Sabal Park is one of the most desirable Business Parks in Tampa Bay.

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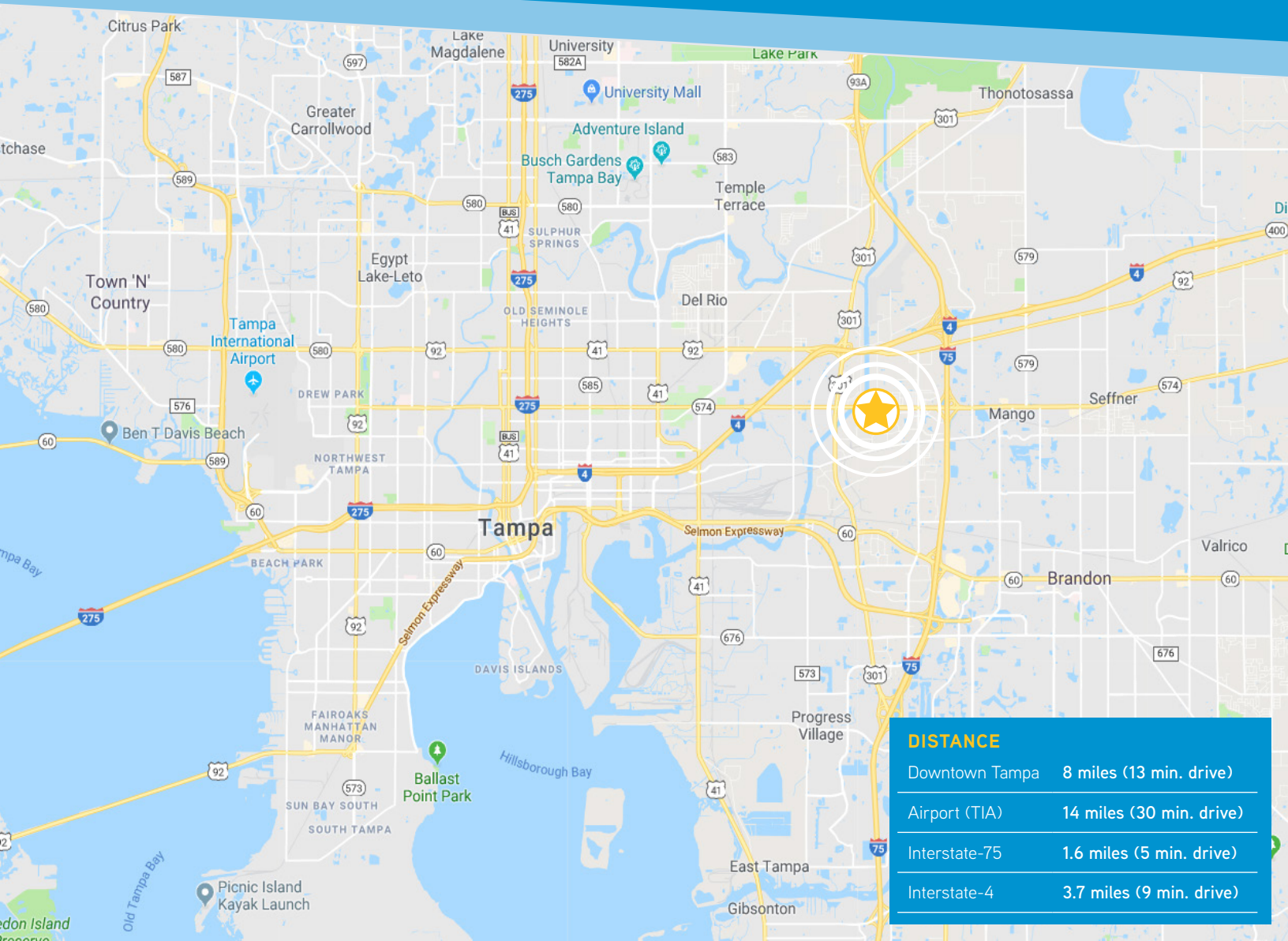
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## Building specifications

<b>BUILDING</b>	Class B Office
<b>AVAILABLE</b>	May 2018
<b>RBA</b>	49,368 SF
<b>FLOORS</b>	1-Story
<b>PARKING</b>	8.2/1,000 SF (404 Surface Parking Spaces)
<b>IT CARRIER</b>	Verizon Smart Park

## Highlights

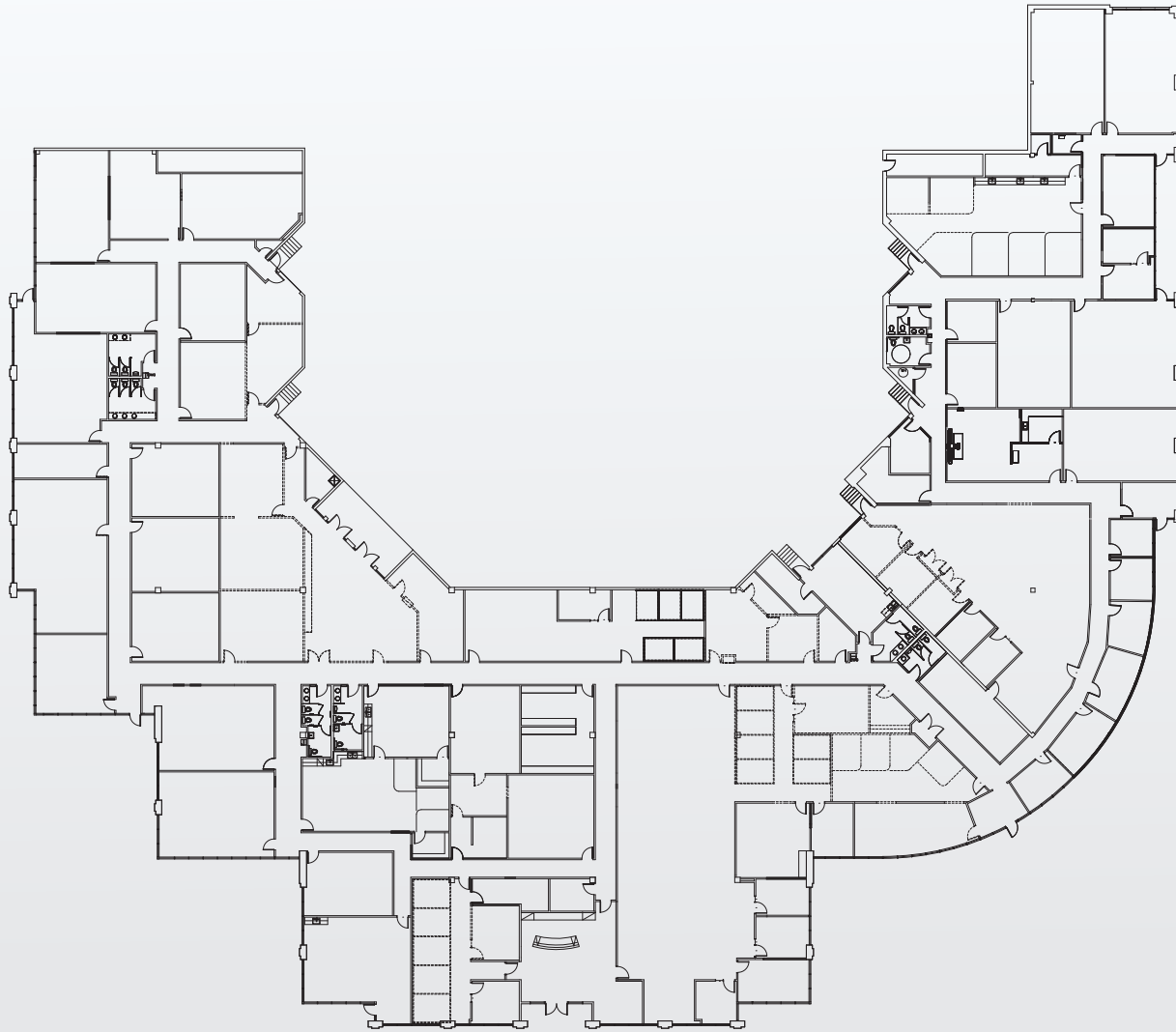
- Unsurpassed visibility with monument and top of building signage available, facing Martin Luther King Junior Boulevard
- Highly uncommon parking ratio
- 24/7 secured access
- Ownership motivated to improve space according to tenant's specifications
- Currently features reception with waiting area, combination of private offices and open area, large kitchen with seating area, multiple conference and/or training rooms, and individual restrooms



### DISTANCE

Downtown Tampa	8 miles (13 min. drive)
Airport (TIA)	14 miles (30 min. drive)
Interstate-75	1.6 miles (5 min. drive)
Interstate-4	3.7 miles (9 min. drive)

## Current Floor Plan



CURRENT FLOOR PLAN | 49,368 SF

### Contact us:

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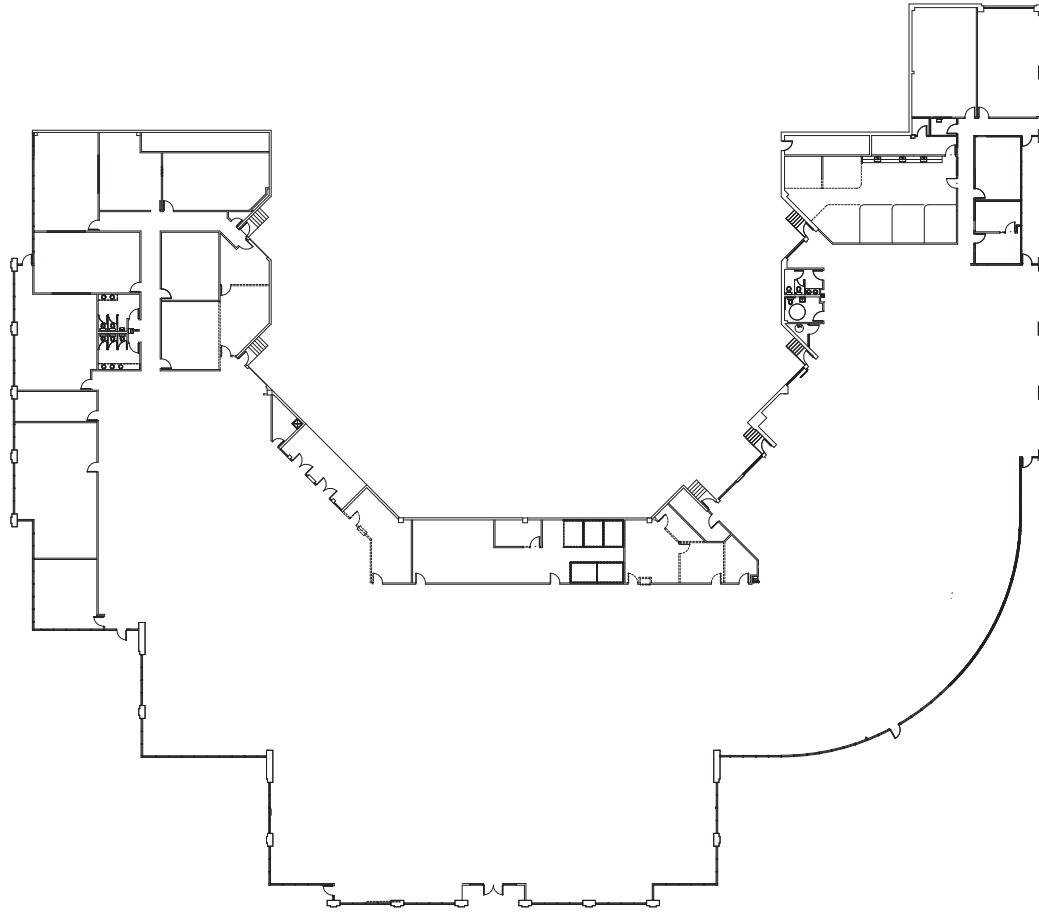


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## Conceptual Floor Plan

PLUG AND PLAY CALL CENTER



CONCEPTUAL FLOOR PLAN | 49,368 SF

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