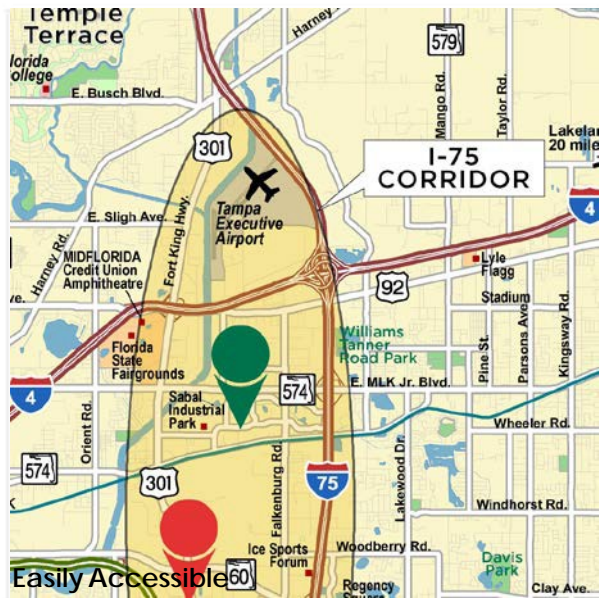


# Find Your Space.

3104 Cherry Palm Drive  
Suite 240 Tampa, FL 33614

\$14.00/NNN | 2,000 SQ.FT.

4-5/1,000 Parking Ratio  
Available for Lease



## Property Highlights



### PARK AMENITIES

Abundant parking. Generous landscaping with mature trees. On-site deli, close proximity to hotels, restaurants, and retail shops.



### TRANSPORTATION

Hart stop at Falkenburg Rd and Broadway Ave. In the heart of the I-75 Corridor with quick access to US Hwy 301, S, I-4, and the Selmon Expressway.



### TECHNOLOGY

Spectrum and Fiber Net.



### SUSTAINABILITY

Recycling receptacles on-site.

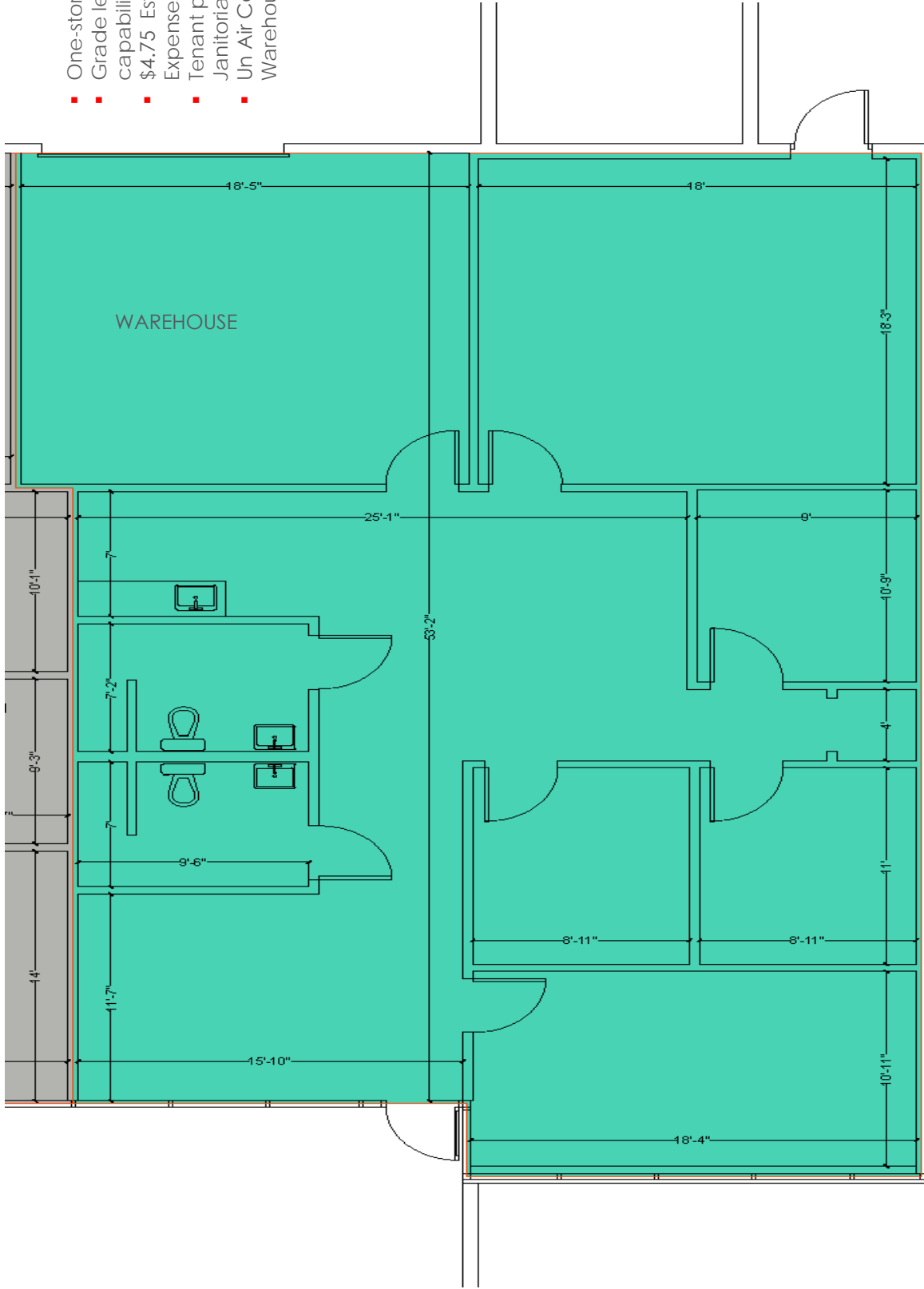


### WORKSPACE PROPERTY TRUST (WSPT®)

Locally owns, manages, and leases 41 buildings consisting of 1.8 million square feet of office and light industrial properties across 5 business parks. The Tampa West Portfolio includes Woodland Corporate Center and Northport, while the Tampa East Portfolio includes Legacy Park, Silo Bend, and Crosspointe I and II.

Our Space Works.

- One-story flex/office building
- Grade level loading capabilities
- \$4.75 Estimated Operating Expenses
- Tenant pays own Electric and Janitorial
- Un Air Conditioned Warehouse



CAD must fit within this box

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**LEASING  
INFORMATION**