

# 9417 PRINCESS PALM



8.5 MILES FROM  
DOWNTOWN TAMPA

7.0 MILES FROM  
WATER STREET

9417 Princess Palm Avenue, Tampa, FL 33619

# THE OFFERING

Foundry Commercial's Investment Advisory Group, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 9417 Princess Palm (the "Property" or "Building"), a two-building, 69,637 square foot single-story office/flex campus strategically located within one of Tampa's most widely recognized business parks - Sabal Park. The Property features excellent transportation dynamics with nearby access to Interstate 75, U.S. Highway 301 and Interstate 4 – three of Tampa Bay's most critical transportation arteries serving the greater region.

Originally built in 1985, this exceptional property has been owned and occupied by Bisk Education ("Bisk") since 1994, having served as their global corporate headquarters. With the Buildings featuring no interior common areas, future occupiers can take full advantage of their premises within the Property (i.e., useable SF = rentable SF). The Property features a classic brick veneer exterior with tinted glass window systems and an outstanding above-market parking ratio of 5.1 per 1,000. The building's functional design offers flexible space planning capabilities and can accommodate the full range of occupier footprints.

These physical attributes paired with the Property's irreplaceable location and business campus setting appeal towards occupiers requiring reasonably priced, functional workspace. 9417 Princess Palm presents an exceptional opportunity to acquire high-quality, flexible workspace featuring unrivaled location dynamics and efficient design specifications at a price point well below replacement cost.

## PROPERTY SUMMARY

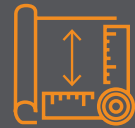
<b>Address</b>	9417 Princess Palm Avenue, Tampa, FL 33619	
<b>RBA</b>	Main Building:	56,960 SF
	Ancillary Building:	12,677 SF
	Total:	69,637 SF
<b>Lot Size</b>	±6.12 Acres	
<b>Year Built</b>	1985	
<b>Parking Ratio</b>	5.1 per 1,000 SF (322 surface spaces)	
<b>Stories</b>	One (1)	



**Exceptionally Maintained  
Corporate Campus**



**Steep Discount to  
Replacement Cost**



**Functional, Efficient  
Design Specifications**



**Best in Class  
Corporate Park**



**Prominent East Tampa/  
I-75 Corridor Location**

## INVESTMENT HIGHLIGHTS

### VALUE-ADD / OWNER-USER INVESTMENT OPPORTUNITY

- » 69,637 SF of space available across two buildings.
- » Accommodative towards full or partial owner-occupancy.

### EXCEPTIONALLY MAINTAINED CORPORATE CAMPUS

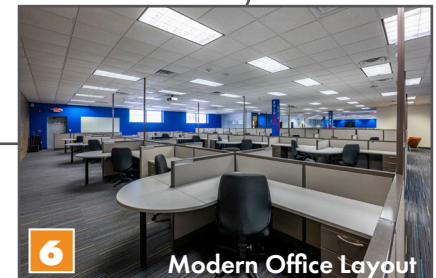
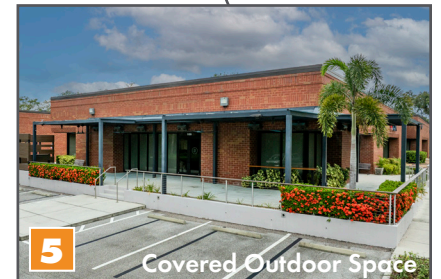
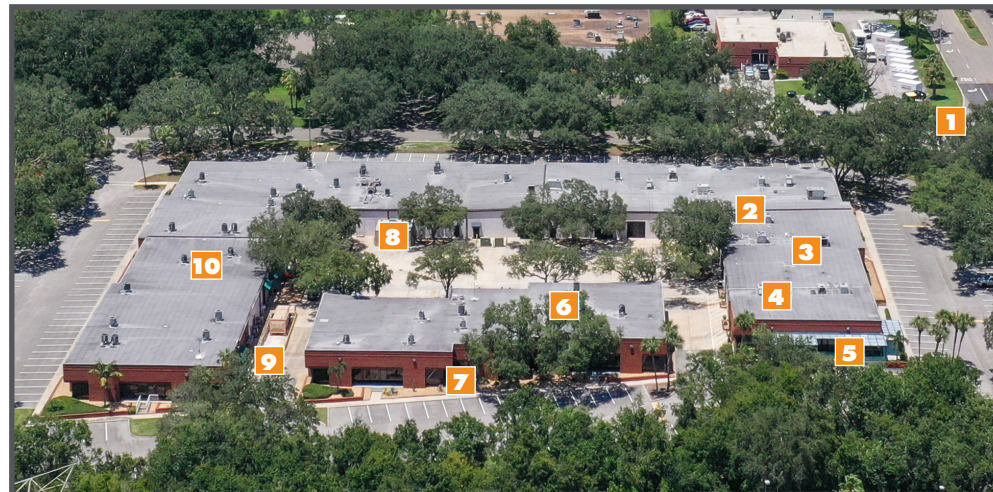
- » 30+ years as Bisk Education's corporate HQ with ongoing institutional-quality maintenance and capital investment — ensuring modern standards, operational reliability, and long-term stability.
- » **9417 Princess Palm** provides an exceptional opportunity to purchase a "HQ Ready" asset at a significant discount to estimated replacement cost.
- » **Strong Corporate Identity** — Prominent location and professional image support tenant branding and reinforce long-term occupancy.



# INVESTMENT HIGHLIGHTS

## FUNCTIONAL, EFFICIENT DESIGN SPECIFICATIONS

» **9417 Princess Palm** 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.





7.0 MILES FROM  
WATER STREET

8.5 MILES FROM  
DOWNTOWN TAMPA

4.9 MILES FROM  
YBOR CITY

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



1.2 MILES FROM U.S. HWY 301  
INTERCHANGE VIA S.R. 574



FLORIDA STATE  
FAIRGROUNDS

SEMINOLE HARD ROCK  
HOTEL & CASINO

S.R. 574

1.0 MILE FROM INTERSTATE 75  
INTERCHANGE VIA S.R. 574



9417  
PRINCESS PALM

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## OFFERING CONTACTS

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