

# OFFICE BUILDING FOR SALE



4017 W. Martin Luther King Jr. Blvd., Tampa, FL 33614



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- 22,128 Sq. Ft. on 1.27 acres
- 84 parking spaces
- Fully gated secure facility with fiber
- Located in a non-evac zone with a generator
- Located in a HUBZone & Industrial General Zoned
- Amenities include a cafe/breakroom, lunchroom, balcony, terrace and 4 conference rooms
- Conveniently located in Drew Park with easy access to I-275, and Veterans Expressway
- Close proximity to Rays Stadium, BUCS Stadium, Tampa Int'l Airport, International Plaza & St. Joseph's Hospital



**Abbey Ahern**

Principal, Brokerage

813.416.7155

Abbey@DohringAhern.com



The property is situated in Drew Park, just outside the Westshore Business District, with convenient access to its connectivity and amenities.

**Sports & Entertainment.** Adjacent to George M. Steinbrenner Field, the current home of the Tampa Bay Rays (2025 season) and traditional spring training home of the Yankees, this property also sits within walking distance of Raymond James Stadium, home of the Buccaneers and host of multiple Super Bowls. A planned \$500–600M renovation at Raymond James will further enhance the district’s long-term appeal. Together, these venues bring year-round national exposure, consistent traffic, and strong demand for surrounding office, hospitality, and service uses.

**Tampa International Airport.** Just minutes away, TPA is undergoing a \$1.5B Airside D expansion (615,000 SF, opening 2028) alongside its award-winning SkyCenter One office tower. With passenger volumes projected to reach 35 million annually by 2037, the airport anchors Tampa’s role as a global gateway.

**Midtown Tampa.** The 22-acre Midtown development has delivered 1.8M SF of commercial space, including Class A office, retail, multifamily, and hospitality. The recently completed Midtown East tower has attracted major tenants like TECO, Peoples Gas, Booz Allen Hamilton, and Insight Global, reinforcing Midtown as a premier business destination.

**Accessibility.** The property benefits from immediate access to I-275 and Dale Mabry Highway, with FDOT’s ongoing interchange and Howard Frankland Bridge improvements further enhancing regional connectivity.

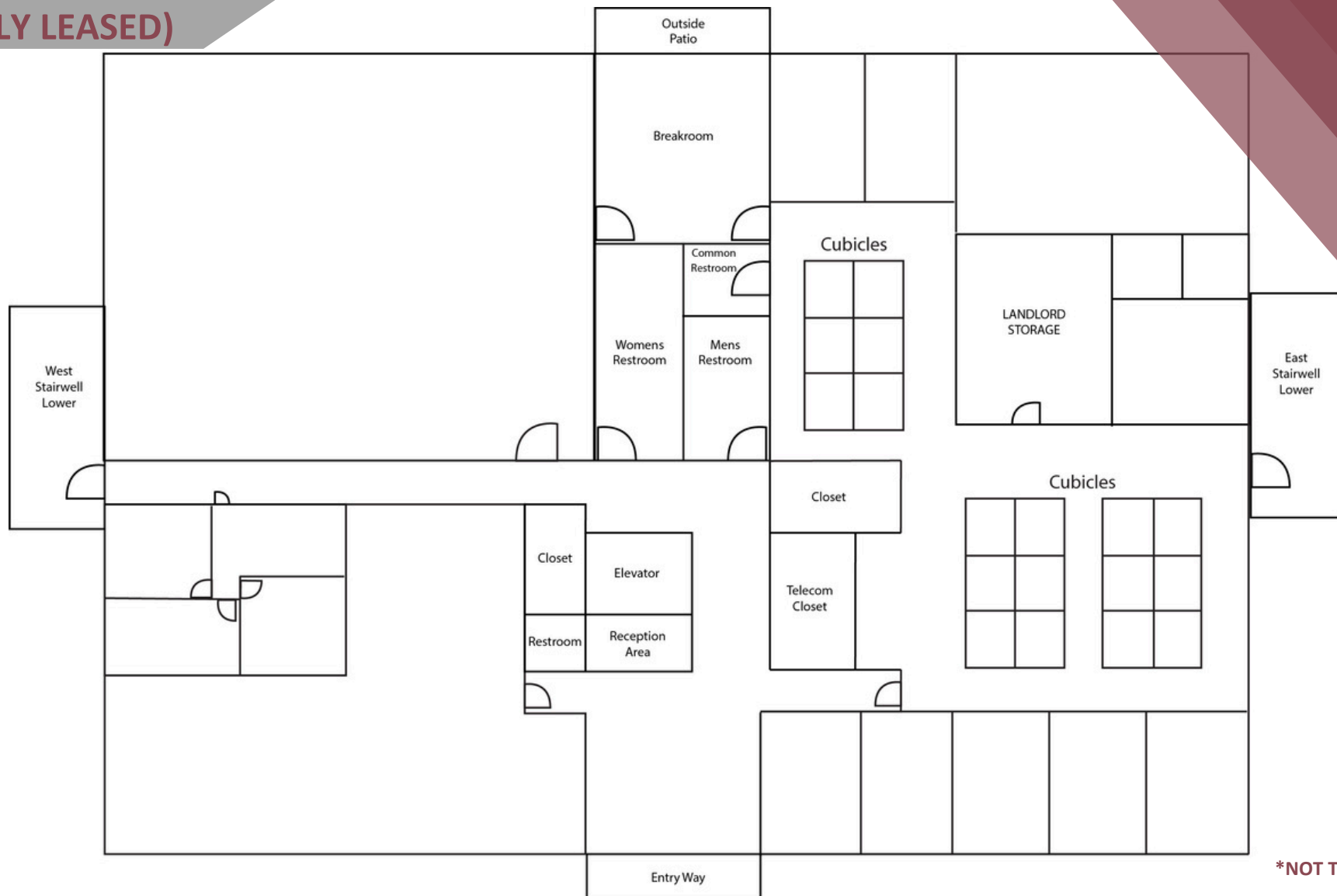
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# 1st FLOOR (FULLY LEASED)



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# 2nd FLOOR

(Suite 203 Open)



\*NOT TO SCALE

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## 2<sup>nd</sup> Floor



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## Common Areas & Parking



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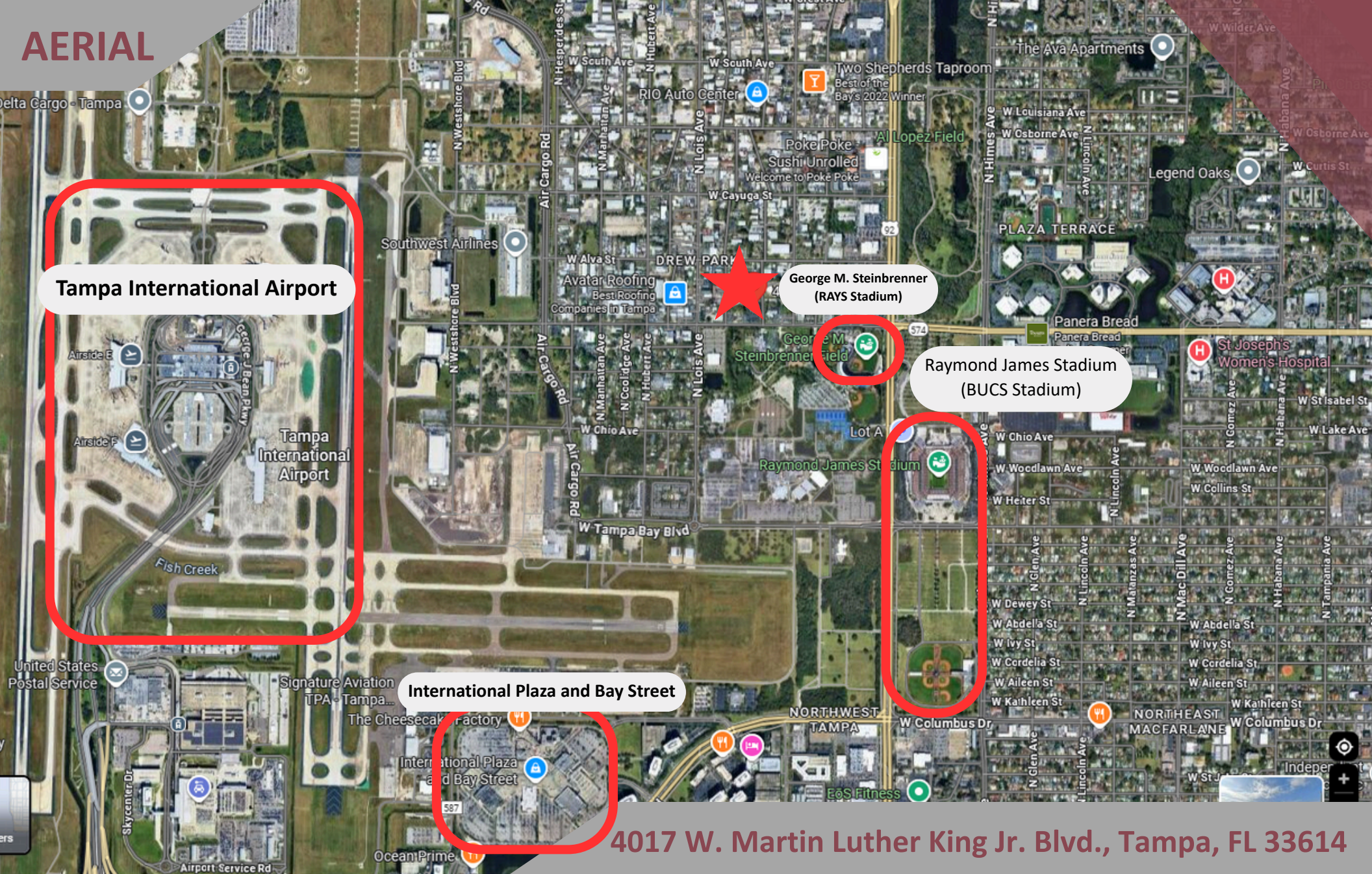
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**AERIAL**



**Tampa International Airport**

**George M. Steinbrenner  
(RAYS Stadium)**

**Raymond James Stadium  
(BUCS Stadium)**

**International Plaza and Bay Street**

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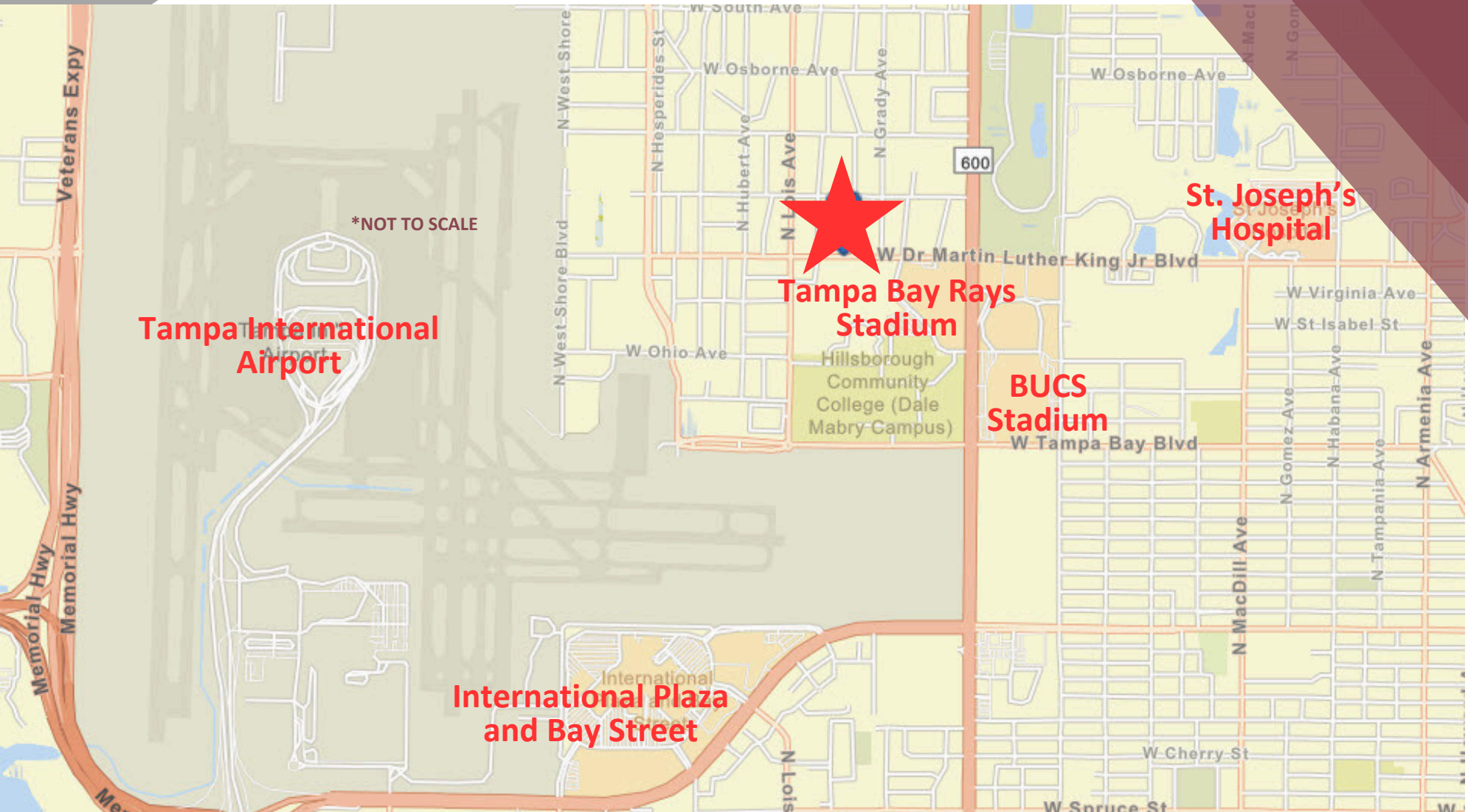
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# MAP



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