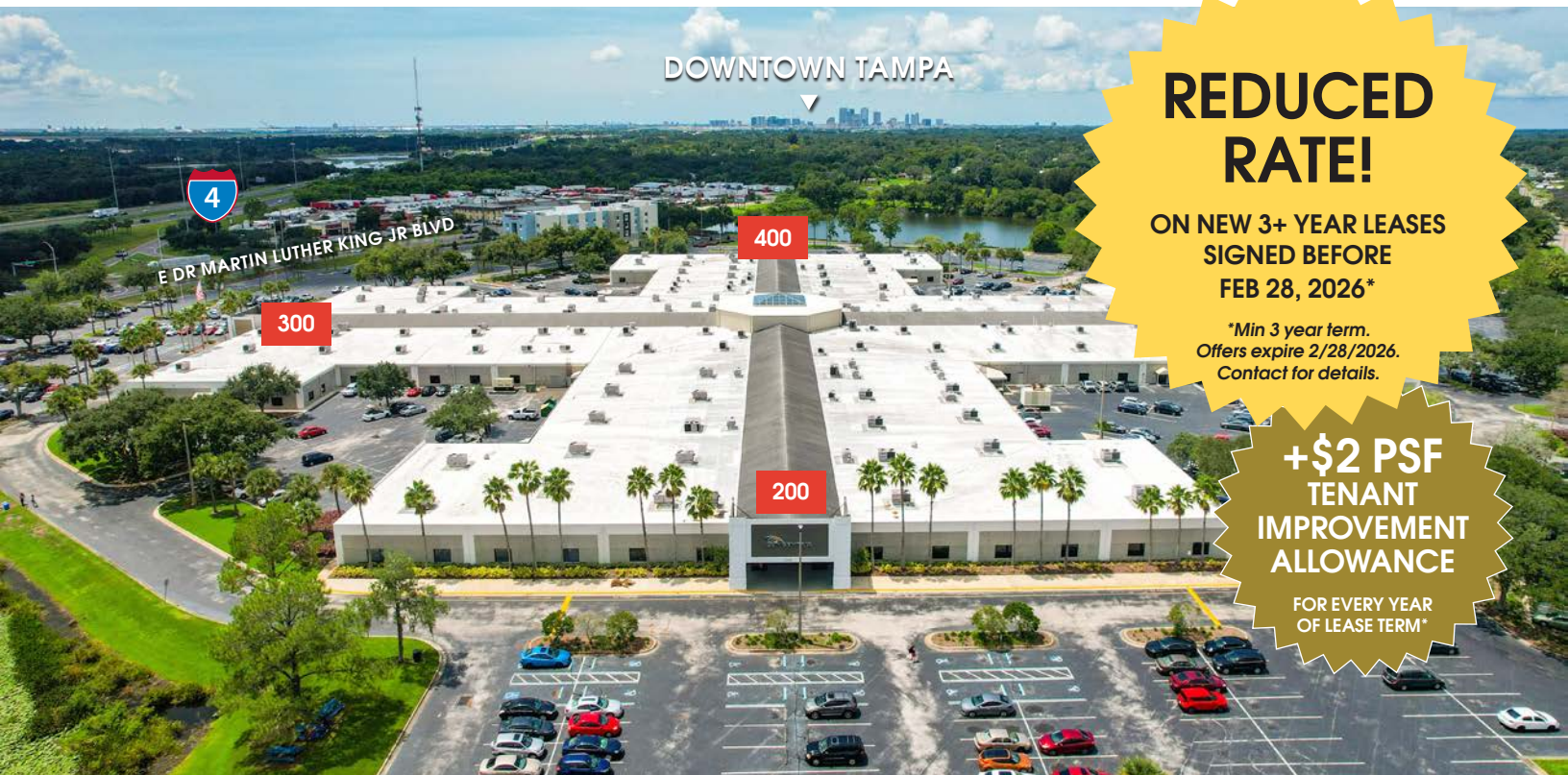


OFFICE SPACE
FOR LEASE

6302 Corporate Center

6302 E DR MARTIN LUTHER KING JR BLVD • TAMPA, FL • 33619



DOWNTOWN TAMPA

**REDUCED
RATE!**

**ON NEW 3+ YEAR LEASES
SIGNED BEFORE
FEB 28, 2026***

**Min 3 year term.
Offers expire 2/28/2026.
Contact for details.*

**+\$2 PSF
TENANT
IMPROVEMENT
ALLOWANCE**

**FOR EVERY YEAR
OF LEASE TERM***

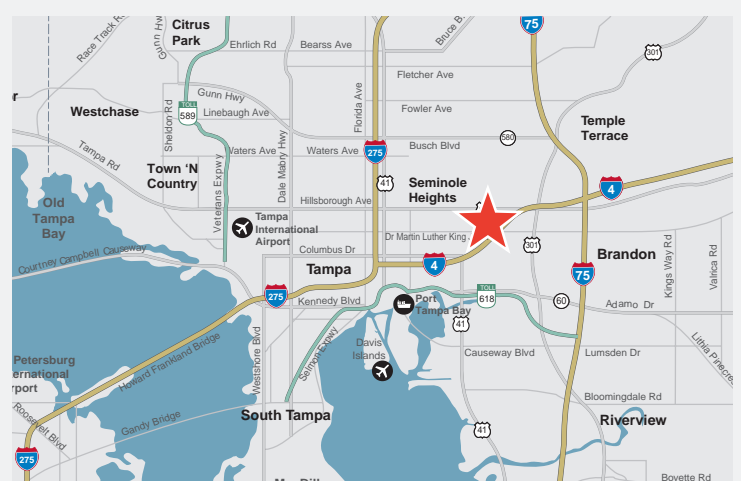
**NEWLY RENOVATED!
OVER 108,000 SF AVAILABLE WITH
SPACES RANGING FROM 8,000-41,850 SF**

PROPERTY OVERVIEW

Property Type	Office / Flex
Property Size	350,000 sf
Year Built	1985, Renov 2023
Parking	5+/1,000

PROPERTY FEATURES

- + 50-acre campus featuring 2 lakes
- + Newly renovated common areas, including a new on-site conference facility and café
- + 24/7 on-site security
- + Atrium lounge with free WiFi, TVs, and collaborative seating
- + Visibility from I-4 with a traffic count of 147,000 vpd
- + Non-flood / Non-evacuation zone location



LOCATION

- + Central location with immediate access to I-4, I-75, I-275, and the Leroy Selmon Expressway
- + 10 minutes from Downtown Tampa and 15 minutes from Tampa International Airport
- + Nearby amenities include banks, hotels, and restaurants
- + On-site Hartline bus stop along major route



Thomas Hernandez, SIOR, CCIM
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thernandez@ciminelli.com



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Newly renovated atrium lounge



Campfired

ON-SITE CAFE
OPEN 7AM-7PM



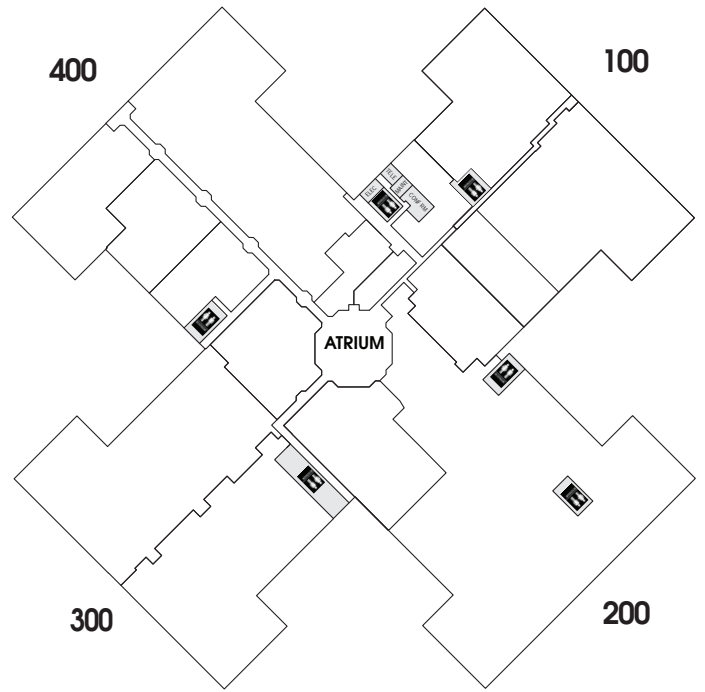
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DRIVE TIMES

I-4	0.5 mi	2 mins
Seminole Hard Rock Hotel & Casino	1.5 mi	5 mins
MidFlorida Credit Union Amphitheatre	2.2 mi	7 mins
Florida State Fairgrounds	2.7 mi	6 mins
Downtown Tampa	6.1 mi	9 mins
Tampa International Airport	11.1 mi	15 mins



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In Partnership with

