

Cypress Center IV

402 N Hoover Blvd, Tampa FL 33609

FACT SHEET

DESCRIPTION

Five-story, state-of-the art office building to be located in Florida's prominent Westshore business district in Tampa. The 6.3-acre site is located within Cypress Center, an established 287,000 SF office park.

RENTABLE SQUARE FEET

Approximately 120,000 RSF

TYPICAL FLOOR SIZE

Approximately 31,000 RSF

PARKING

The parking ratio is contemplated as 5 spaces per 1,000 rentable square feet which will include 35 spaces located under the building in a secured area with direct access to the building lobby. The structured parking garage will include covered building access. The parking ratio can increase to 6/1000 at an incremental cost.

ARCHITECTURAL

The building exterior will be contemporary concrete with architecturally design features. Expansive windows will be energy efficient, high performance sealed insulated glazing.

Professionally designed interior finishes

Floors have minimal columns offering design flexibility and maximum exterior light with 10' or higher ceilings.

CONSTRUCTION

The building design complies with the latest building codes that offer safer, sustainable features and will be constructed to sustain Class 5 wind rated protection; generator pad available for complete redundancy.

KEY SUSTAINABILITY FEATURES

- ENERGY STAR® Certified
- LEED Certified Gold
- High-efficiency lighting
- Water conservation fixtures
- Energy Management System
- High-efficiency HVAC drives/chiller
- Free recycling program
- Occupancy sensors

LOCATION

- 5 minutes to Tampa International Airport; 15 minutes to Downtown Tampa
- Easy access to I-275; I-4, I-75 and Veteran's Expressway
- Convenient to numerous restaurants, hotels, banks, shopping and residential communities

AMENITIES

- Exceptional signage visibility from I-275
- Office park campus environment with extensive mature landscaping
- Central collaboration 1st floor area to include café, fitness center and contemporary training/conference facility with complimentary Wi-Fi service
- 24/7 on-site security
- On-site property management
- Within walking distance to Cypress Point, a waterfront park, connected to the Courtney Campbell Trail that extends 9.5 miles for walkers, bicyclists and runners
- High-speed Internet connectivity available

