

Property Overview

One of the most convenient business locations in the entire Tampa Bay region

Drive Times

- South Tampa - 20 Minutes
- New Tampa - 20 Minutes
- Downtown Tampa - 10 Minutes
- I-75, I-4, I-275 - 5 Minutes
- Lakeland - 30 Minutes

Building Rentable Area

936,229 SF



Above Clockwise: Building auditorium; childcare; fitness center; dining facility

Building Features

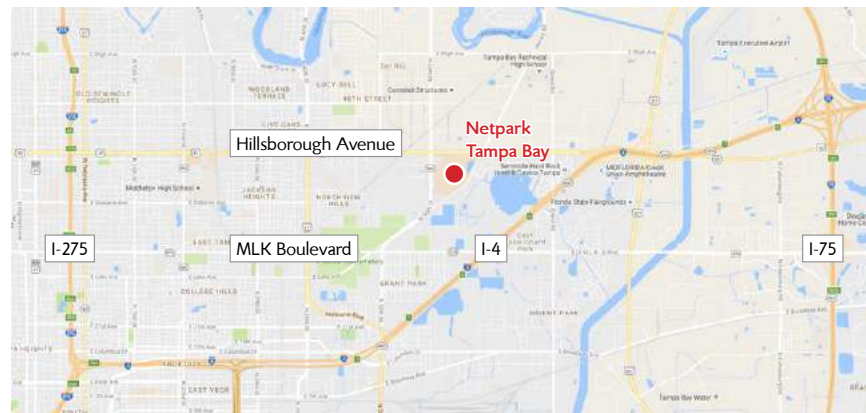
- Redundant electric power from two separate sub-stations; redundant fiber feed; SONET capable
- Each space has its own HVAC and separately metered electrical systems
- 17,500 SF on-site, accredited child daycare for infants through school age (3 months- 12 years)
- 22,000 SF corporate dining facility with variety of food stations; banquet room; catering services
- 11,500 SF full-service fitness center including aerobic room, cycling studio, locker rooms and showers
- Conference center with a 204 seat auditorium
- ATM
- Hartline transfer center (serving 8 bus routes daily)
- Verizon Business, Frontier (FIOS), Spectrum, Level 3 Communication and FPL Fibernet
- 24/7 on-site security monitoring the complex with 70 interior and exterior cameras
- After-hours card access at main building entrances
- 50' above sea level; non-evacuation zone

1000+ SEAT PLUG & PLAY CALL CENTER

147,111 SF AVAILABLE FOR LEASE



For more information and tour please contact:
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Main entrance and front facade.



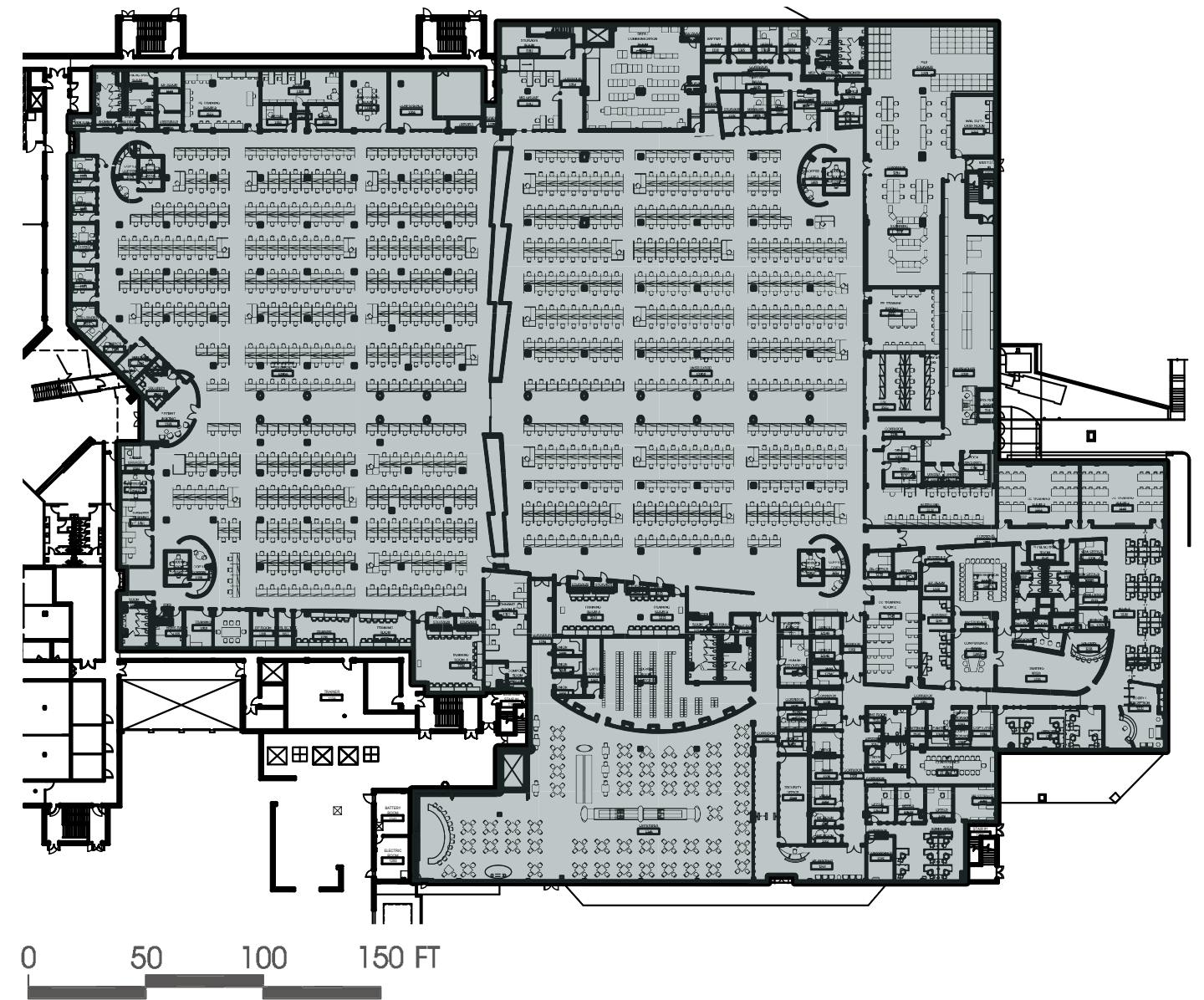
Main conference room, training room, and server room.



Outdoor seating area and cafeteria.



Private garage, private office, and workstations.



Space Features

- 1000+ work stations and 11 training rooms
- 38 private offices and 9 conference rooms
- Cafeteria with indoor and outdoor seating
- Break rooms and restroom facilities
- Server room with racking
- CAT6 Plenum rated cabling
- Generators and UPS backup
 - Generator #1 - 2000 KW CAT 3516 (*all systems*)
 - Generator #2 - 230 KW CAT 3516 (*garage only*)
 - UPS #1 - 500 KVA
 - UPS #2 - 100 KVA

Parking

- Private garage with 766 parking spaces
- Additional surface parking available

