



6,687 RSF AVAILABLE  
CLASS A OFFICE SPACE

# THE EDISON SUNCOAST

1785 NORTHPOINTE PARKWAY • LUTZ, FL 33558

54 CORRIDOR, PASCO COUNTY

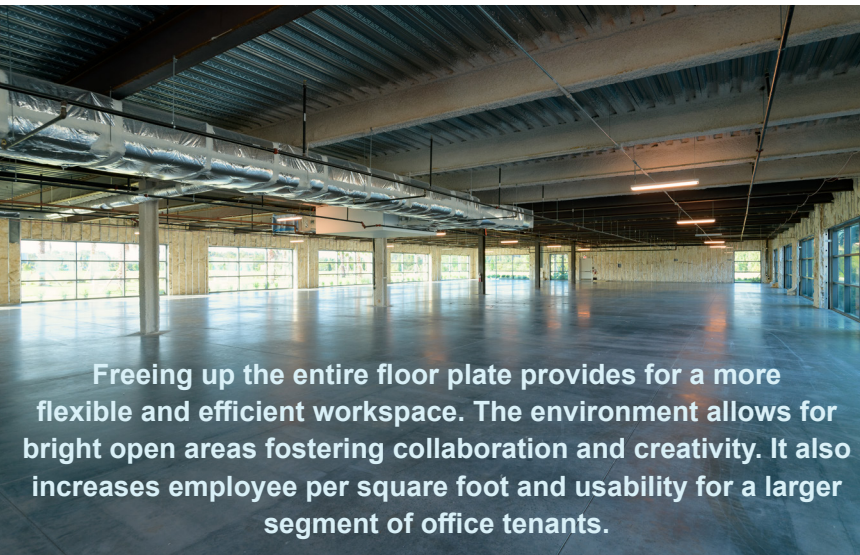
**CBRE**





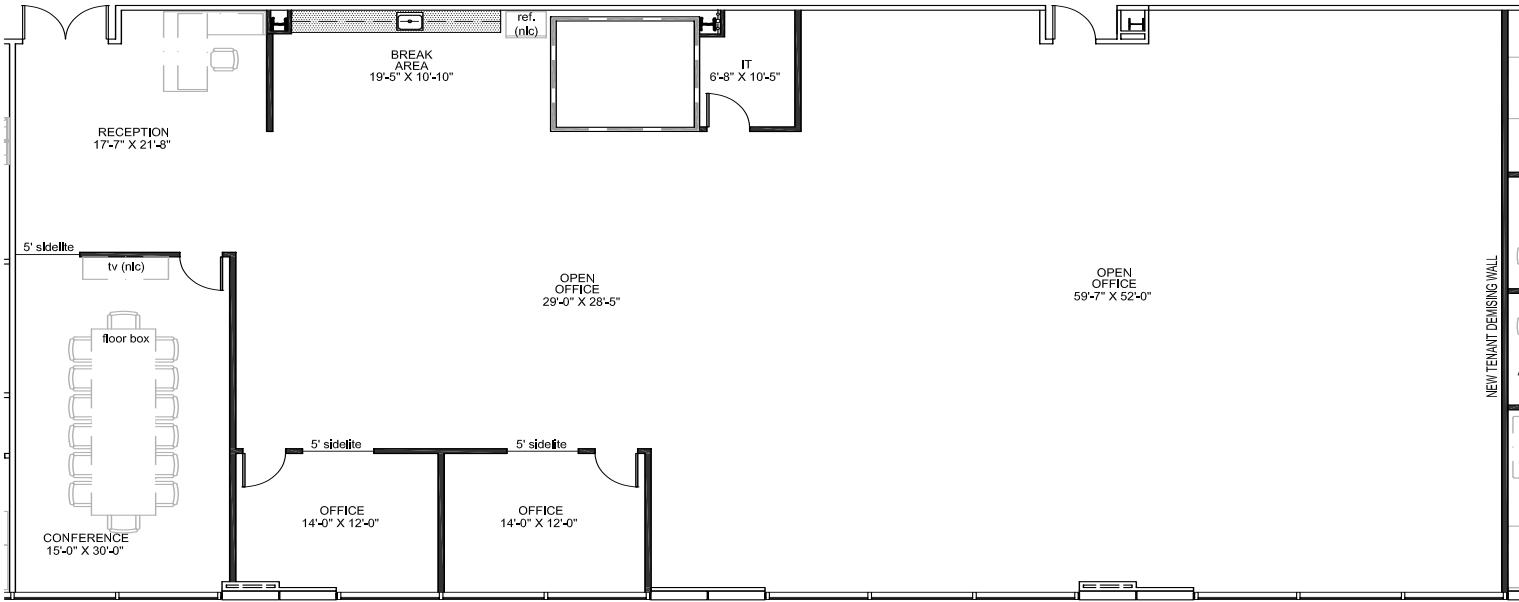
## LOCATION HIGHLIGHTS

- + Immediate Proximity to the Suncoast Parkway allows an 18 minute drive to Tampa International Airport
- + Counter-Traffic makes for an easy commute to Downtown Tampa. 25-35 minutes from 9am to 5pm
- + Excellent access from S.R. 54
- + As of 6/1/24 Pasco County rent tax = 3% vs. 3.5% in Hillsborough County
- + Location is outside of Hurricane Evacuation Zones



# FLOOR PLAN

Suite 240  
6,687 RSF



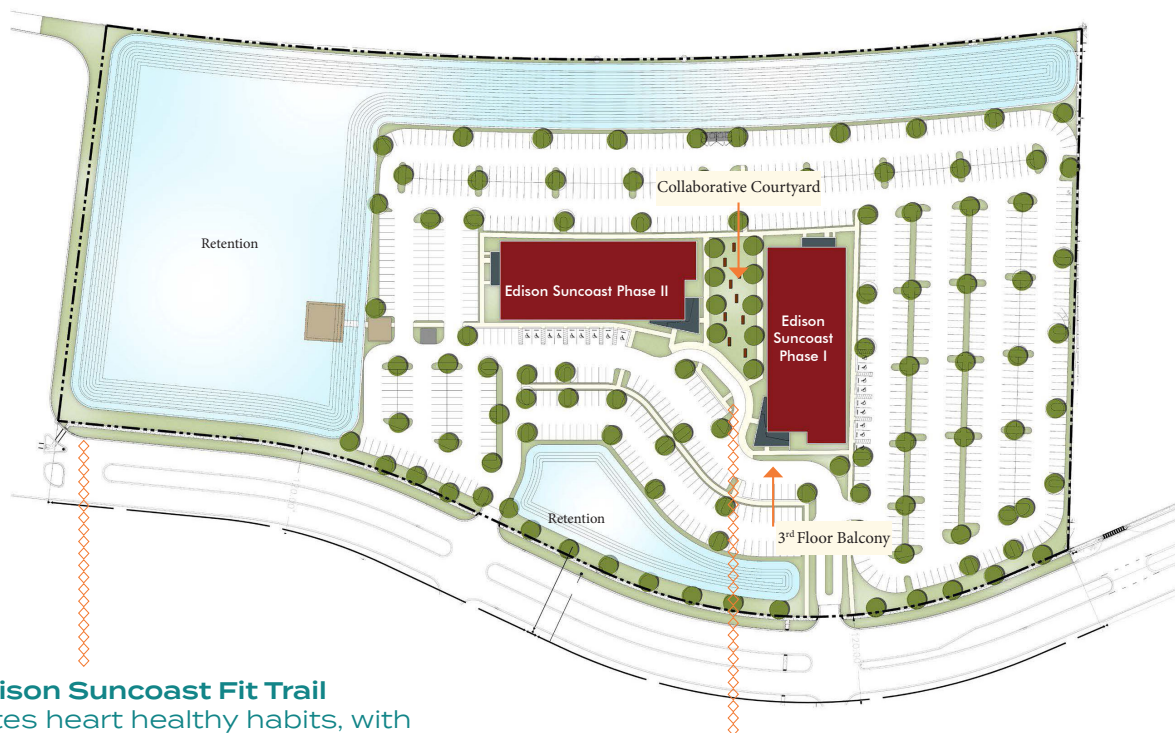


## SITE AREA: +/- 18.45 ACRES

EXISTING  
OFFICE BUILDING  
EDISON SUNCOAST PHASE I  
1785 NORTHPOINTE PARKWAY  
**77,499 RSF**  
3 floors - Top floor leased  
Typical floor plan: 27,000 RSF  
Available: 6,687 RSF  
Parking ratio: 5.8/1,000 RSF

FUTURE  
DEVELOPMENT  
EDISON SUNCOAST PHASE II  
1675 NORTHPOINTE PARKWAY  
**76,862 RSF**  
3 floors  
Typical floor plan: 26,000 RSF  
Parking ratio: 5.8/1,000 RSF

## SITE PLAN



**The Edison Suncoast Fit Trail**  
promotes heart healthy habits, with  
a gravel walkway around the lake  
and workout stations along the way



Permanent **Food Truck**  
driveway in courtyard





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## CONTACT US

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# CBRE

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