



5,038 RSF - 25,363 RSF AVAILABLE
NEW CONSTRUCTION CLASS A OFFICE SPACE

THE EDISON SUNCOAST

1785 NORTHPOINTE PARKWAY • LUTZ, FL 33558

54 CORRIDOR, PASCO COUNTY

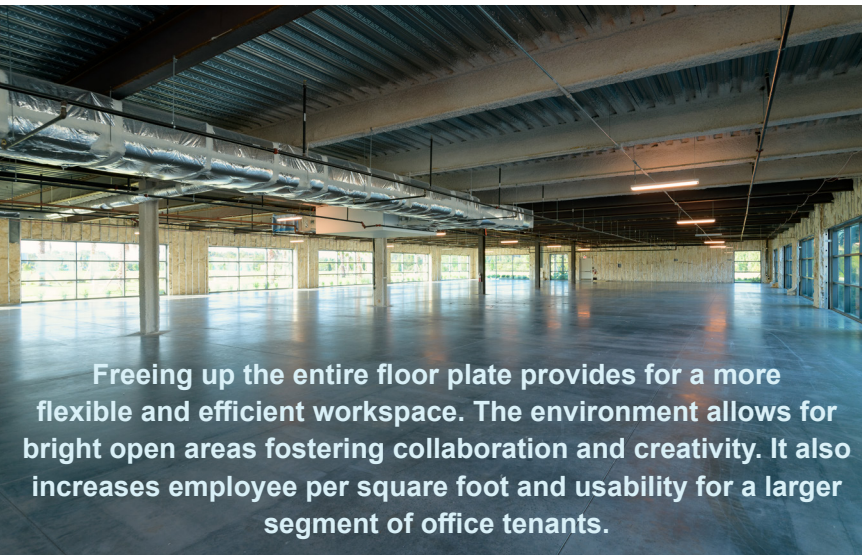
CBRE





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



Freeing up the entire floor plate provides for a more flexible and efficient workspace. The environment allows for bright open areas fostering collaboration and creativity. It also increases employee per square foot and usability for a larger segment of office tenants.



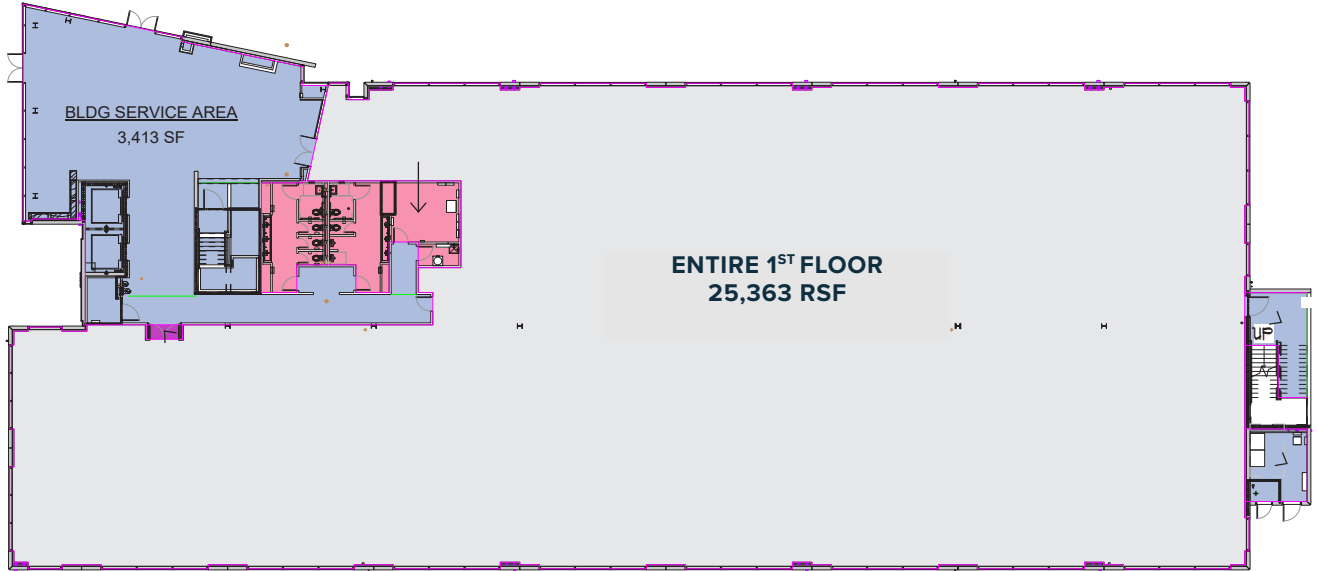
MODERN
CREATIVE LOFT
DESIGN



FLOOR PLANS

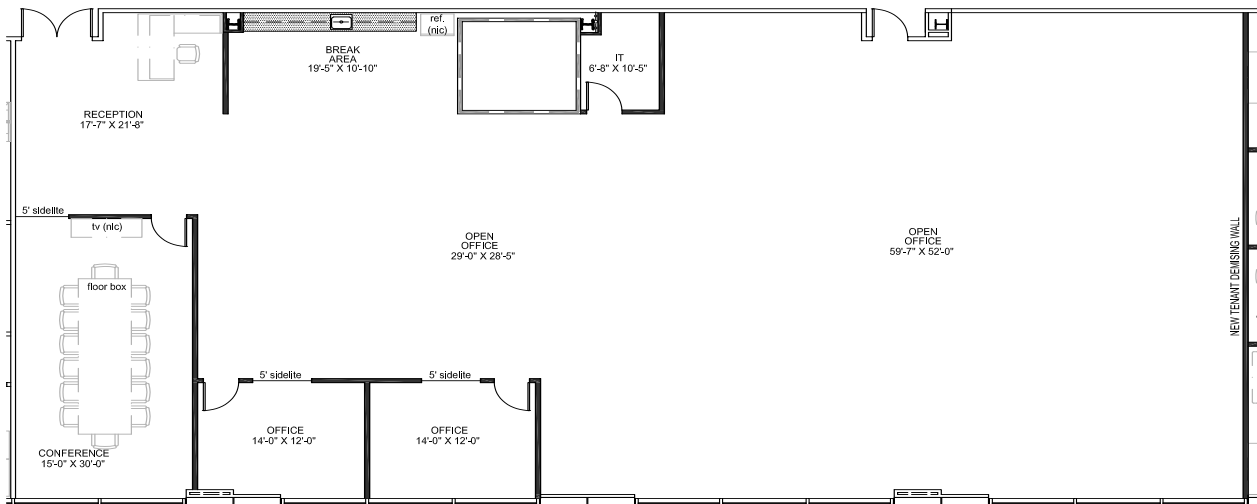
First Floor Plan

25,363 RSF



Suite 240 - Spec Suite

6,687 RSF



SITE AREA: +/- 18.45 ACRES

NEW CONSTRUCTION
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: 5,038 - 25,363 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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