

CYPRESS CENTER

OFFICE PARK

A 4-building office campus situated within a serene park setting in Westshore, Tampa's premier suburban business district.

CYPRESS CENTER



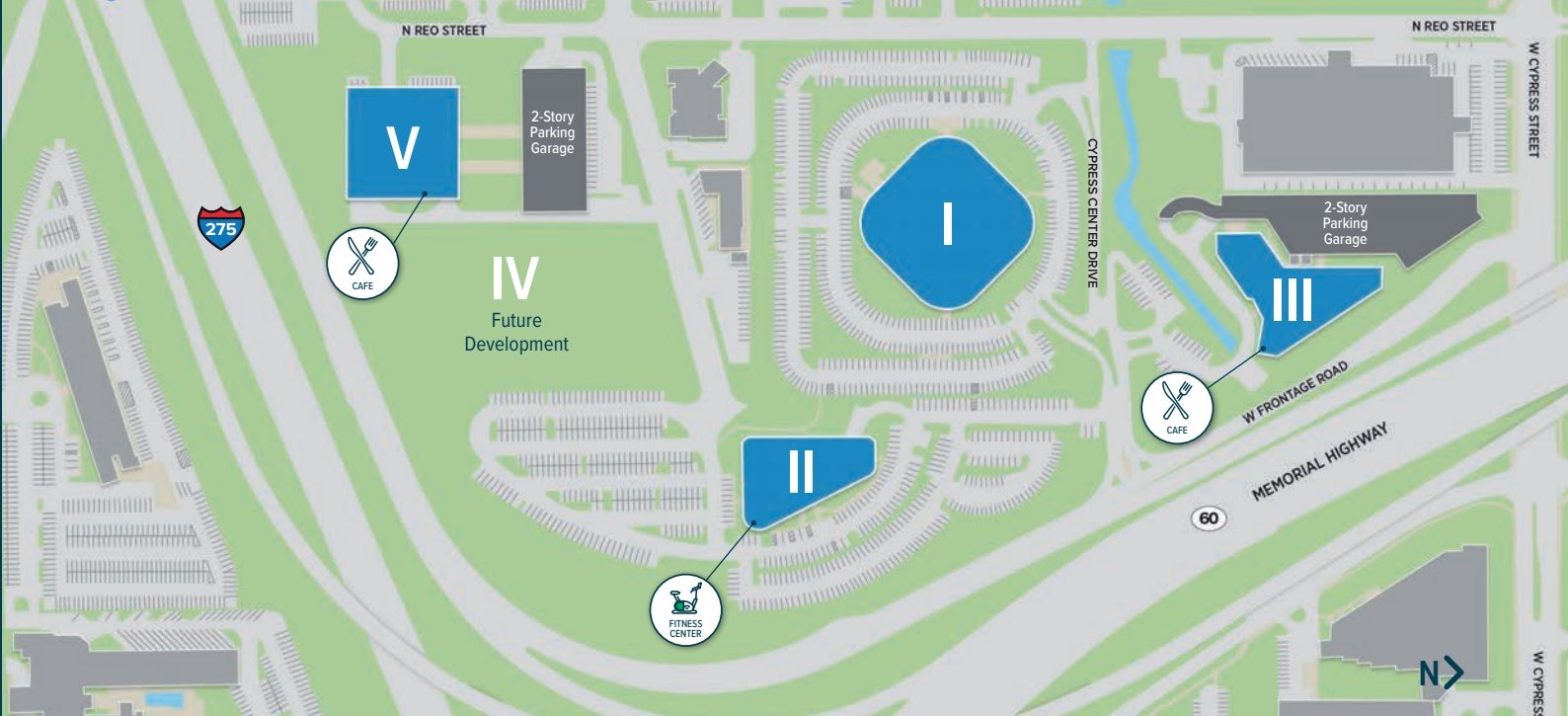
FOUR
Buildings

365K
Square Feet

4/1,000 SF
Parking Ratio

PROPERTY FEATURES

- » On-campus cafe and fitness offerings
- » 24-hour security patrol
- » Park-like setting with mature trees and lush landscaping
- » Professional property management team on-site
- » Location offers easy access to I-275 and Veterans Expressway
- » Surrounded by numerous dining, retail and hotel options
- » 5 minutes from Tampa International Airport
- » 10 minutes from downtown Tampa
- » Nearby Cypress Point Park offering waterfront trails and outdoor recreational activities



Cypress Center consists of approximately 365,000 square feet of office space with the ability to accommodate an additional 240,000 square foot office building.



CYPRESS CENTER I
5404 CYPRESS CENTER DRIVE
3-STORIES | 153K SF



CYPRESS CENTER II
5310 CYPRESS CENTER DRIVE
2-STORIES | 51K SF



CYPRESS CENTER III
5405 CYPRESS CENTER DRIVE
3-STORIES | 83K SF



CYPRESS CENTER V
405 N. REO STREET
4-STORIES | 78K SF



FITNESS CENTER



CAFE



CREATIVE OFFICE SPACE



UNIQUE GATHERING SPACES



Minutes from a variety of dining, retail, and hotel options.



FOOD & DRINK

- | | | |
|--------------------------|----------------------------|--------------------------|
| Aqua | Eddie V's Prime Seafood | P.F. Chang's |
| Armani's | Fleming's Prime Steakhouse | Pelagia Trattoria |
| Bahama Breeze | IHOP | Roy's Tampa |
| Besito Mexican | Kona Grill | Rusty Pelican |
| Brio Tuscan Grill | Lee Roy Selmon's | Season's 52 |
| California Pizza Kitchen | Lime Fresh Mexican Grill | Texas de Brazil |
| Carrabba's Italian Grill | LongHorn Steakhouse | The Capital Grille |
| Charley's Steakhouse | Maggiano's Little Italy | The Pointe Deli |
| Cheesecake Factory | McCalister's Deli | Toojay's Gourmet Deli |
| Columbia Restaurant Cafe | Mitchell's Fish Market | Whisky Joe's |
| Cooper's Hawk | Ocean Prime | Zen Bistro Grill & Sushi |
| Cy-Press Cafe | Olive Garden | |
| Earl of Sandwich | Oystercatcher's | |



HOSPITALITY

- | | | |
|----------------------|----------------------|-------------------------|
| Chase Suite Hotel | Hilton Tampa Airport | Marriott Westshore |
| Courtyard Westshore | Holiday Inn | Renaissance Int'l Plaza |
| Double Tree Suites | Holiday Inn Suites | Sailport Suites |
| Doubletree by Hilton | Homewood Suites | Sheraton Suites |
| Embassy Suites | Hyatt Place | Tampa Airport Marriott |
| Grand Hyatt | Hyatt Place | Westin |
| Hampton Inn | InterContinental | |
| Hilton Garden | LaQuinta Inn | |

CYPRESS CENTER

WESTSHORE, TAMPA, FL



Nancy Herz

813.505.7962

NHERZ@PKY.COM

PKY.COM