



 **Highwoods**
PROPERTIES



Meridian One

4350 WEST CYPRESS STREET

Market: Tampa

3 AVAILABLE SPACES

Meridian One is part of a three-building, Class A office complex in the Westshore submarket. This is a highly visible location with superior exposure to I-275. Onsite amenities include a *Velocity* by Highwoods Properties fitness center, *Spark* by Highwoods Properties conference room and two cafés.



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Building Information

General

- SUBMARKET: Westshore
- BUILDING TYPE: Office
- BUILDING SF: 199,359
- LEASE TYPE: Full-Service
- FLOORS: 10
- RENOVATION DATE: 2014
- TELECOM AND FIBER PROVIDER(S): Verizon Cellular, CenturyLink/Level 3, Frontier, Spectrum, PBX-Change

Amenities

- Café
- Express Mail Dropbox
- Public Transit
- SPARK by Highwoods Properties Conference Center
- VELOCITY by Highwoods Properties Fitness Center
- Spark Conference Center located in adjacent Meridian Two building

- Cafe located in adjacent Meridian Two and Three buildings
- Velocity Fitness Center located in adjacent Meridian Three building

Specifications

- Life Safety - Fully Sprinklered
- Loading Dock
- On-Site Maintenance
- Security - After Hours Guard
- Security - Patrol Weekends
- Security - Regular Business Hours
- Signage Opportunities
- Telecom - Fiber Providers Available
- Water Feature
- Parking Ratio: 4/1000

Green Features

- Bike Storage
- Convenient to Shopping
- Energy Management System
- ENERGY STAR® Certified
- Energy Sub Metering
- Green Cleaning
- High Efficiency Lighting
- Occupancy Sensors: Lavatory
- Public Transit Access
- Recycling Program
- Structured Parking
- Water Reclaim System
- White roof (SRI > 78)

Available Space Listing

Floor 7 *3 Suites Available*

Suite 701	CURRENT 5,378 SF	MIN 5,378 SF	MAX 5,378 SF
Suite 720	CURRENT 2,434 SF	MIN 2,434 SF	MAX 2,434 SF
Suite 750	CURRENT 4,805 SF	MIN 4,805 SF	MAX 4,805 SF



