



WELCOME TO

*7401*  
**CYPRESS  
GARDEN**

FULL BUILDING SUBLEASE AVAILABLE | ±80,000 - 467,258 RSF

A RARE FULL BUILDING SUBLEASE OPPORTUNITY

*7401 Cypress Gardens, Winter Haven, Florida*

# 7401 CYPRESS GARDEN

WINTER HAVEN, FLORIDA

CLASS - A | FULL BUILDING OPPORTUNITY

# EXCELLENT *Headquarter* LOCATION

7401 Cypress Gardens offers a full building office opportunity in the heart of Winter Haven, Florida. The property would be a perfect location for a Corporate/Regional headquarters. Positioned in the Central I-4 Corridor, this project draws great appeal to the workforce from Tampa and Orlando.

## *Highlights*

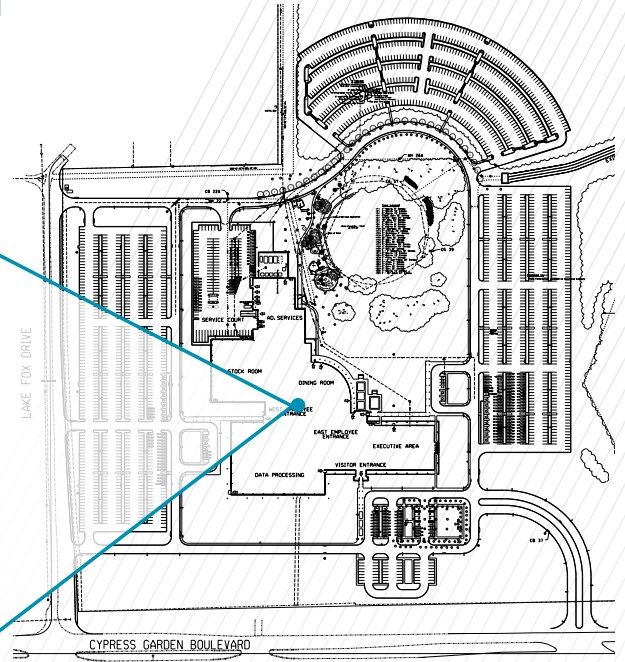
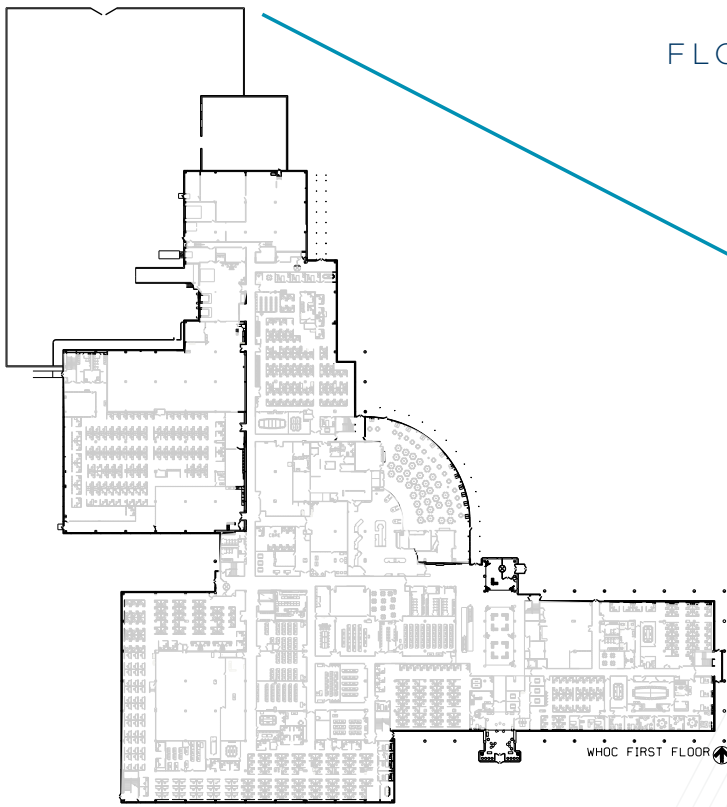
- Corporate/Regional Headquarters
- Central I-4 Corridor location
- 7.2/1,000 parking ratio
- Large, open floor plates
- Opportunity for fitness center and on-site cafeteria
- Existing Lease Expires - November 30, 2028
- Sublease Rate - Negotiable



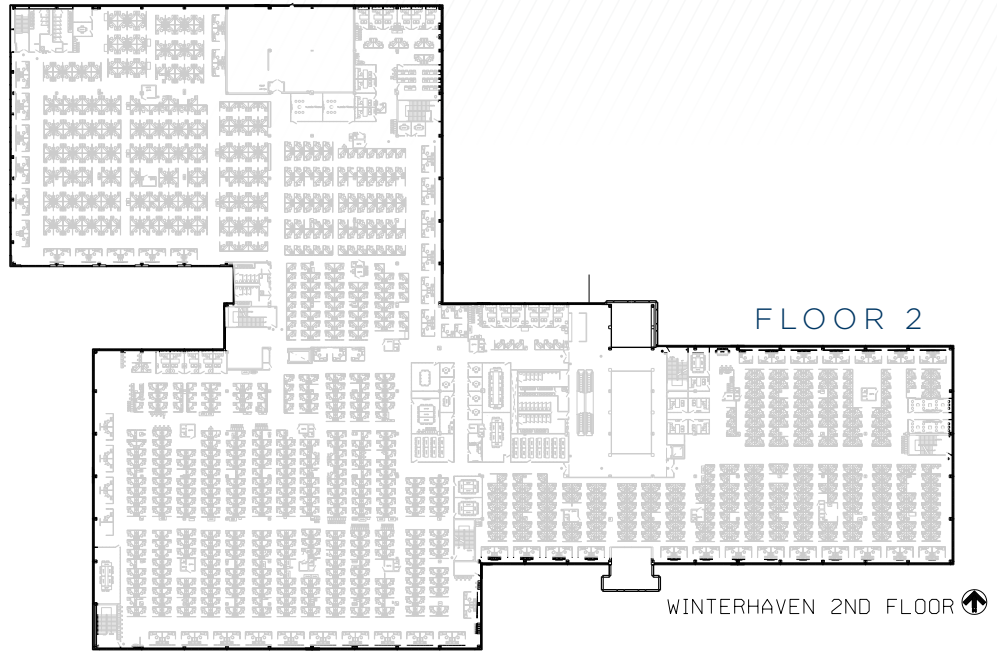




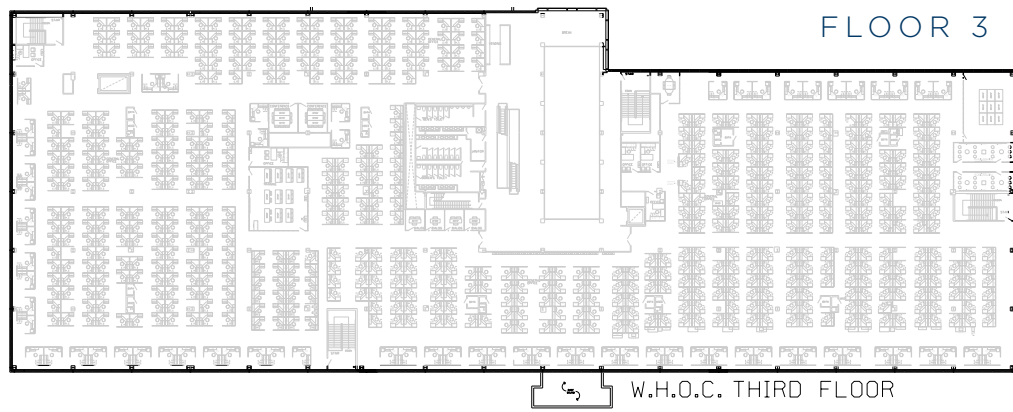
FLOOR 1



FLOOR 2



FLOOR 3



# *Building Specifications*

BUILDING	467,258 SF
PARKING	7.2/1,000 Surface
YEAR BUILT	1992
MINIMUM SIZE:	80,000 RSF
RENTAL RATE:	NEGOTIABLE

# *Area Amenities*

## **RESTAURANTS**

Ovation Bistro & Bar  
Di Maggio's Pizzeria  
The Krazy Greek  
Mediterranean Fresh Grill  
Ruby Tuesdays  
Tsunami Sushi  
Tijuana Flats  
Starbucks  
Hibachi Express  
Taqueria Mari  
IHOP  
Chili's Grill & Bar  
Sizzling Grill

## **HOTELS**

Courtyard by Marriott  
Legoland Hotel  
Quality Inn  
Econo Lodge  
Holiday Inn Express

## **RETAIL**

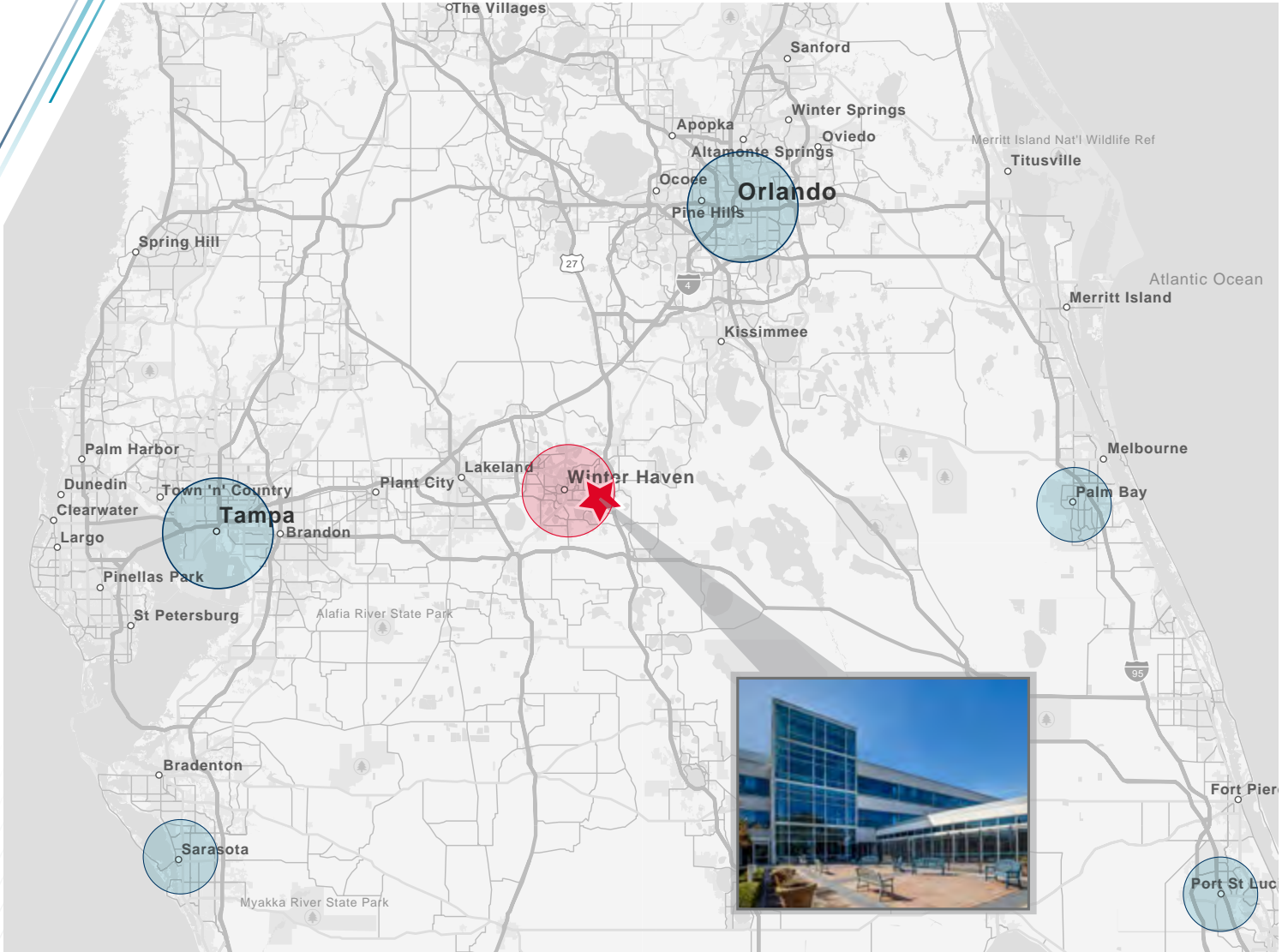
Walmart Superstore  
Cypress Grove Plaza  
Eagle Ridge Mall  
Shops on the Ridge





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