**DESCRIPTION**

402 N Hoover Blvd, Tampa FL 33609

FACT SHEET

**Cypress Center 4**

Six-story office building to be located in Florida’s prominent Westshore business district in Tampa. The 6.3-acre site is located within Cypress Center, an established 287,000 SF office park.

**RENTABLE SQUARE FEET**

Approximately 200,000 RSF

**TYPICAL FLOOR SIZE**

Approximately 33,488 RSF

**PARKING**

The parking ratio is 6 spaces per 1,000 rentable square feet which will include 35 spaces located under the building in a secured area with direct access to the building lobby. The structured parking garage will include covered building access.

**ARCHITECTURAL**

The building exterior will be exposed aggregate precast with granite features. Windows will be energy efficient, high performance sealed insulated glazing.

Interior finishes will include terrazzo flooring in the 2-story lobby, wood paneling and stainless steel accents.

Floors have minimal columns offering design flexibility and maximum exterior light with 10’ or higher ceilings.

**CONSTRUCTION**

The building design complies with the latest Building Codes that offer safer, sustainable features and will be constructed to sustain high velocity wind loads and will include higher life/safety standards.

**SUSTAINABILITY FEATURES**

* ENERGY STAR® Certified
* LEED Certified Gold
* High-efficiency lighting
* Water conservation fixtures
* Energy Management System
* High-efficiency HVAC drives/chiller
* Occupancy sensors

**LOCATION**

* 5 minutes to Tampa International Airport; 15 minutes to Downtown Tampa
* Easy access to I-275; I-4, I-75 and Veteran’s Expressway
* Convenient to numerous restaurants, hotels, banks, shopping and residential communities

**AMENITIES**

* Exceptional signage visibility from I-275
* Office park campus environment with extensive mature landscaping
* Central collaboration 1st floor area to include café, fitness center and contemporary training/conference facility with complimentary Wi-Fi service
* 24/7 on-site security patrol
* On-site property management
* Within walking distance to Cypress Point, a waterfront park, connected to the Courtney Campbell Trail that extends 9.5 miles for walkers, bicyclists and runners
* High-speed Internet connectivity available

