

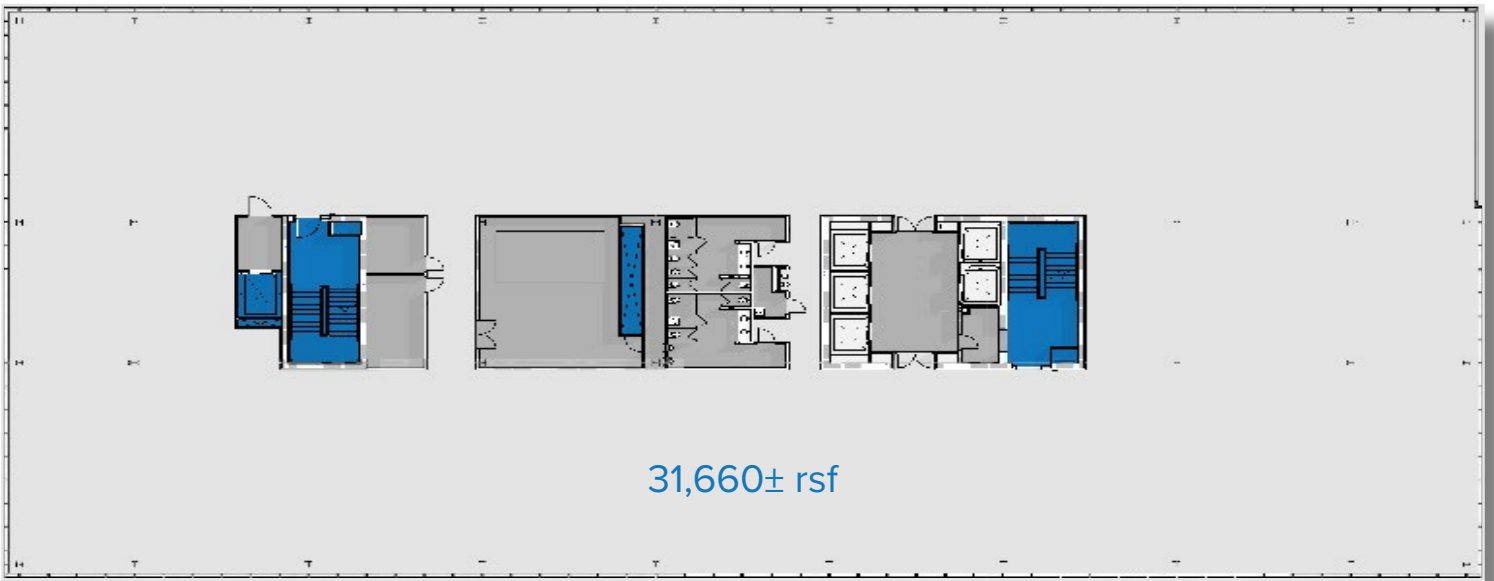


SkyCenter|ONE

5411 SkyCenter Drive, Tampa, FL 33607

- 9-story, 274,638 sf class A+ building
- 31,660± rsf floor plate
- 4.5/1,000 parking
- Direct access via SkyConnect to airport terminal
- Designed for LEED Platinum Certification





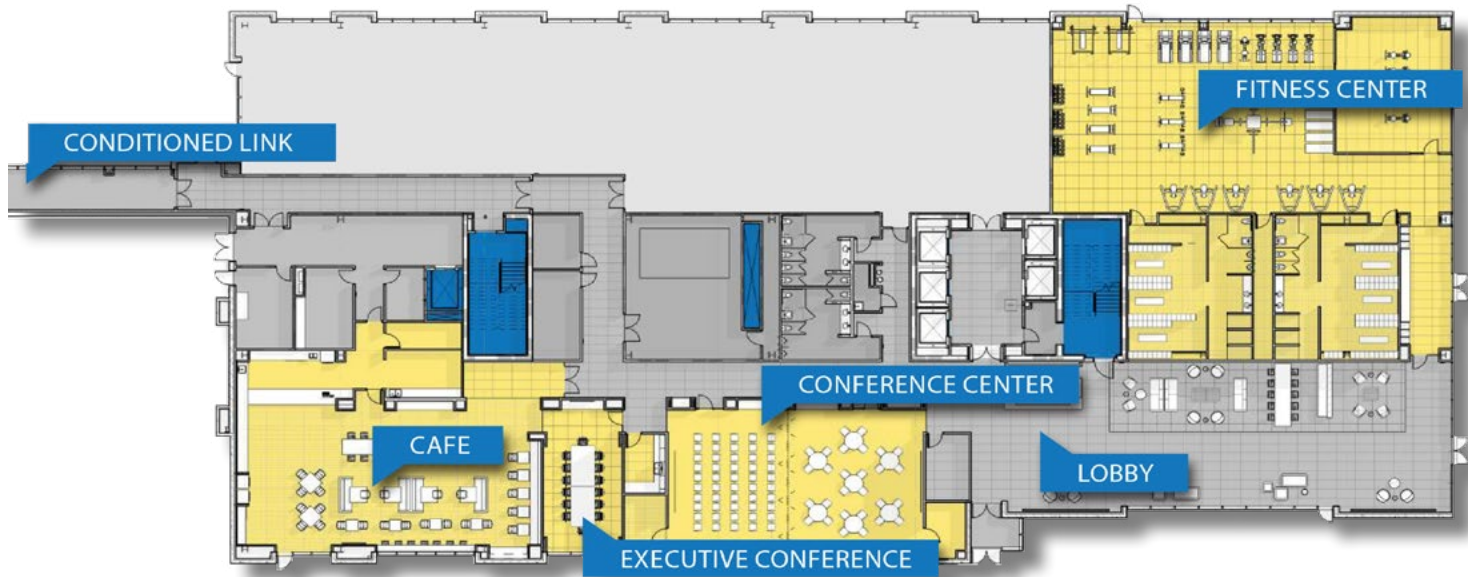
TYPICAL FLOOR PLATE



CAFE



FITNESS CENTER



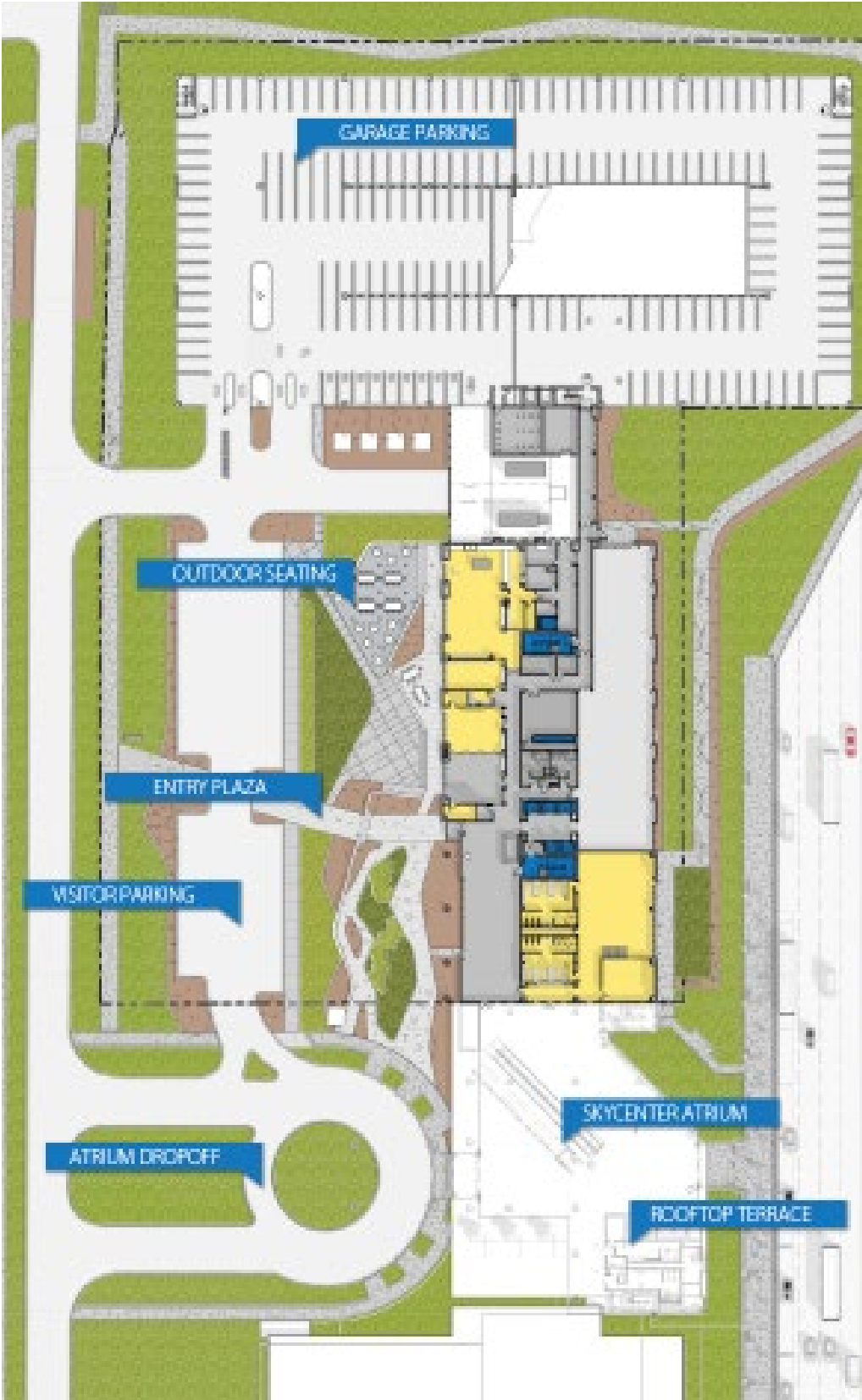
CONFERENCE CENTER



LOBBY

ON-SITE AMENITIES

AIRPORT TERMINAL AMENITIES



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BUILDING SITE PLAN













SITE PLAN

A STEP ABOVE

SkyCenter One offers a truly unique tenant experience. Air-conditioned from the car to the office, combined with the convenience of covered parking. An on-site café with healthy lifestyle choices. Fully-equipped with a conference center, fitness center housing locker rooms and showers, multiple wifi common areas indoor and out, and direct access to the airport main terminal. Abundant shopping and entertainment in the surrounding area highlights a remarkable work-play environment. SkyCenter One is the first office building in Tampa Bay to obtain LEED Platinum Certification.

A property that combines the future with the functional, creating a true amenities driven environment whether you're a full-time employee or a client visiting for a meeting.

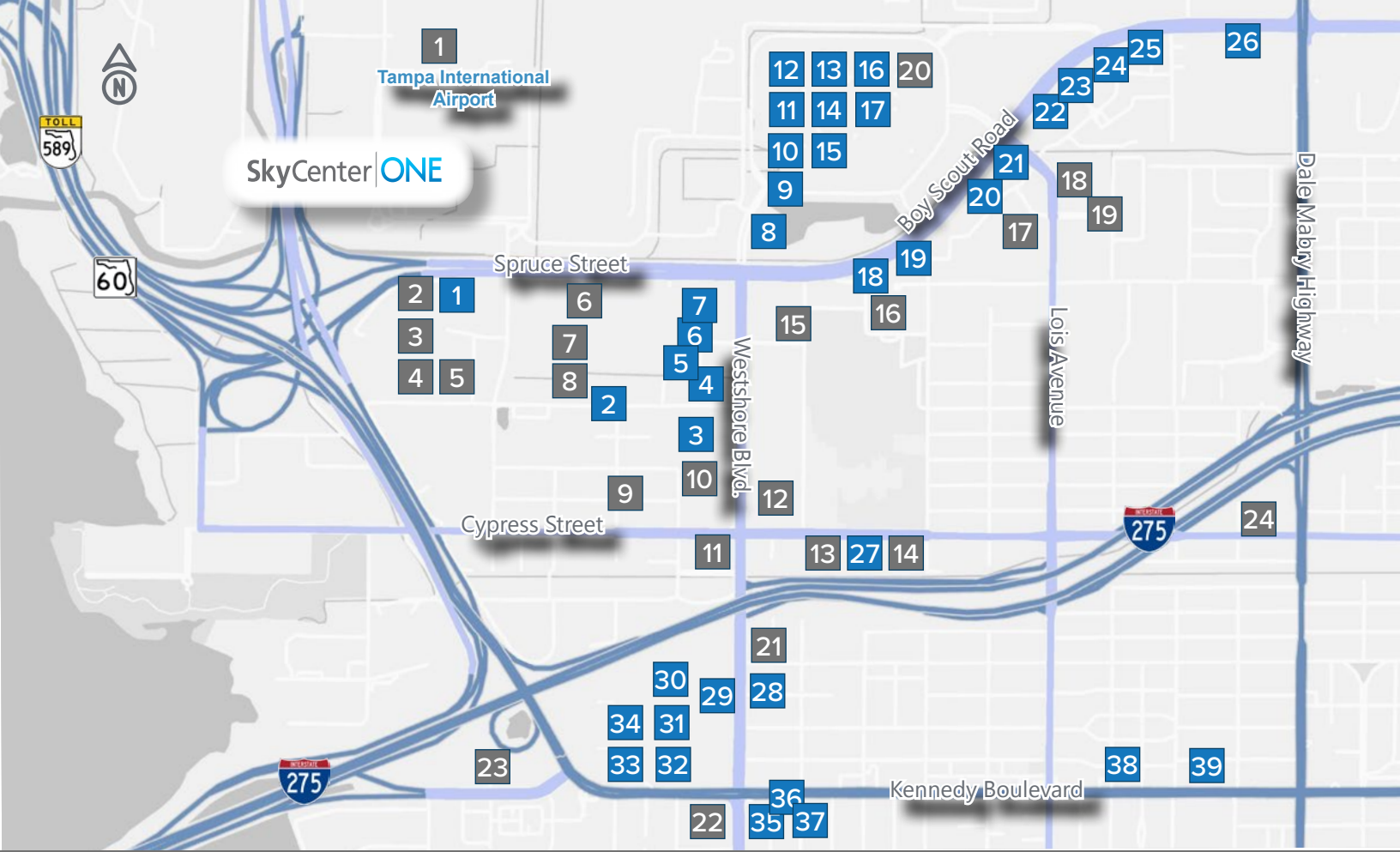
CONNECTED

- 10 minutes from desk to airport terminal 
- Skybridge connection to airport terminal 
- Remote baggage drop-off 
- 15,000 sf Atrium rooftop area 
- Conference center 
- Innovative fitness center 
- Wellness walking trail 
- Healthy lifestyle cafe 
- Monitored on-site security 
- Future adjacent full service hotel 

CONVENIENT

-  Air-Conditioned from Car to Office
-  4.5 per 1,000 covered parking
-  Visitor spaces
-  Floor to ceiling glass
-  Dual power feed
-  Class 4 building construction
-  Two regional malls within 1 mile radius
-  Express bus service to Pinellas County
-  Informational flight screen
-  20' floor height - 1st floor
16' floor height - 2nd floor
14' floor height - 6th - 9th floor

FEATURES



RESTAURANTS

- 1** World of Beer
- 2** La Bamba Spanish Rest.
- 3** Starbucks Coffee
- 4** Ruth's Chris Steakhouse
- 5** Olive Garden
- 6** Longhorn Steakhouse
- 7** Pei Wei
- 8** Ocean Prime
- 9** Brio Italian Grille
- 10** California Pizza Kitchen
- 11** The Capital Grille
- 12** Cheesecake Factory
- 13** ALMA Restaurant Bar
- 14** Whiskey Cake Kitchen
- 15** Doc B's Fresh Kitchen
- 16** 10&10 Enoteca
- 17** Rocco's Tacos
- 18** McAlisters Deli
- 19** Eddie V's
- 20** Fleming's Steakhosue
- 21** Outback Steakhouse
- 22** Del Frisco's Grille
- 23** Kona Grill
- 24** Texas de Brazil
- 25** Cooper's Hawk
- 26** Miller's Ale House
- 27** Charley's Steakhouse
- 28** Chipotle

- 29** Season's 52
- 30** PF Chang's China Bistro
- 31** Maggiano's Little Italy
- 32** Amendment XXI
- 33** Besito Mexican
- 34** Kura Revolving Sushi
- 35** Panera Bread
- 36** Starbucks Coffee
- 37** Subway
- 38** Jimbo's BBQ
- 39** Metro Diner

HOTELS

- 1** Tampa Airport Marriott
- 2** Hampton Inn & Suites
- 3** Homewood Suites
- 4** Hilton Garden Inn
- 5** TownPlace Suites
- 6** LaQuinta Inn
- 7** Hyatt Place
- 8** Hampton Inn
- 9** Springhill Suites
- 10** Ramada
- 11** Holiday Inn
- 12** Marriott Westshore
- 13** DoubleTree
- 14** Four Points by Sheraton
- 15** Extended Stay America
- 16** Extended Stay America
- 17** Residence Inn
- 18** Hilton
- 19** Fairfield Marriott
- 20** Renaissance
- 21** Embassy Suites
- 22** The Westshore Grand
- 23** Crown Plaza
- 24** Courtyard by Marriott

AMENITIES MAP



SkyCenter | ONE

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