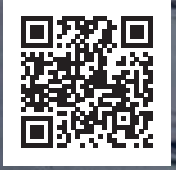




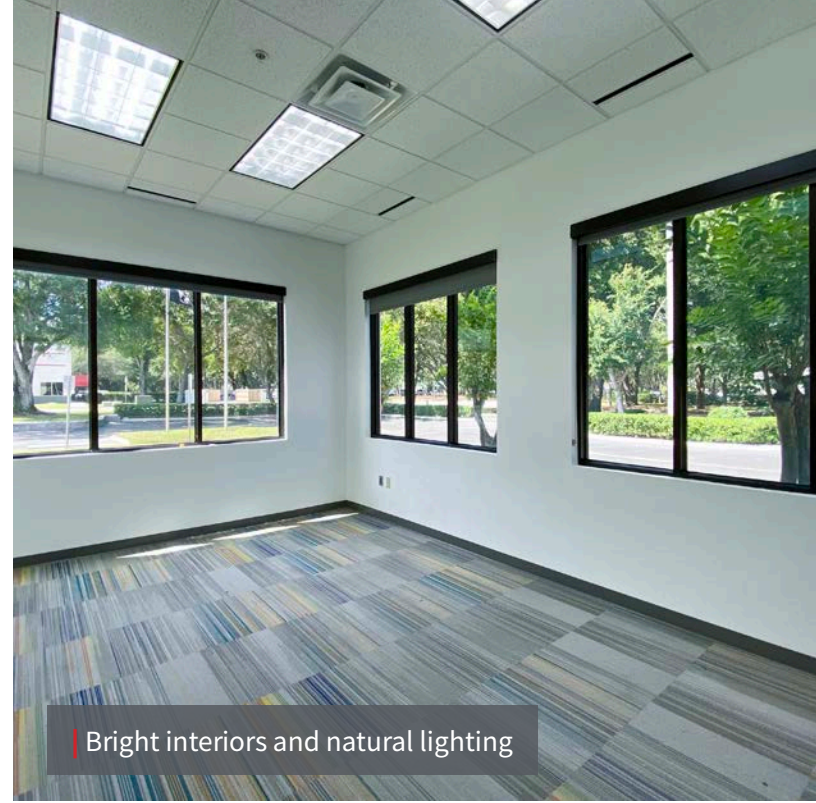
video tour



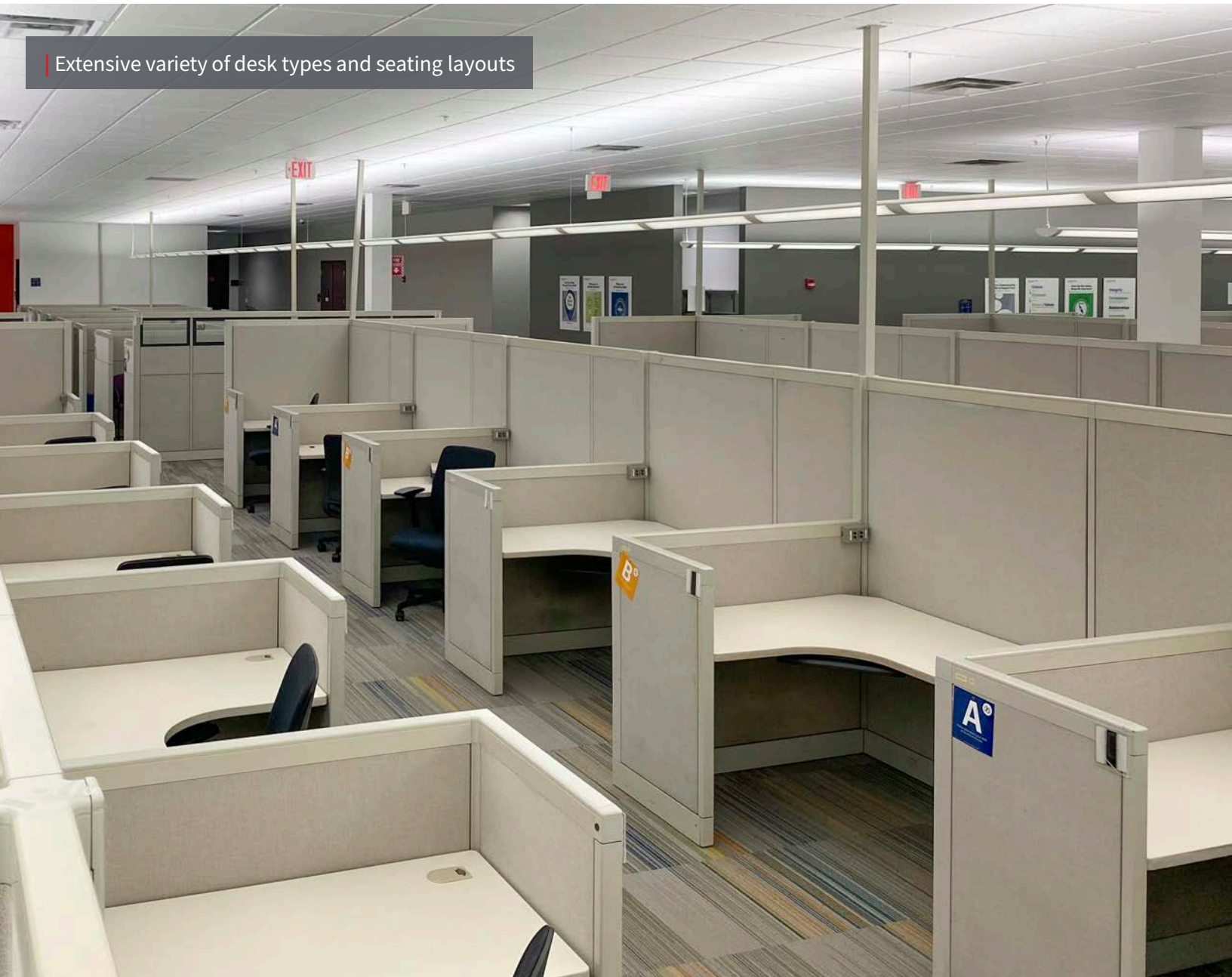
10210 Windhorst Road

Tampa, FL 33619

60,000 SF For Lease
Full Building Plug & Play



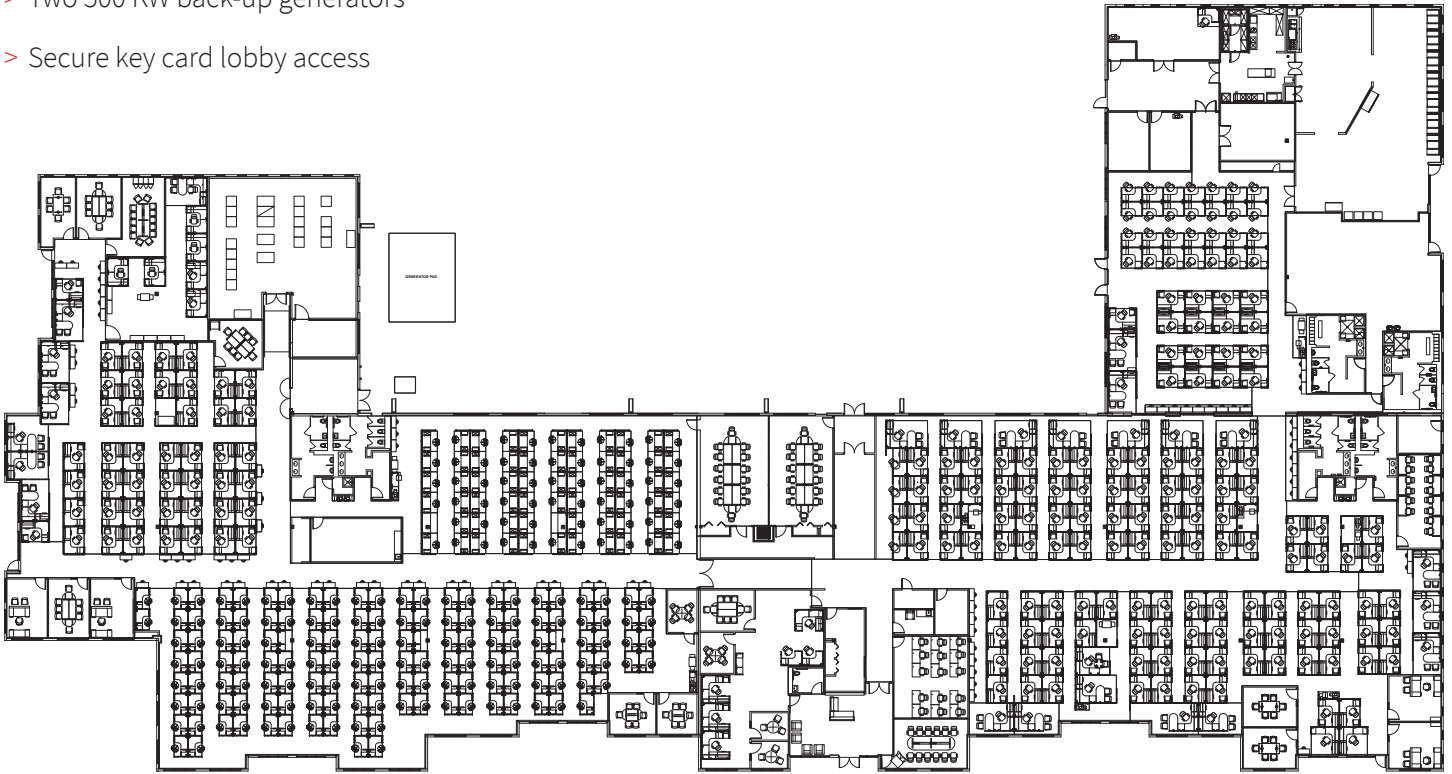
Bright interiors and natural lighting



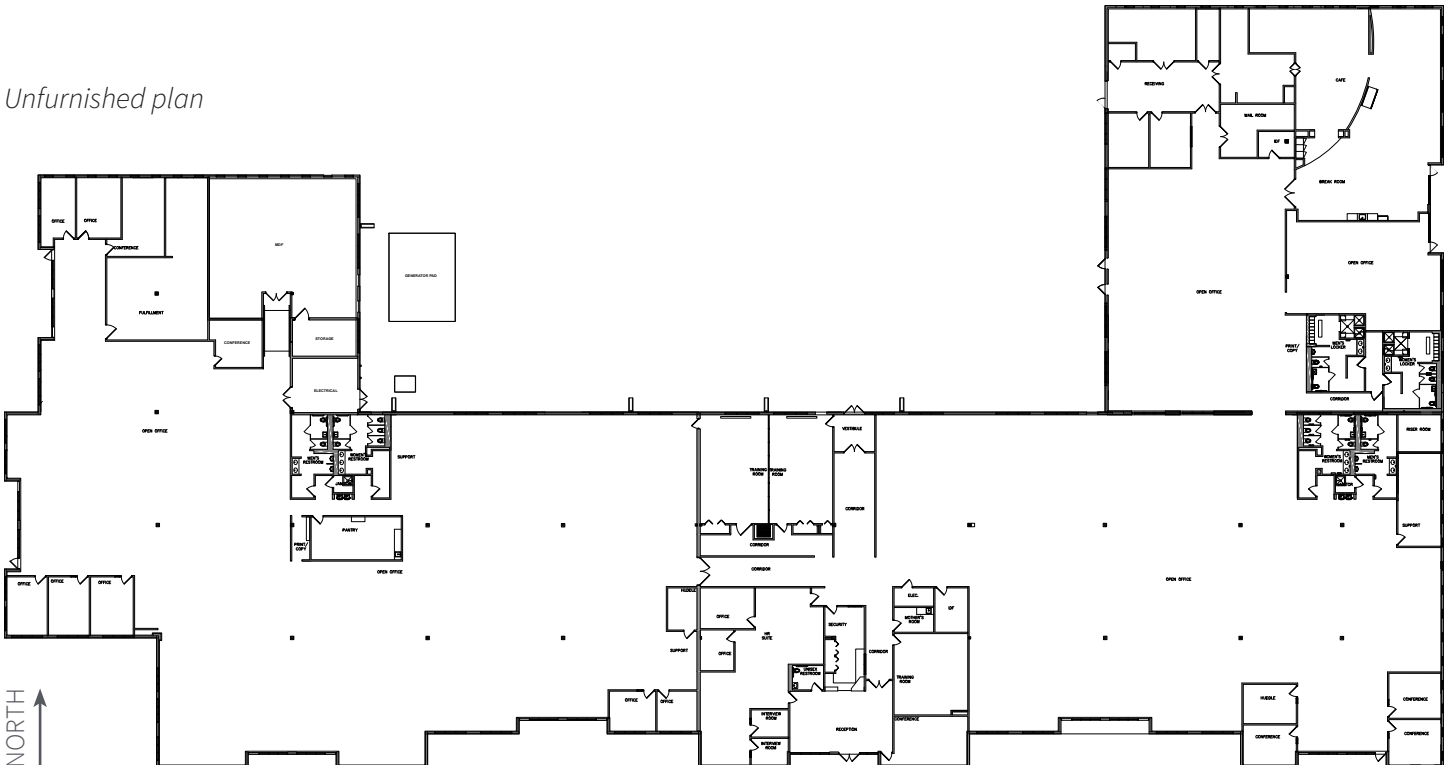
Extensive variety of desk types and seating layouts

- > Fully furnished and ready for plug & play
- > Able to expand building footprint by 39,000 SF for 99,000 SF total
- > Variety of desk options and seating layouts
- > 11-ft ceilings, 1,800-ft IT room with raised floor and FM-200 fire suppression
- > Large cafe/breakroom, outdoor patio seating, locker rooms and showers
- > Two 500 KW back-up generators
- > Secure key card lobby access

60,000 SF For Lease
 Expandable to 99,000 SF total

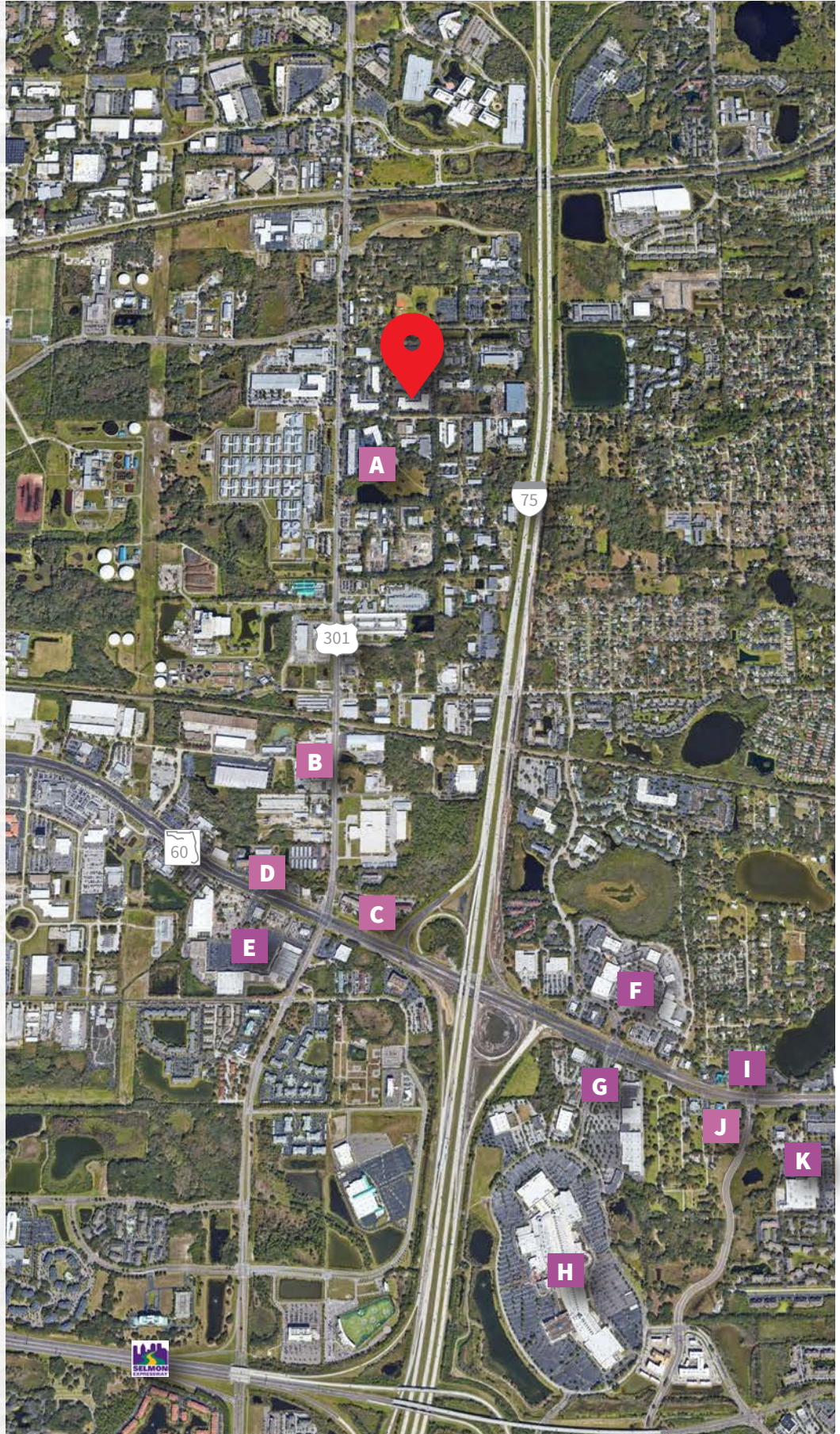


Unfurnished plan



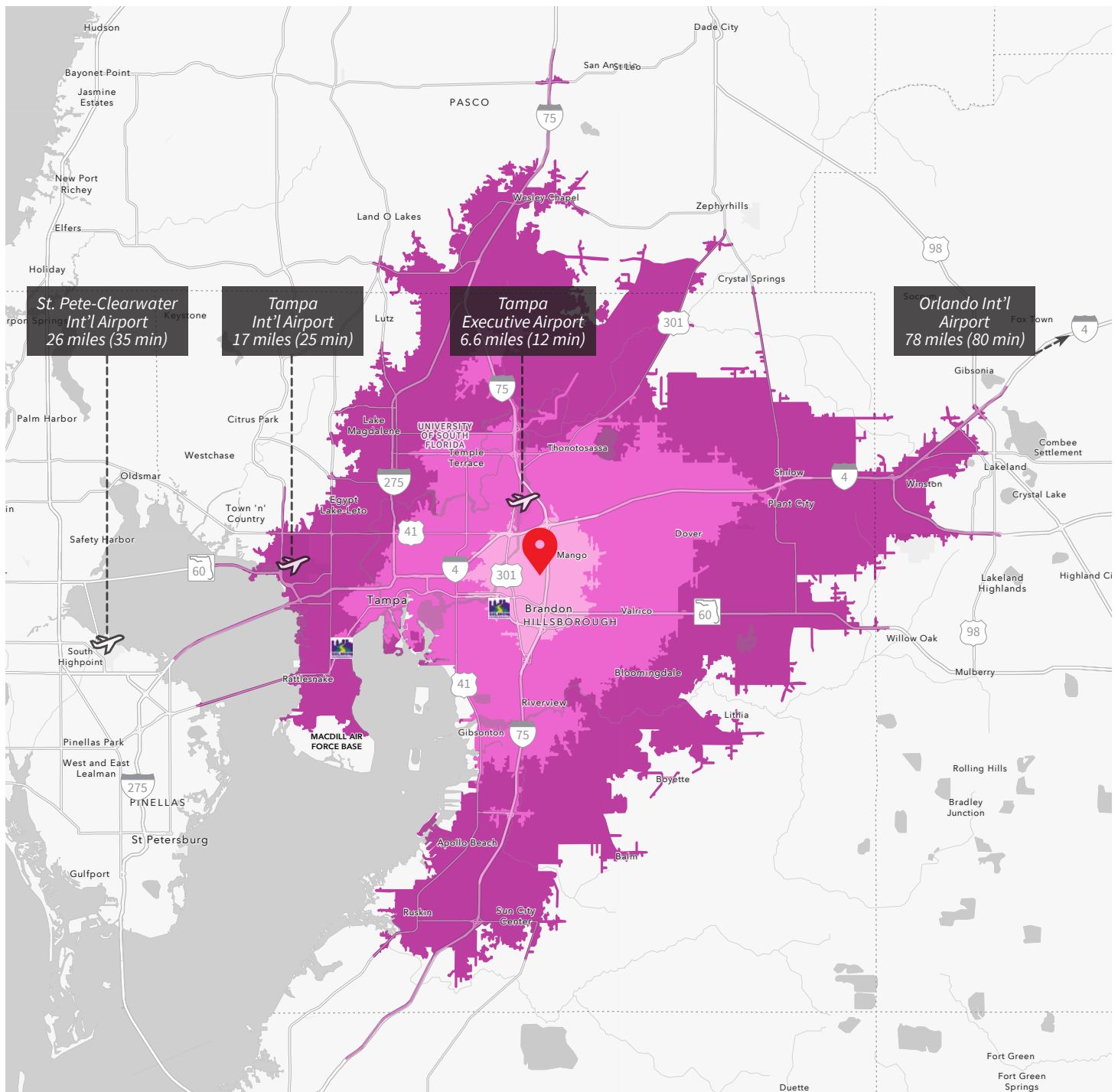
Robust dining options in under 8 minutes

- A** Tapas Spanish Cafe
- B** Taco Bus
- C** Bob Evans
- D** Wendy's
- E** Brandon Crossing
 - Hooters
 - McDonalds
 - Sweet Tomatoes
 - Cherry's
 - Subway
 - Irie Bay Jamaican Cuisine
 - Green Island Smoothies
 - Jin China
 - First Choice BBQ
 - Tokai Sushi
 - GrapeLeaf Express
- F** Regency Square Park
 - Olive Garden
 - Red Lobster
 - Starbucks
 - Moe's Southwest Grill
 - Tropical Smoothie Cafe
 - Corner Bakery Cafe
 - Kobe Japanese Steakhouse
 - More Italian
 - Big City Grill Co.
- G** Westfield Brandon Outparcels
 - Chipotle
 - Smokey Bones
 - The Honey Baked Ham Co.
- H** Westfield Brandon Mall
 - Aussie Grill by Outback
 - Bahama Breeze
 - P.F. Chang's
 - The Cheesecake Factory
 - Chick-fil-A
 - Panera Bread
 - Chipotle
 - Starbucks
 - Blind Tiger Cafe
 - Charley's Philly Steaks
 - Perry's BBQ
 - Pholicious
 - Thai Max
 - Red Robin Burgers
 - Sarku Japan
 - Villa Italian Cuisine
 - Planet Grilled Cheese
 - Mugs 'N Jugs
 - Auntie Anne's
- I** Brandon Lakes Plaza (et al)
 - Subway
 - Krispy Kreme
 - Outback
 - Sushi Maru
 - Bawarchi Indian Grill & Bar
 - Just Love Coffee Cafe
- J** PDQ
- K** Providence Square
 - Tres Amigos Cantina
 - Chili's
 - Firehouse Subs
 - Planet Smoothie
 - Wing Stop
 - Chicago's Best Burgers



2020 Drive-time Demographics

	10 min	20 min	<30 min
Population	62,632	497,227	1,225,877
Median Age	33.5	34.9	36.7
Labor Force	30,727	244,772	605,039
Median Home Value	\$156,888	\$197,815	\$223,691
Housing Affordability Index	182	149	142
Avg HH Income	\$65,157	\$74,952	\$83,784

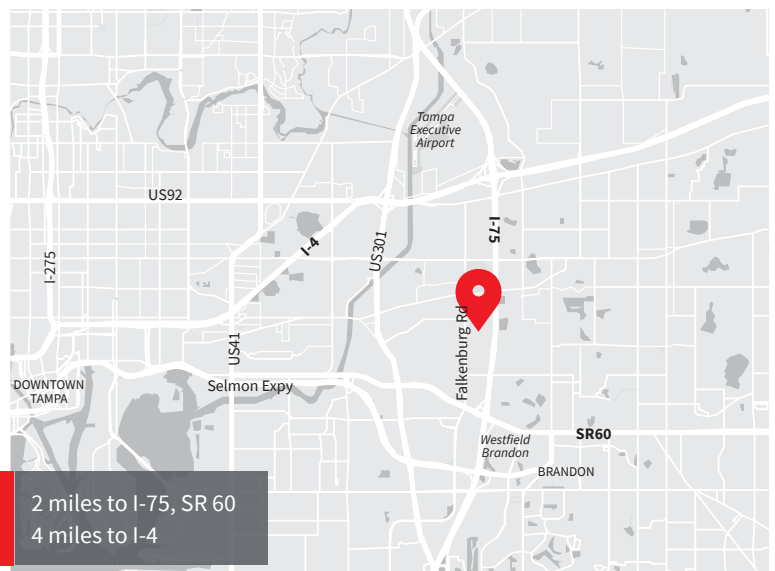




- > 8.4 acre site with room to expand
- > Located outside special flood hazard area (Zone X flood plain)
- > Built in 2000 with 2002 addition

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