



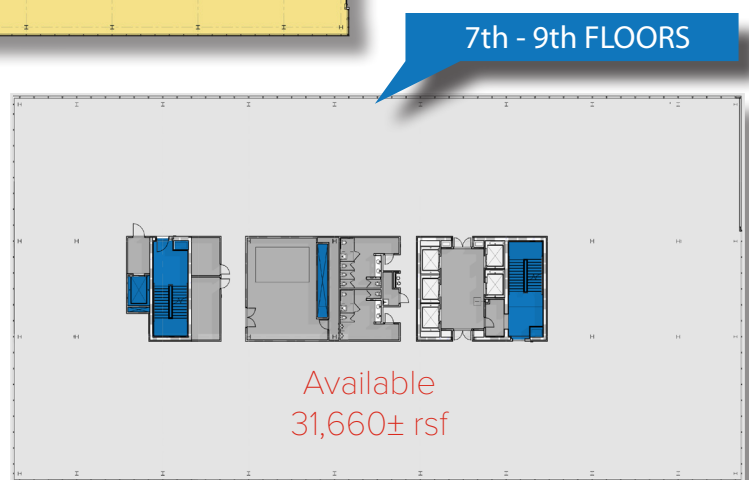
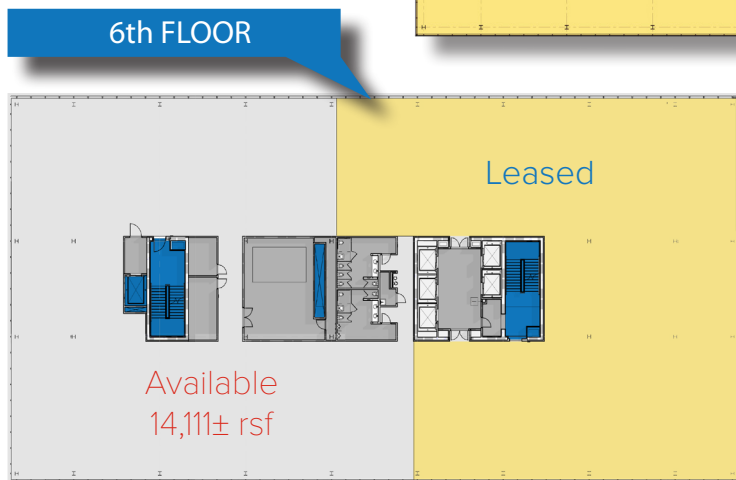
# SkyCenter|ONE

5411 SkyCenter Drive, Tampa, FL 33607

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

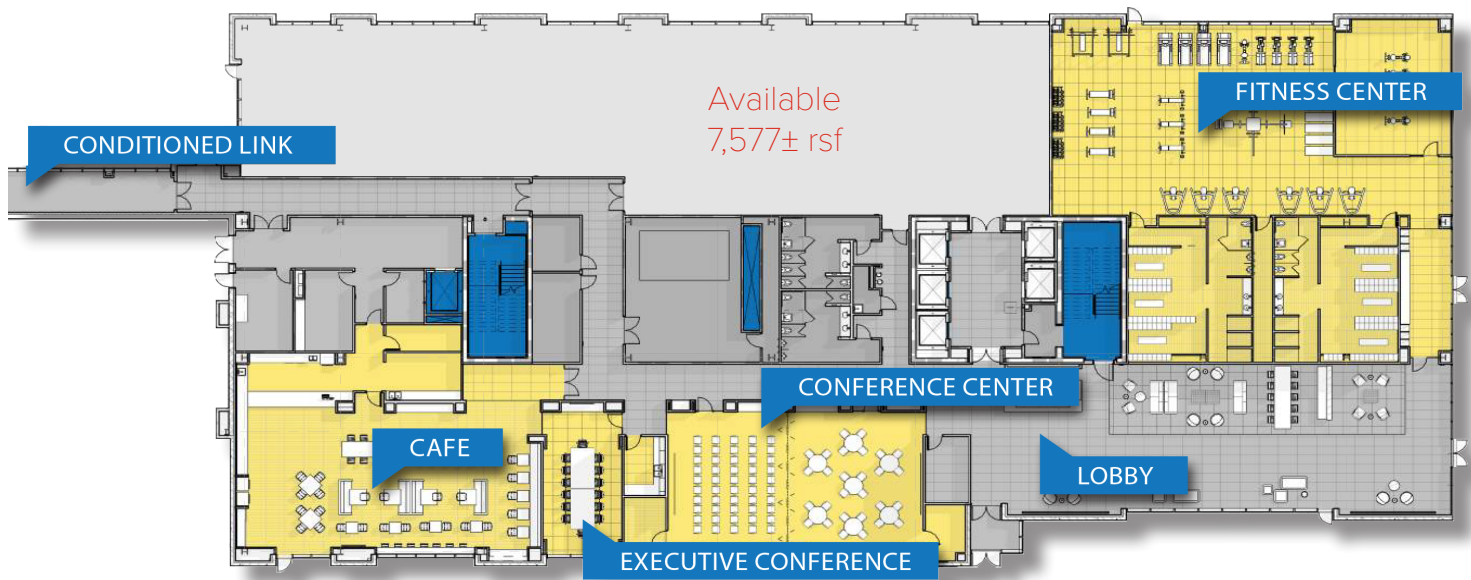






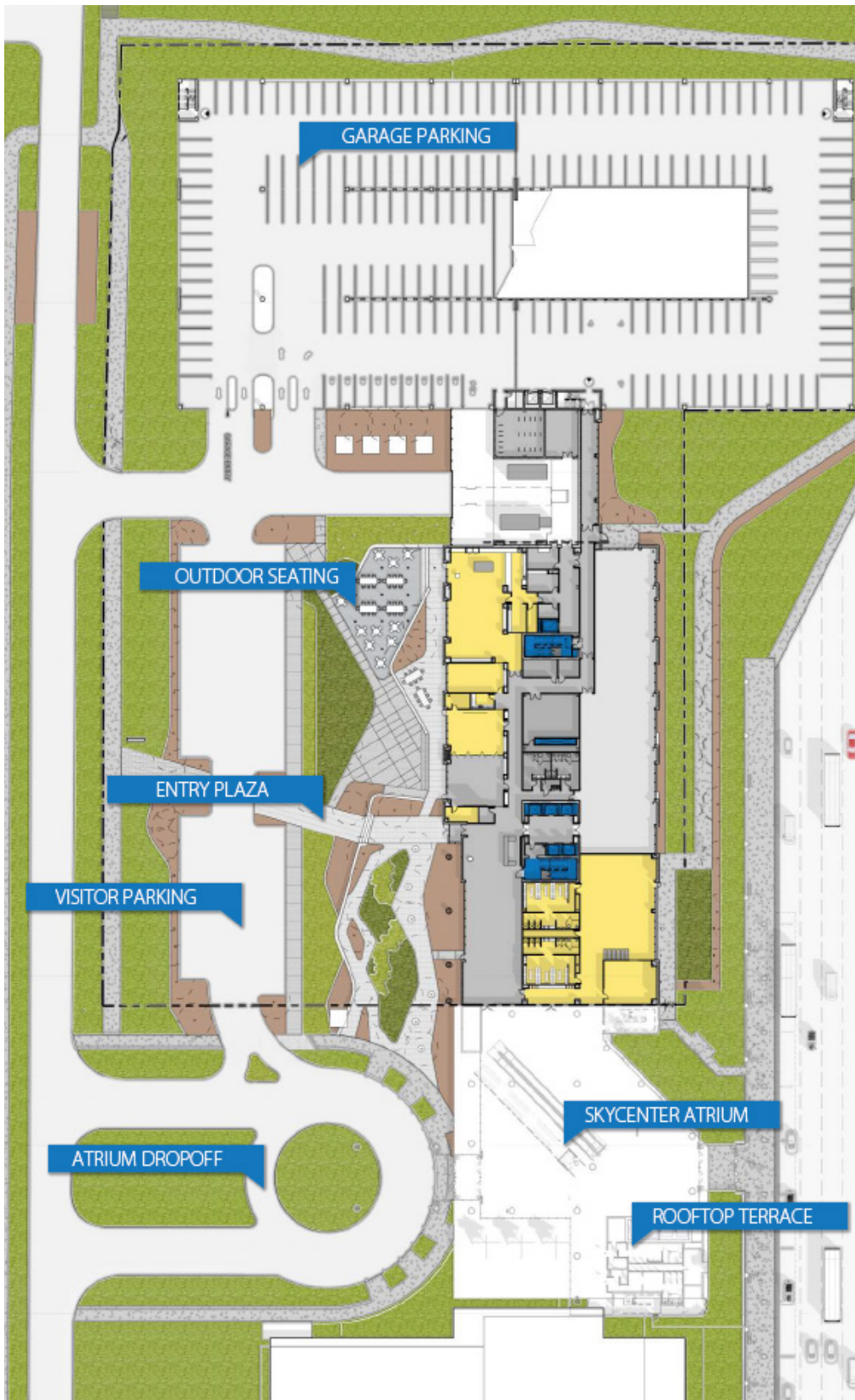
AVAILABILITY





# ON-SITE AMENITIES





## AIRPORT TERMINAL AMENITIES



P.F. Chang's



BAVARO'S  
PIZZA NAPOLETANA & PASTARIA



# 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 designed to be 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

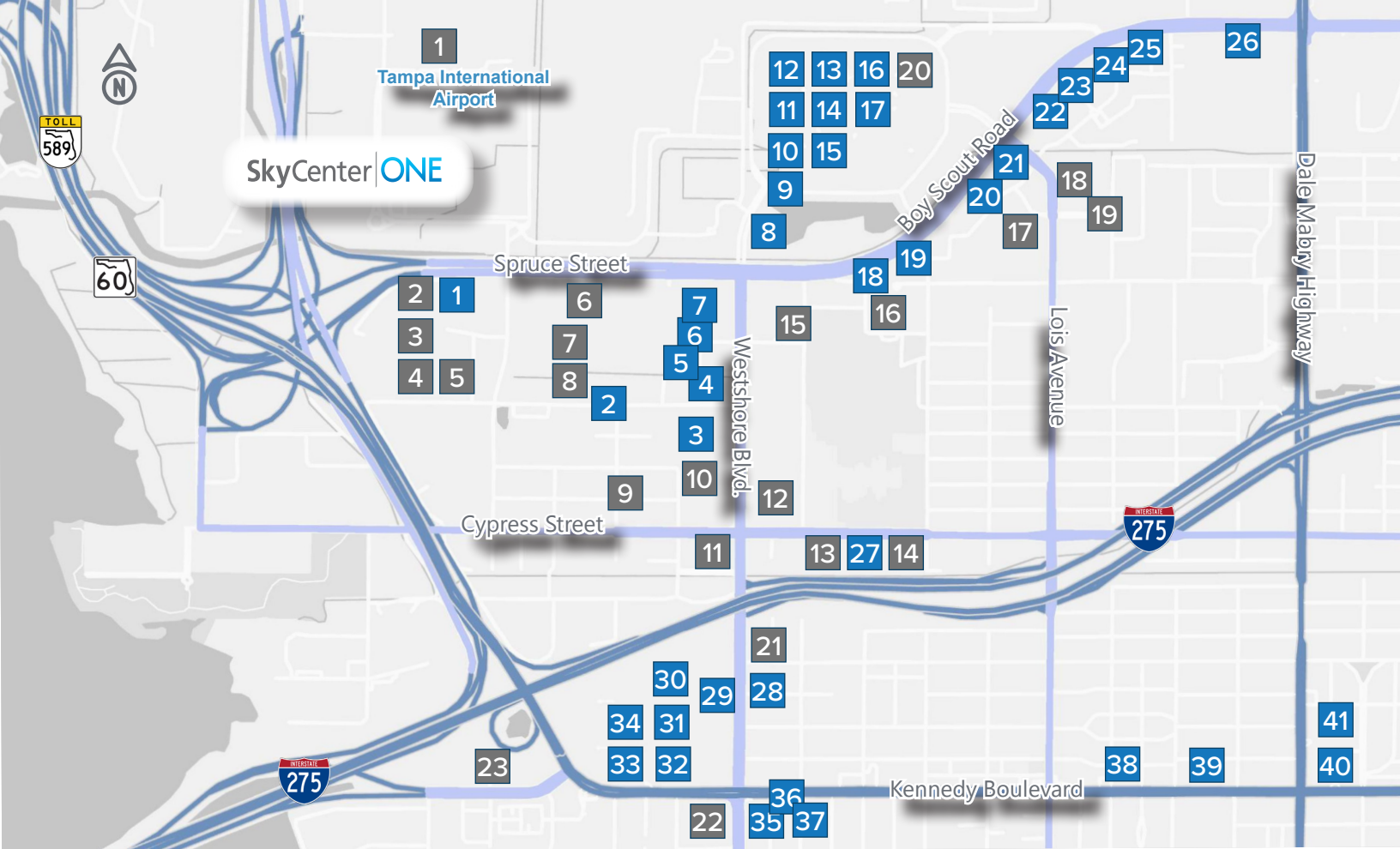
- 10 minutes from desk to airport terminal 
- Skybridge connection to airport terminal 
- Remote baggage drop-off 
- 15,000 sf Atrium rooftop area 
- Conference center 
- Innovative fitness center 
- Wellness walking trail 
- Healthy lifestyle cafe 
- Monitored on-site security 
- Future adjacent full 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             | 15 Doc B's Fresh Kitchen | 29 Season's 52             |
| 2 La Bamba Spanish Rest.    | 16 The Pub               | 30 PF Chang's China Bistro |
| 3 Starbucks Coffee          | 17 Rocco's Tacos         | 31 Maggiano's Little Italy |
| 4 Ruth's Chris Steakhouse   | 18 McAlister's Deli      | 32 Kingsford Fire Grille   |
| 5 Olive Garden              | 19 Eddie V's             | 33 Besito Mexican          |
| 6 Longhorn Steakhouse       | 20 Fleming's Steakhosue  | 34 Irish 31                |
| 7 Pei Wei                   | 21 Outback Steakhouse    | 35 Panera Bread            |
| 8 Ocean Prime               | 22 Del Frisco's Grille   | 36 Starbucks Coffee        |
| 9 Brio Italian Grille       | 23 Kona Grill            | 37 Subway                  |
| 10 California Pizza Kitchen | 24 Texas de Brazil       | 38 Jimbo's BBQ             |
| 11 The Capital Grill        | 25 Cooper's Hawk         | 39 Metro Diner             |
| 12 Cheesecake Factory       | 26 Miller's Ale House    | 40 The Hatchery            |
| 13 Taps Burger Bar          | 27 Charley's Steakhouse  | 41 The Brass Tap           |
| 14 Whiskey Cafe Kitchen     | 28 Chipotle              |                            |

## HOTELS

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

# AMENITIES MAP





# SkyCenter|ONE

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