



# 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
- Certified LEED Platinum







10,064± RSF Available

2nd FLOOR



AVAILABILITY



CAFE



FITNESS CENTER



CONFERENCE CENTER

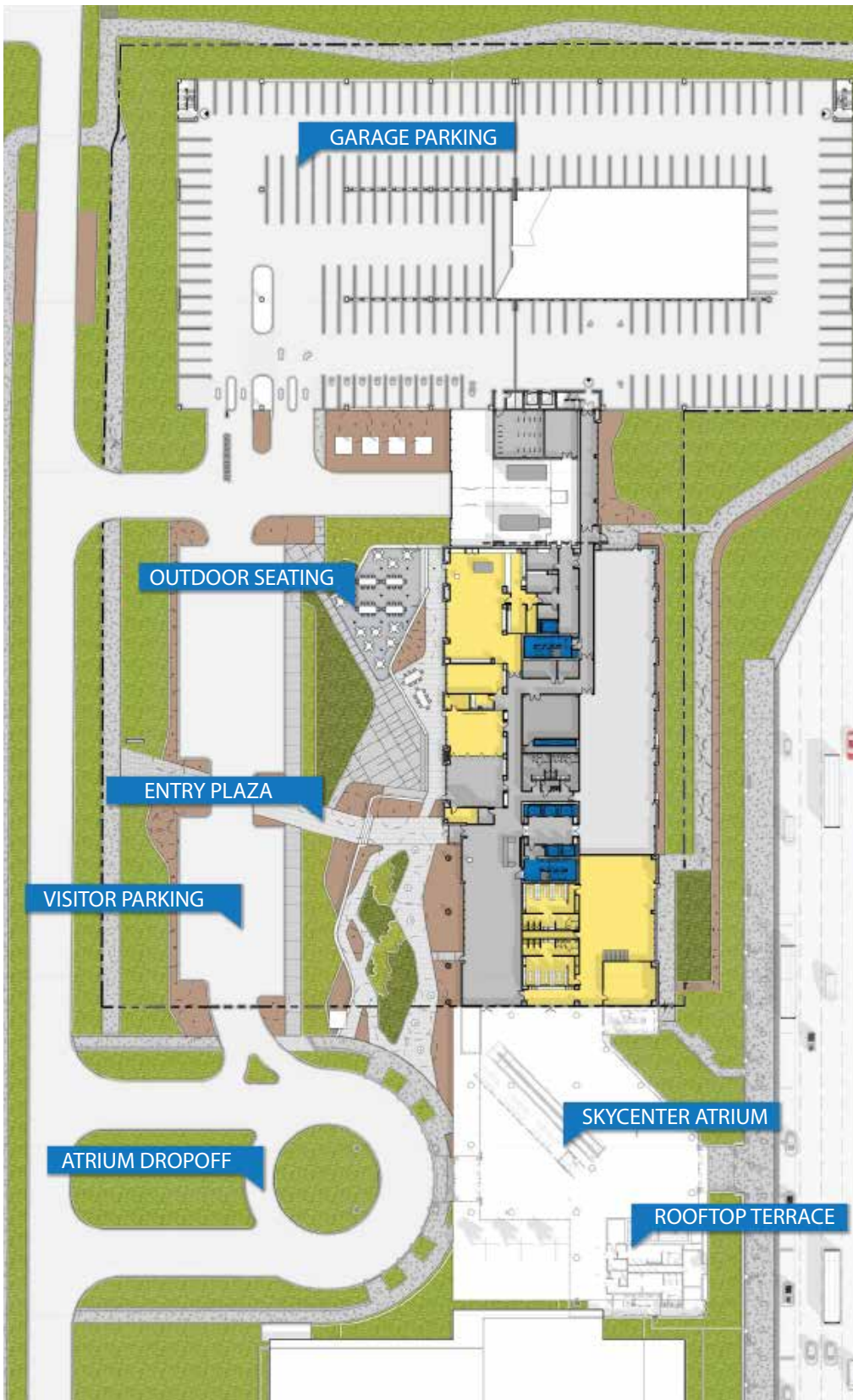


LOBBY

# ON-SITE AMENITIES



## AIRPORT TERMINAL AMENITIES



# 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.

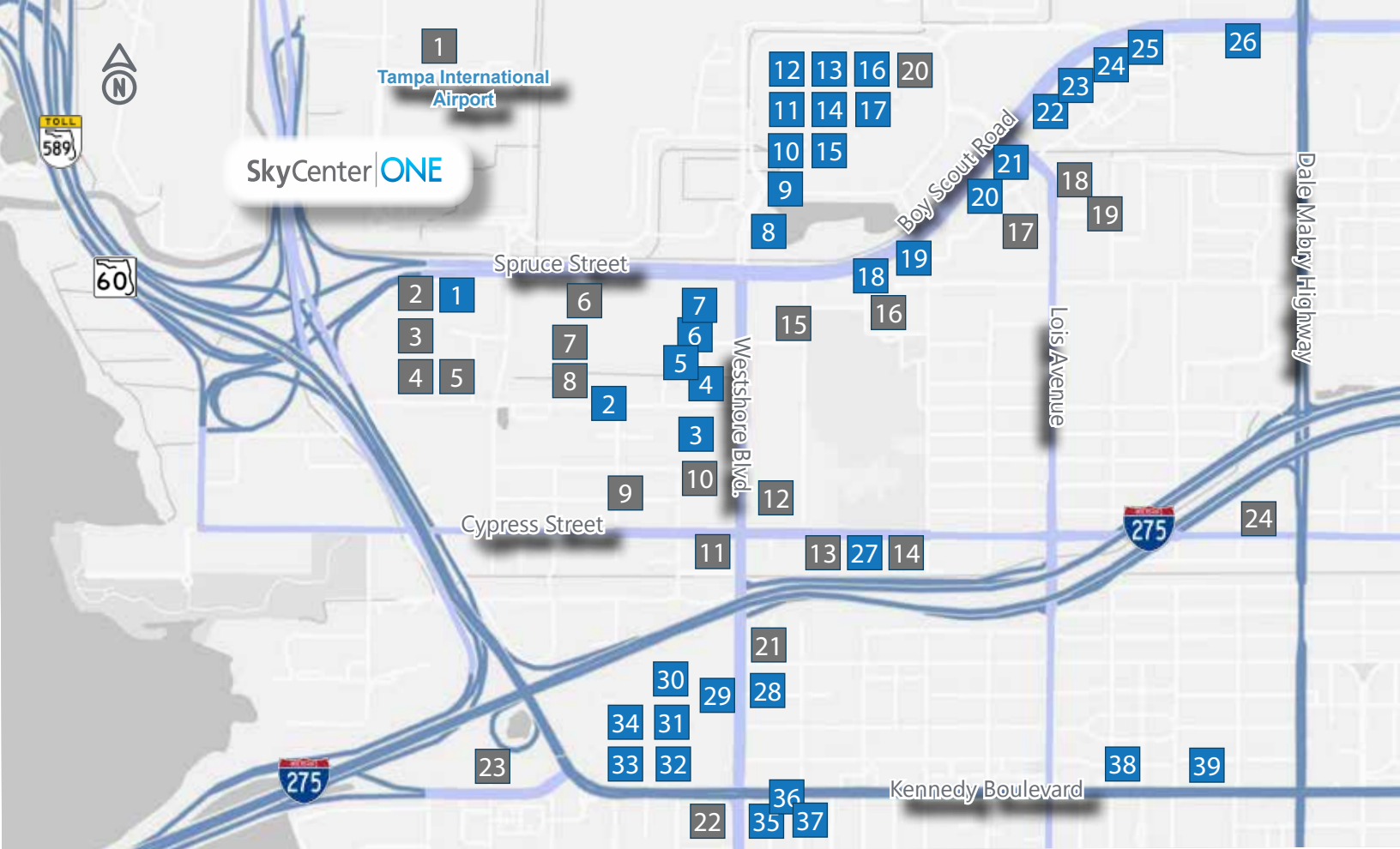
### CONNECTED

- 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             | 15 Doc B's Fresh Kitchen | 29 Season's 52              |
| 2 La Bamba Spanish Rest.    | 16 10&10 Enoteca         | 30 PF Chang's China Bistro  |
| 3 Starbucks Coffee          | 17 Rocco's Tacos         | 31 Maggiano's Little Italy  |
| 4 Ruth's Chris Steakhouse   | 18 McAlisters Deli       | 32 Amendment XXI            |
| 5 Olive Garden              | 19 Eddie V's             | 33 Besito Mexican           |
| 6 Longhorn Steakhouse       | 20 Fleming's Steakhosue  | 34 Kura Revolving Sushi Bar |
| 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 Grille       | 25 Cooper's Hawk         | 39 Metro Diner              |
| 12 Cheesecake Factory       | 26 Miller's Ale House    |                             |
| 13 ALMA Restaurant Bar      | 27 Charley's Steakhouse  |                             |
| 14 Whiskey Cake 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                  | 24 Courtyard by Marriott |
| 11 Holiday Inn             |                          |
| 12 Marriott Westshore      |                          |
| 13 DoubleTree              |                          |
| 14 Four Points by Sheraton |                          |

# AMENITIES MAP



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