

TRIPOINTE PLAZA – NEW RESTAURANT/OFFICE DEVELOPMENT

TAMPA, FLORIDA

PREMIER MIXED USE DEVELOPMENT

23,000 SF | Development Opportunity

71,660 SF | Existing Class A Office & Retail Property



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EXISTING CLASS A OFFICE & RETAIL

Address: 4410 & 4488 West Boy Scout Boulevard
Tampa, FL 33607 (Hillsborough County)



Location: The Property is bordered by West Boy Scout Boulevard to the north and North Manhattan Avenue to the east

Ingress/Egress: One point of ingress and egress is located on the north side of the Property on West Boy Scout Road and one point of ingress and egress is located on the east side of the Property on North Manhattan Avenue

Current Size:	Office Building:	46,647 SF
	Ground Floor In - Line Retail:	
	TD Ameritrade (drive-through):	5,000 SF
	McAllister's Deli:	4,545 SF
	Body Sculpt of Tampa:	5,460 SF
	<u>Eddie V's:</u>	<u>10,008 SF</u>
	Total Current Size:	71,660 SF

Number of Floors: Office building - four stories
Parking garage with in-line retail - six stories

Year Built: 2008

Land Size: 3.41 ± acres (total)

Parking: There is an abundant amount of structured and surface parking for the office building, in-line retail, and new development

EXISTING EDDIE V'S RESTAURANT

Current Size: 10,008 SF

Number of Floors: One

Year Built: 2013

Land Size: 0.93 ± acres

Maximum Occupants: 403





NEW BUILDING CONCEPT

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- ❑ The development plan calls for the construction of a free-standing building on the west side of the existing Synovus Bank Building. This will add approximately 23,000 square feet of office and restaurant space. This site is one of the last remaining office/retail development opportunities left in the Westshore area
- ❑ The new building will have a valet drop off which will accommodate the office tenants as well as the restaurant user
- ❑ Patrons of the restaurant will have a unique opportunity to dine either inside the dining room or outside on the elevated terrace above Boy Scout Blvd. with views of Tampa International Airport and International Plaza
- ❑ The new restaurant can stay open to 3am which offers a unique opportunity to cater to late night clientele and to further accommodate the dinner patrons of Eddie V's which closes at 11pm on weekdays and 12am on weekends



LEASE PROVISIONS

- ❑ General business terms will be for a 10 year term with rates between \$60 to \$65 NNN for the restaurant space, and \$40-45 Full Service for the office space. Approximately \$100/SF of tenant improvement allowance will be provided for the interior build out of the restaurant space and \$40/SF for the office space
- ❑ For the restaurant space, the Landlord will deliver a shell box ready for further interior improvement as a restaurant with a roof, perimeters, walls/windows, floor deck, sanitary lines, and utility service stubs

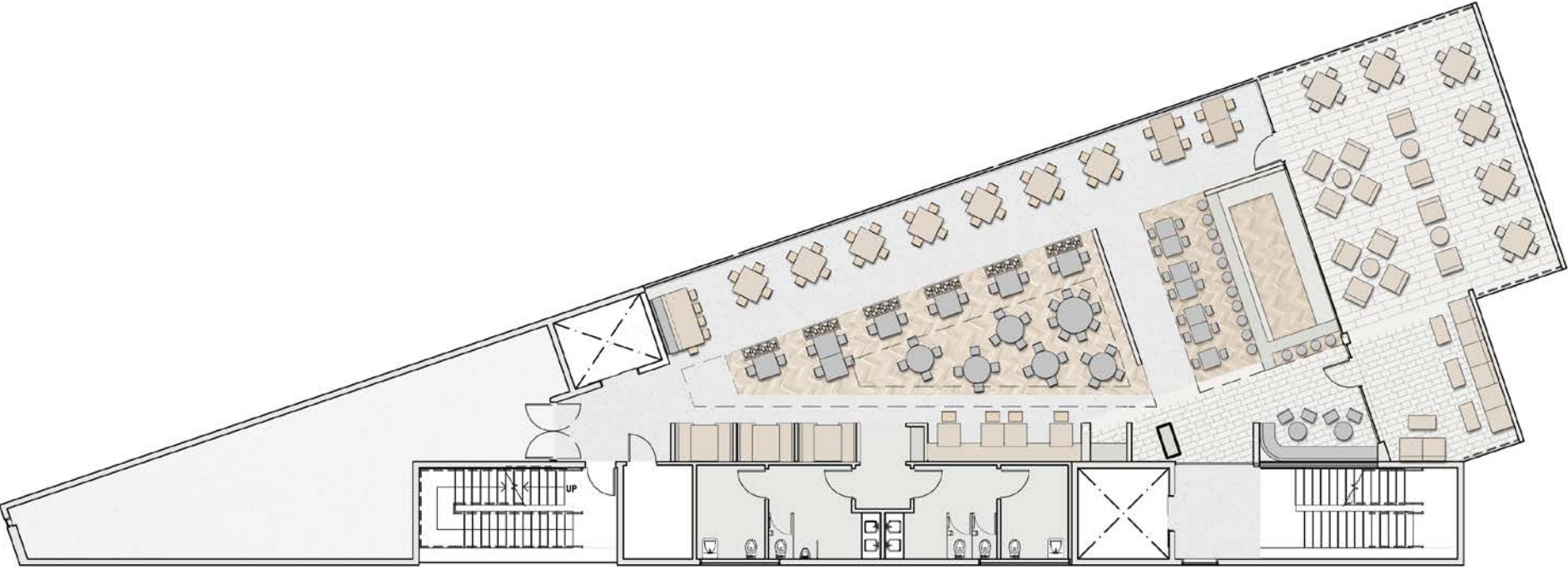
RENDERINGS OF NEW BUILDING CONCEPT



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FLOOR PLAN OF RESTAURANT CONCEPT



PROGRAM AREAS	
Restaurant (Interior):	4,612 SF
Restaurant (Patio):	966 SF
Total:	5,578 SF

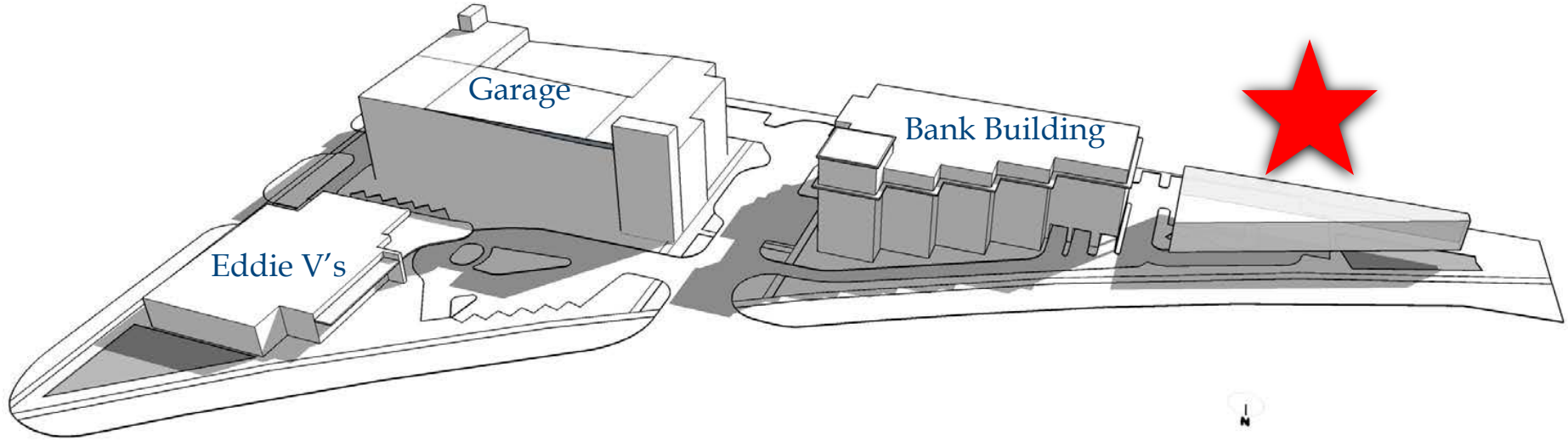
RENDERING OF RESTAURANT INTERIOR



RENDERING OF RESTAURANT INTERIOR



SITE PLAN OF NEW BUILDING CONCEPT



ADDITIONAL RENDERINGS



ADDITIONAL RENDERINGS



ADDITIONAL RENDERINGS





WHY WESTSHORE?

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- ❑ The Westshore district is located at the geographic center of Tampa Bay
- ❑ It's the center of activity not only in the Tampa Bay region, but also on Florida's west coast
- ❑ Westshore has become Florida's largest office community, with over 4,000 businesses and 93,000+ employees

- ❑ Westshore offers Tampa's finest restaurants, world-class shopping, extraordinary hotels, and vibrant residential neighborhoods
- ❑ The phrase "location, location, location" rings true for the Westshore area
- ❑ Westshore consumers spend 17% more than the national average on food, retail, and entertainment

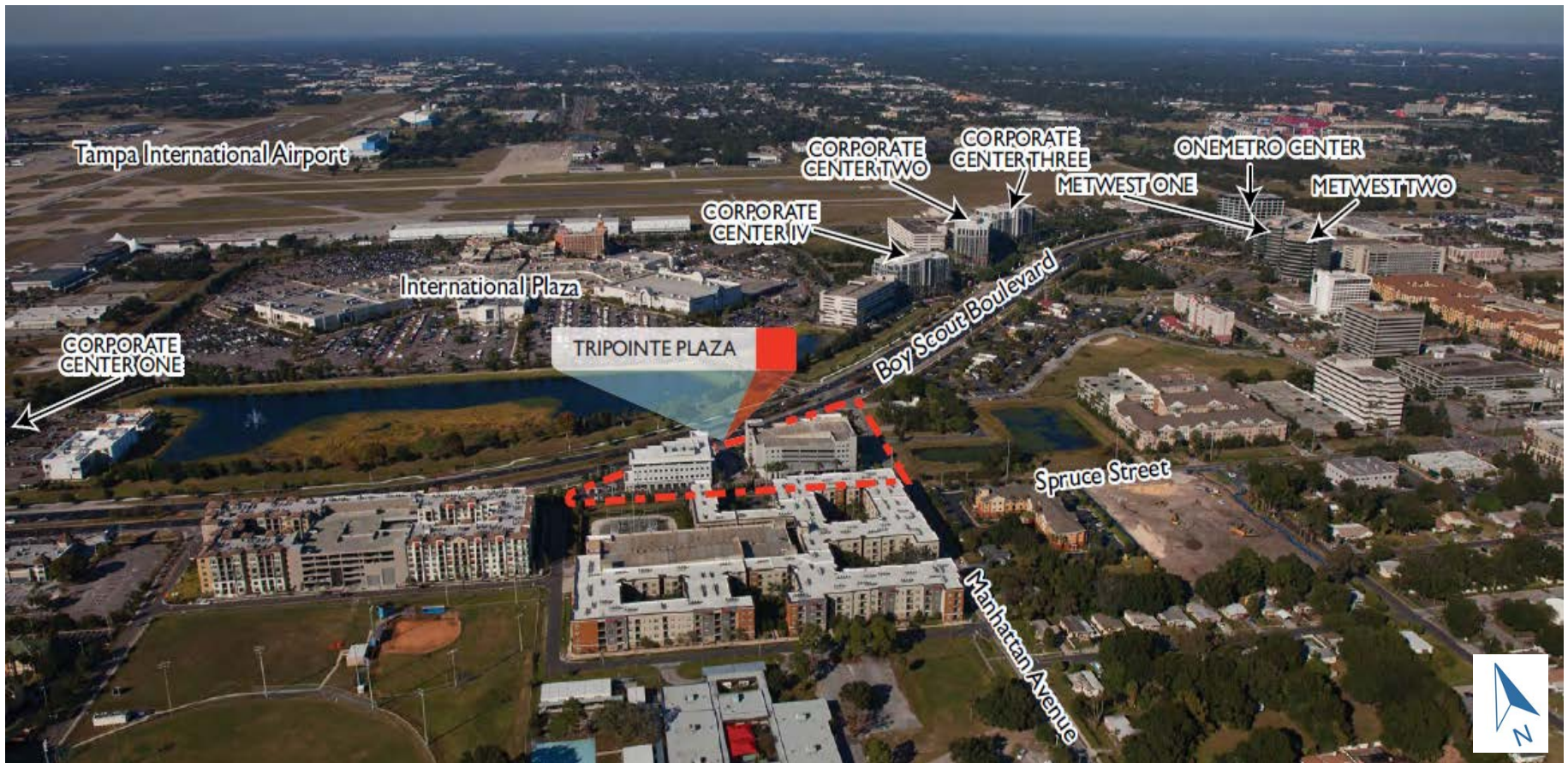


Commercial Office Space:	12.8 million SF
Number of Businesses:	4,000+
Employment:	93,000+
Number of Hotels:	42
Number of Hotel Rooms:	7,382
Retail Development:	6 million SF
Number of Restaurants:	250+

WESTSHORE OFFICE MARKET HIGHLIGHTS

- ❑ Florida's largest office submarket
- ❑ 12.8 million SF of office space
- ❑ Over 4,000 businesses in a 2 mile radius
- ❑ Mature office market

Major Employers:



WESTSHORE RETAIL MARKET HIGHLIGHTS

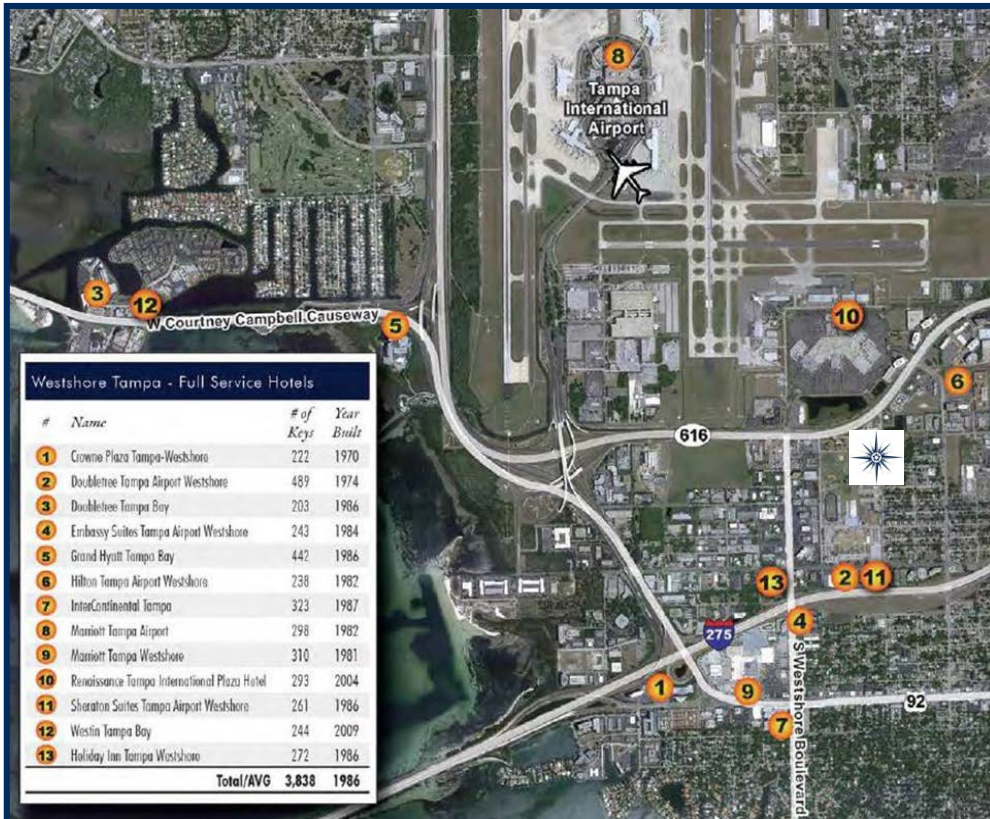
- ❑ There are 35 shopping centers with over 8.3 million SF of retail space and 250+ restaurants
- ❑ Retail sales have increased by 7% in the past year
- ❑ With an occupancy level of 96%, there are very limited vacancy options for high-end dining
- ❑ Over 93,000+ jobs



InterContinental Tampa Hotel



Renaissance International Hotel

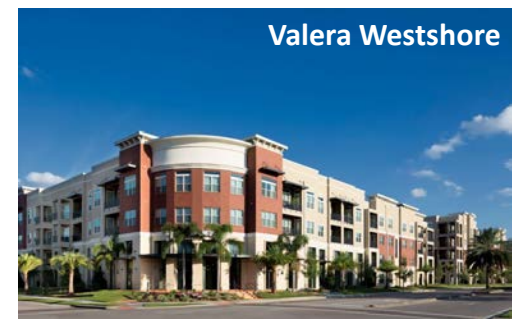


WESTSHORE HOTEL MARKET HIGHLIGHTS

- ❑ One of the top performing hospitality markets
- ❑ In 2015, Tampa experienced the second highest growth rate in the United States with an annual RevPAR growth rate of 15.8%
- ❑ 42 hotels with 7,382 rooms available
- ❑ In 2015, Hillsborough County hotels generated a record \$540 million in revenue

WESTSHORE: A RESIDENTIAL NEIGHBORHOOD

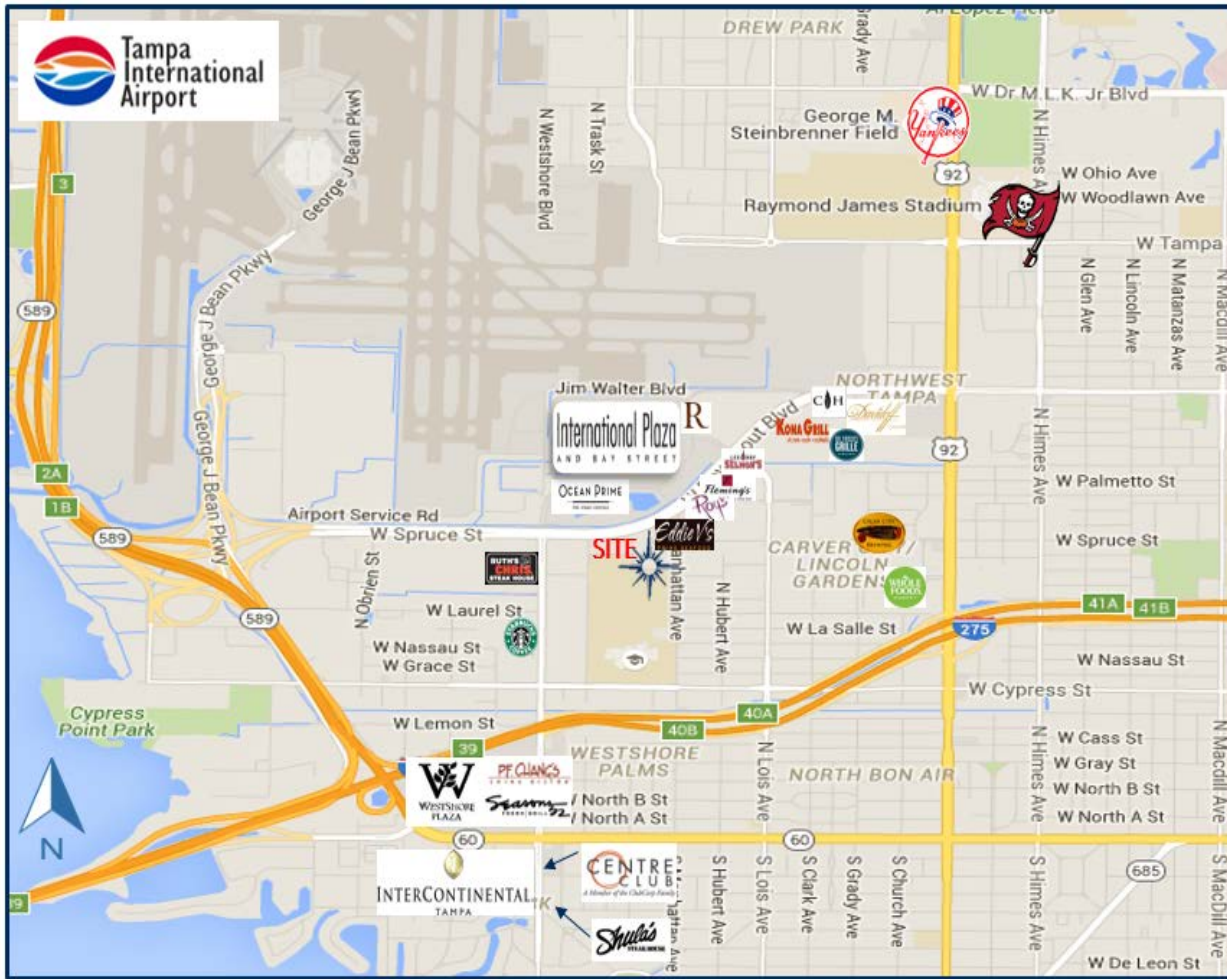
- ❑ Not only is the Westshore area the largest hub for shopping, restaurants, and entertainment in Tampa Bay, it's also a beautiful neighborhood and highly desirable place to live
- ❑ The Westshore area is surrounded by some of Tampa's best neighborhoods which are all located within ten minutes of the new rooftop development. The majority of all the homes in the surrounding area range in price from \$400,000 to \$5.0 million
- ❑ Westshore offers a diverse mix of apartments, condominiums, townhomes, and single family neighborhoods
- ❑ Currently, the area has over 5,200 apartment units and there are multiple new developments underway





WESTSHORE SITE MAPS

WESTSHORE/TRIPOINTE PLAZA SITE MAP



BOY SCOUT BOULEVARD SITE MAP



**International Plaza
AND BAY STREET**

Restaurants:

-  
-   

Retail:

-   
-   
-    

Renaissance Tampa Hotel:

- 293-room hotel
- Pelagia Trattoria (Upscale Italian Rest.)
- Business Center
- 15 event rooms

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