

INDEPENDENCE ONE

4110 GEORGE ROAD | TAMPA

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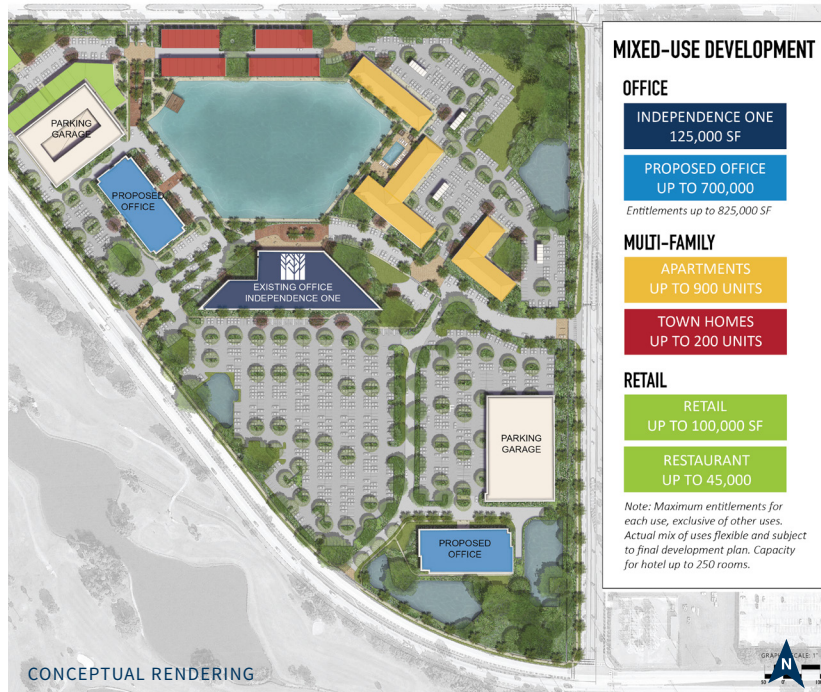
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 **Highwoods**
PROPERTIES



SPACIOUS OFFICE BUILDING

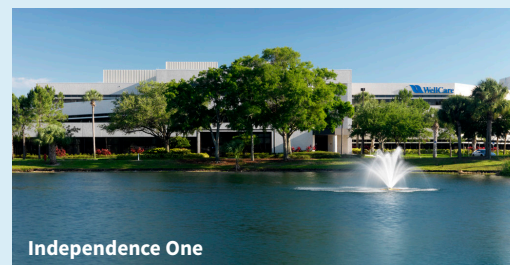
- Three stories, 115,740 RSF
- Entitlements up to 825,000 SF of office
- 6/1,000 total parking - structured and surface with flexibility for additional parking
- Targeted as a future mixed-use development site with potential multifamily, retail, and restaurant users

AMENITIES

- 44 acre campus in a park-like setting among mature oak trees
- A wide variety of restaurants, hotels and residential communities located within a three-mile radius
- On-site jogging trail, deli and fitness center

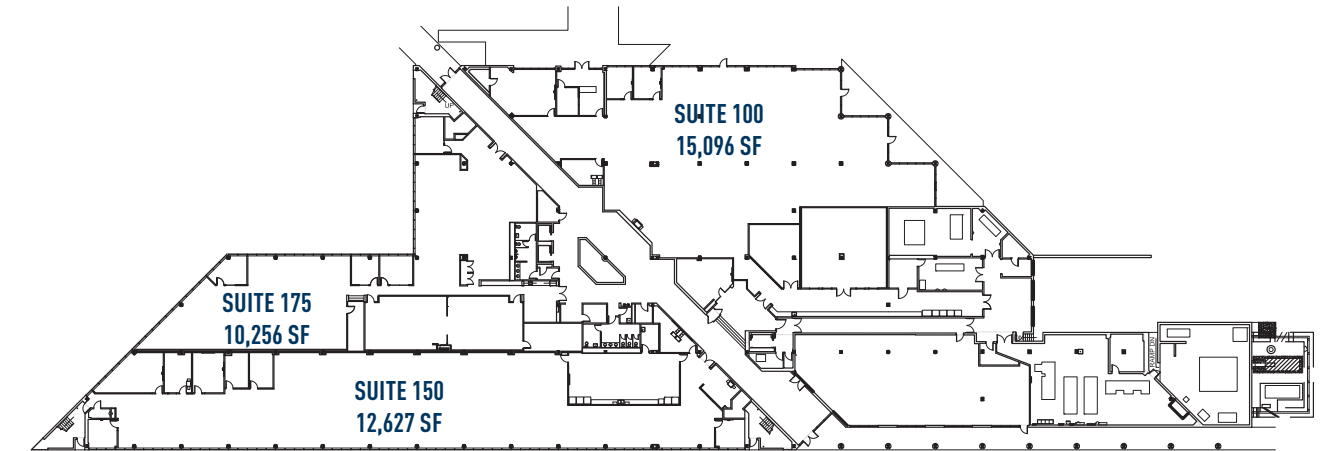
LOCATION

- Prime Westshore location
- Easy access to I-275, SR 60 and the Veterans Expressway
- Five minutes to Tampa International Airport
- Centrally located to a diverse and abundant skilled labor market
- Four points of ingress and egress

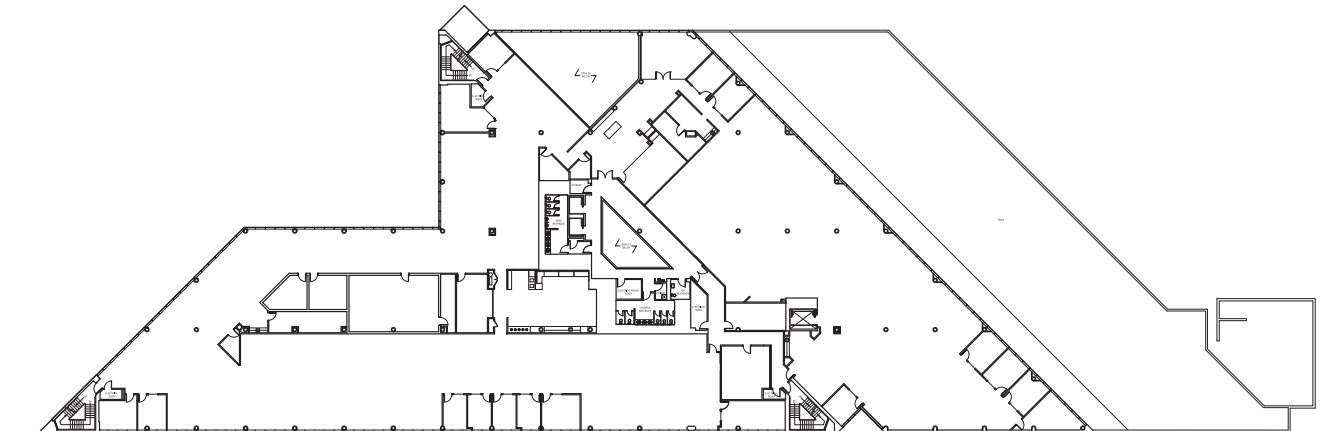


FLOOR PLANS DESIGNED TO CREATE A COLLABORATIVE WORKPLACE EXPERIENCE

FIRST FLOOR



SECOND FLOOR | 40,053 SF



THIRD FLOOR | 30,350 SF

