



AT CYPRESS POINT PARK



OFFICE FOR LEASE

5660-5690 & 5810-5840
W. CYPRESS ST., TAMPA, FL



NO LOAD FACTOR USEABLE = RENTABLE
NO SHARED HVAC YOU CONTROL YOUR UNIT

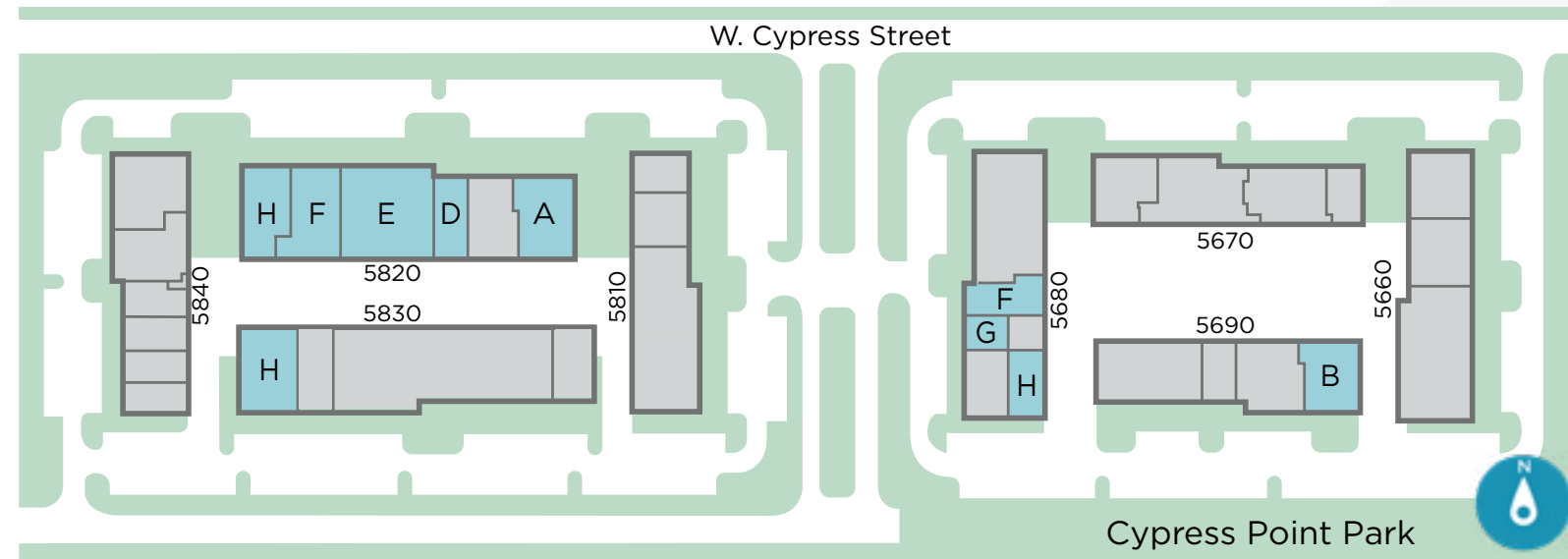


PROPERTY HIGHLIGHTS

- On-site property management, maintenance, and day porter
- Landlord handles all interior maintenance, janitorial & HVAC
- 24-7 access and control of HVAC
- Frontier FIOS and Spectrum Networks
- Adjacent to Cypress Point Park



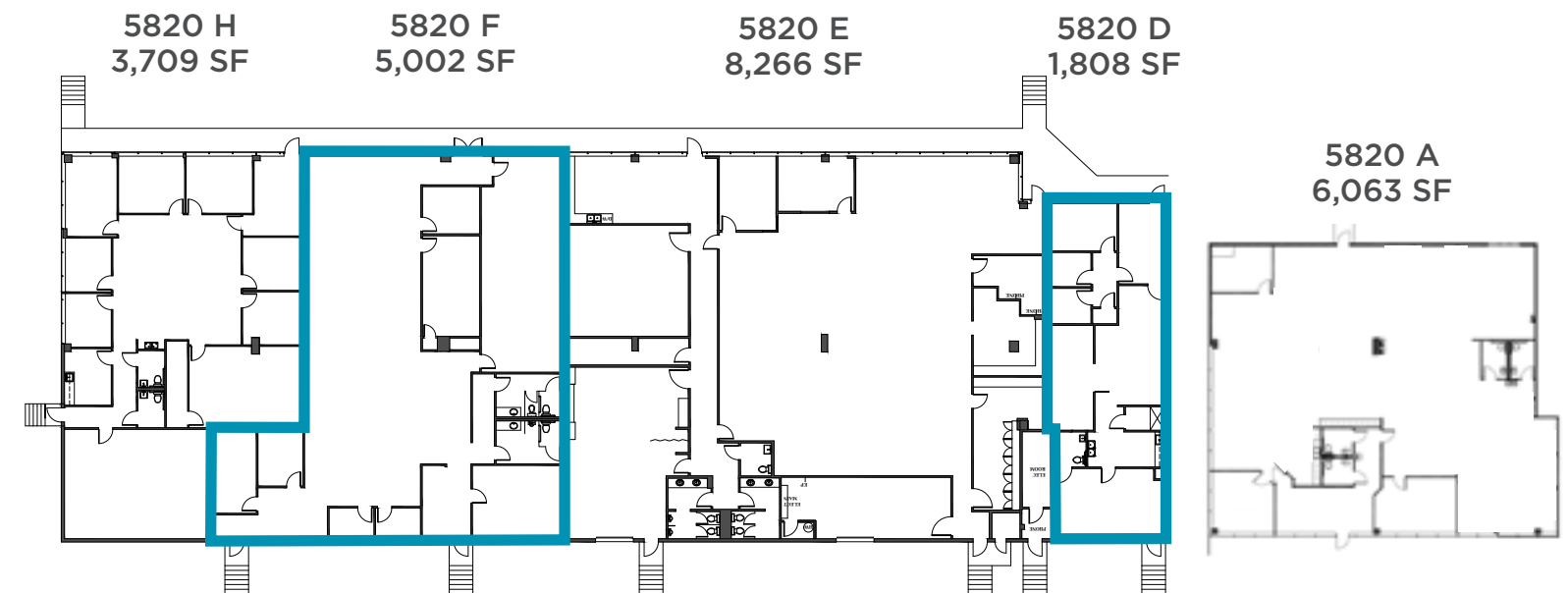
AVAILABILITIES RANGING FROM
1,308 - 18,784 SF



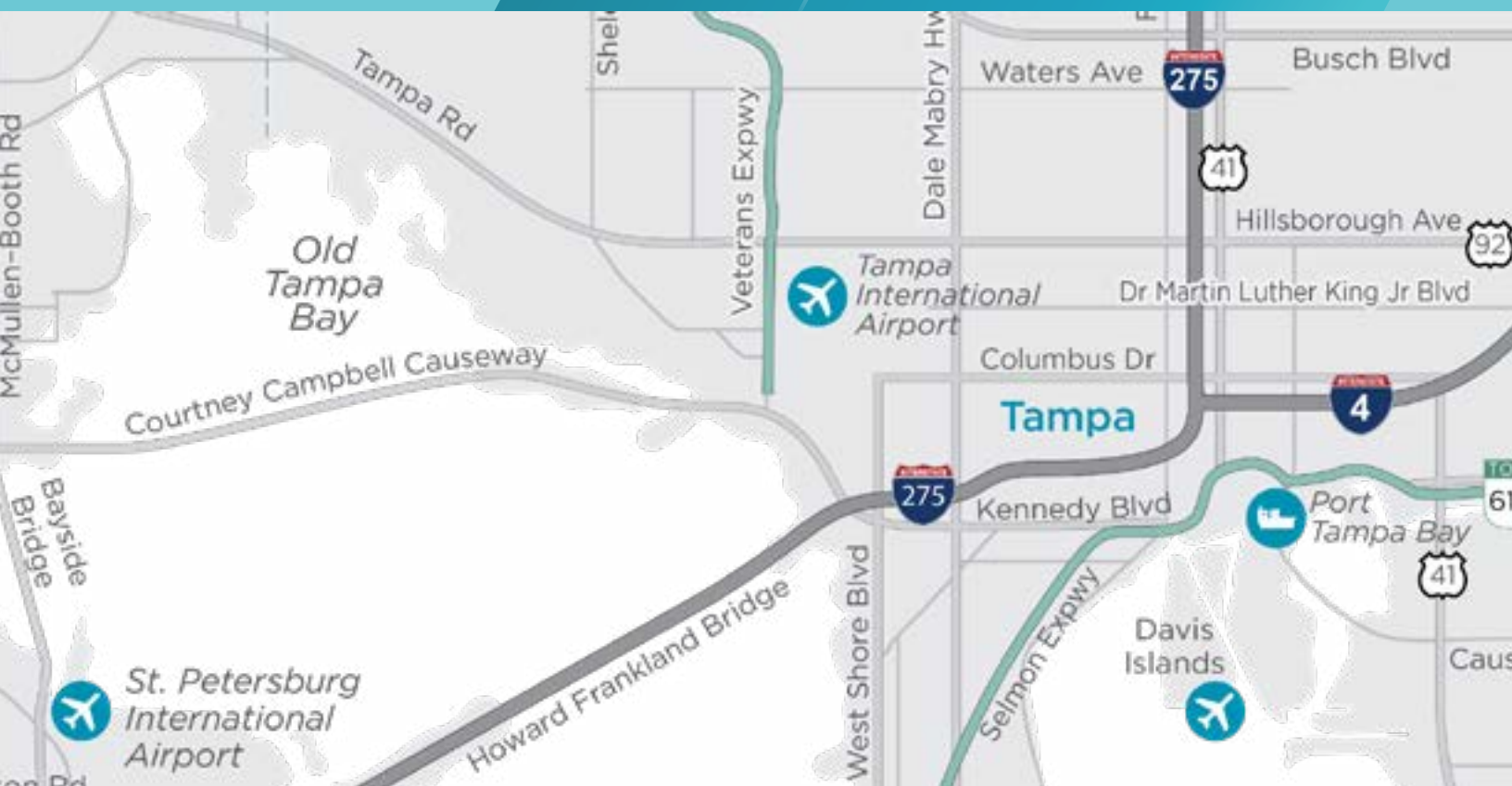
SUITES	TOTAL SF	MAX CONTIG	AVAILABLE
Suite 5680 G	1,308		1/1/2026
Suite 5680 H	2,244		Immediate
Suite 5690 B	5,650		12/1/2025
Suite 5820 D	1,808	18,784	30-60 Days
Suite 5820 H	3,708	18,784	Immediate
Suite 5820 F	5,002	18,784	2/1/2026
Suite 5820 A	6,063		Immediate
Suite 5830 H	7,111		Immediate
Suite 5820 E	8,266	18,784	Immediate

BUILDING FEATURES

Available	1,308 SF - 18,784 SF
Lease Rate	\$28.50 / SF plus Electric
Parking Ratio	4 / 1,000 SF



LOCATION OVERVIEW



CENTRAL LOCATION

Bay West is minutes to TIA, I-275, Veterans Expressway, SR 60 and Pinellas County.

Located in front of Cypress Point Park with access to jogging trail to Courtney Campbell Causeway.

Memorial Hwy SR 60 exit is at the entrance of the property.

Building is adjacent to Cypress Point Park allowing access to the beach, Pinellas Trail and 18 hole Frisbee golf course.

DRIVE TIMES

Interstate 275	1.0 mile	2 minutes
Hotel	1.2 miles	3 minutes
Tampa International Airport	2.5 miles	4 minutes
Veterans Expressway	3.6 miles	5 minutes
International Plaza	2.0 miles	7 minutes
Downtown Tampa	6.0 miles	15 minutes

For more information, please contact:

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