

# Eisenhower II

*Build-to-Suit Opportunity - Westshore Submarket*

Tampa, FL



**AVISON  
YOUNG**

Owned by:

**STRATEGIC**  
OFFICE PARTNERS

# Convenient Campus-Like Setting

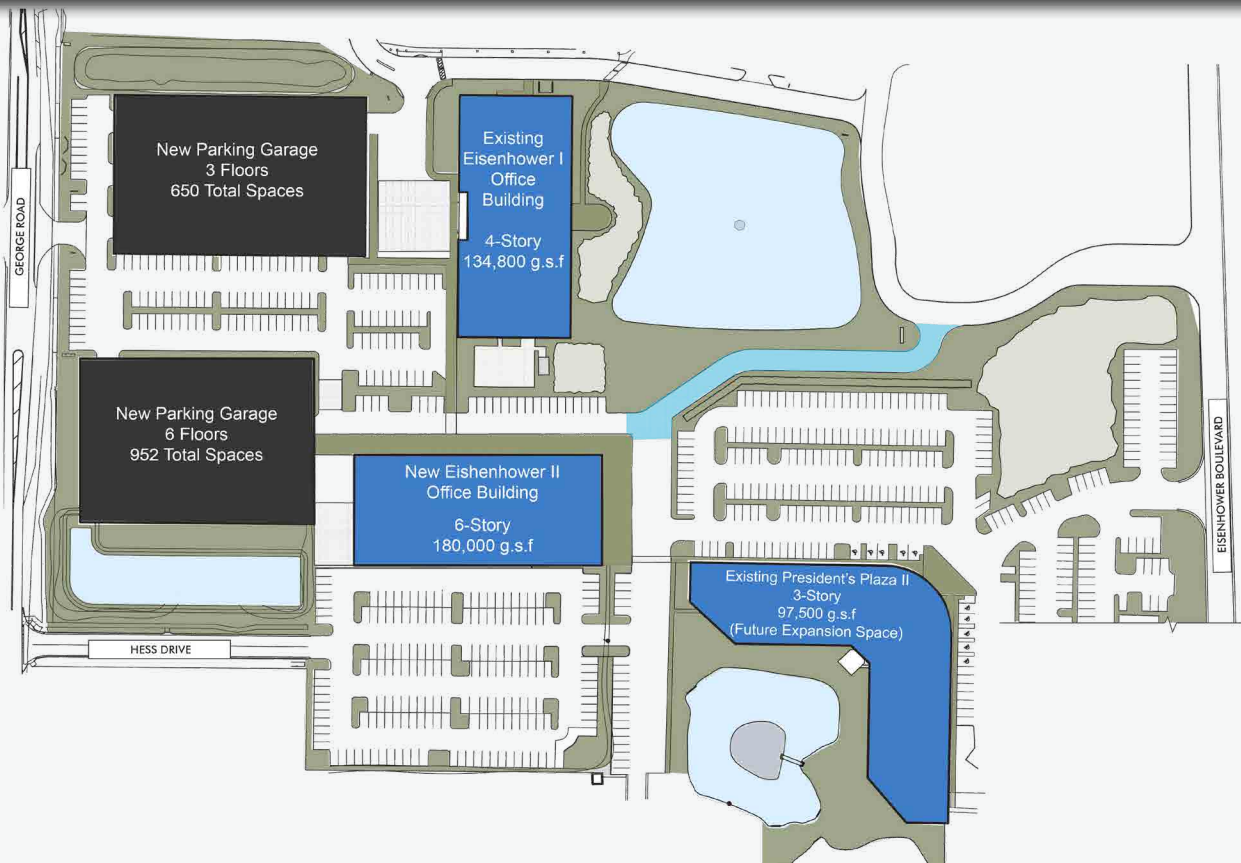
- A Eisenhower I**
  - Existing four story 134,800 sf office building
  - Bristol-Myers Squibb occupies entire building
- B Eisenhower I - Parking Garage**
- C Eisenhower II**
  - New six story 180,000 sf office building
- D Eisenhower II - Parking Garage**
- E President's Plaza II**
  - Three story 97,500 sf office building
  - Future expansion - Eisenhower III, new six story 180,000 sf office building

**Site Advantages**

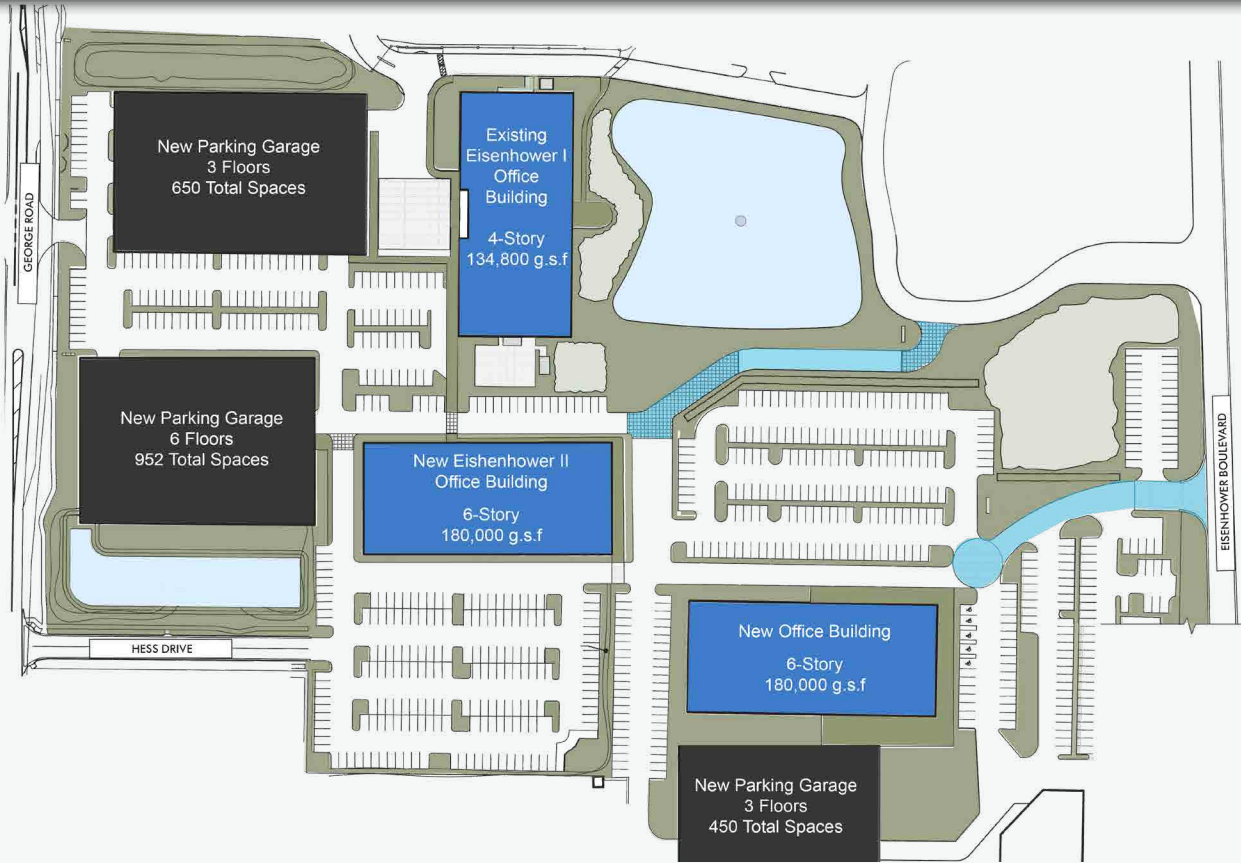
- Convenient pedestrian access between Eisenhower I, II, & III
- Covered, convenient pedestrian access between the new parking garages and the new Eisenhower II & III buildings
- Centrally located indoor employee amenities area easily services both Eisenhower I, II, & III buildings
- Centrally located outdoor shaded seating areas for employees
- East West orientation of the building axis capitalizes on the best site views to the North and South for both Eisenhower II & III buildings
- East West orientation of the building axis minimized high solar gain on the east and West building faces for both Eisenhower II & III buildings
- The new Eisenhower II building is positioned to best present itself to the main entry sequence to the site from Eisenhower Boulevard
- The service areas for the new Eisenhower II & III buildings will be located to be visibly shielded from pedestrian view



**Option 1**



**Option 2**



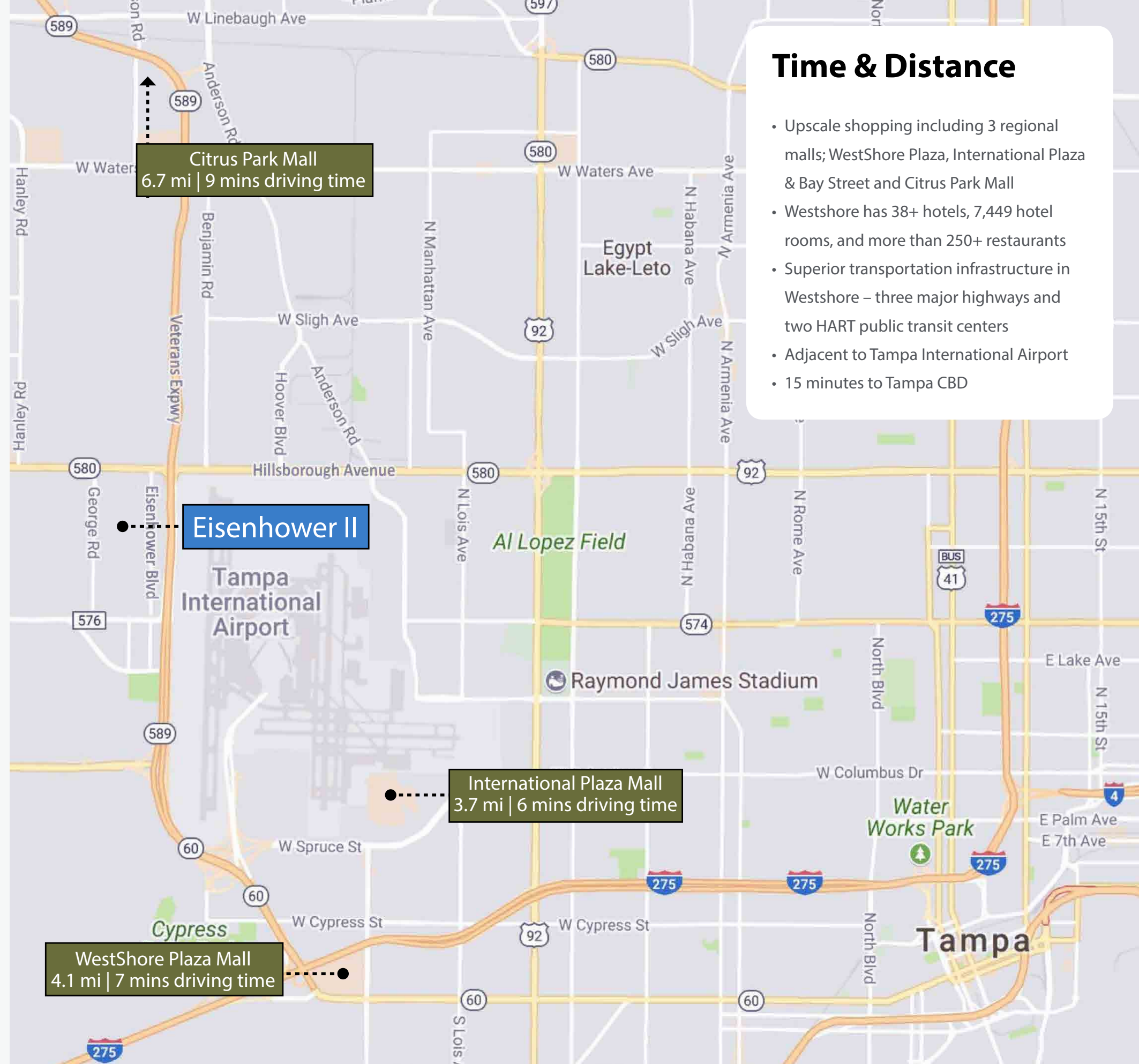


### Building Specifications

- 180,000+/- rentable square feet
- 30,000+/- rsf floor plates
- 5.00/1,000 covered parking ratio
- Upper floor fitness center
- Ground floor full service cafe
- Extensive natural daylighting created by high percentage of high-performance perimeter glazing
- Exterior Tilt-Wall design with Exterior Steel Frame & Composite Deck to meet new building codes
- Three stairwells allow users to move more freely and efficiently through the building
- Building systems designed to accommodate more open work areas, greater efficiency of space and the flexibility to adapt to changes over time

# Demographics: Employment Base

EISENHOWER II			
	1 Mile	3 Mile	5 Mile
2010 Census	11,715	73,921	210,265
2017 Actual	13,877	80,751	232,135
2022 Projected	15,399	89,345	257,904
BRANDON			
	1 Mile	3 Mile	5 Mile
2010 Census	9,405	92,063	192,637
2017 Actual	10,229	97,53	212,794
2022 Projected	11,462	108,331	235,382
NEW TAMPA			
	1 Mile	3 Mile	5 Mile
2010 Census	2,597	29,086	122,112
2017 Actual	3,213	32,225	145,058
2022 Projected	3,493	35,851	160,247
GATEWAY			
	1 Mile	3 Mile	5 Mile
2010 Census	5,579	24,958	58,035
2017 Actual	6,829	34,973	78,466
2022 Projected	7,648	40,572	90,330



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