



HIDDEN RIVER

IMMERSE IN THE EXPERIENCE

# CONNECTING WITH A LANDLORD THAT IS YOUR PARTNER

## YOU MAY HAVE NEVER EXPERIENCED AN OWNER LIKE THIS

Experience Ownership that is passionate about their buildings. They work continuously to improve their buildings aesthetically and functionally.

Our commitment for each Hidden River building is to bring a focus to improvement, a respect for quality design and craftsmanship, and quality tenant service coupled with responsive management.

Farley White is committed to long term relationships by working with tenants and brokers to make workplace environments that are distinctive and productive. Our management team is engaged from start to finish in every lease transaction.



HIDDEN RIVER



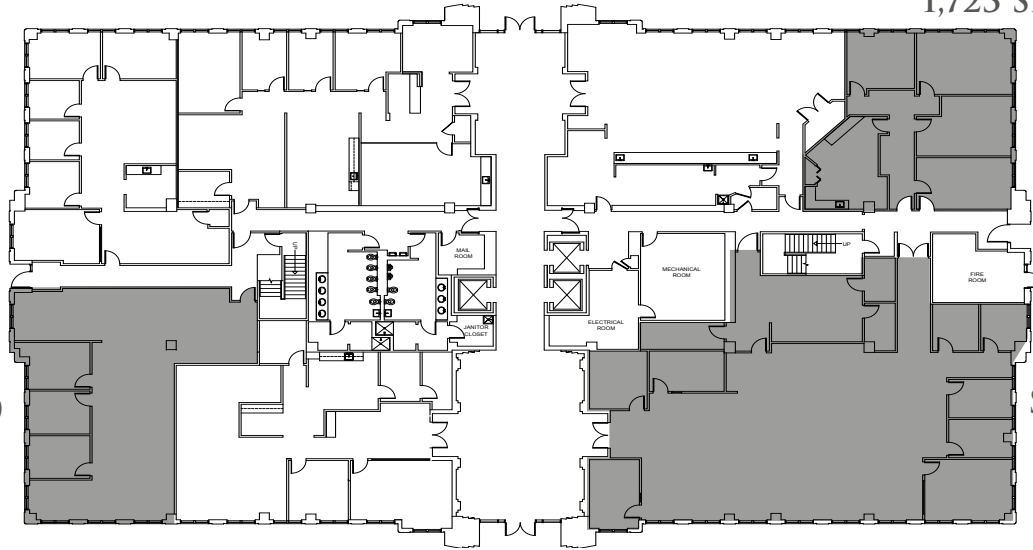
IMMERSE IN THE EXPERIENCE

# HIDDEN RIVER II

14025 RIVEREDGE DRIVE

TAMPA, FL 33637

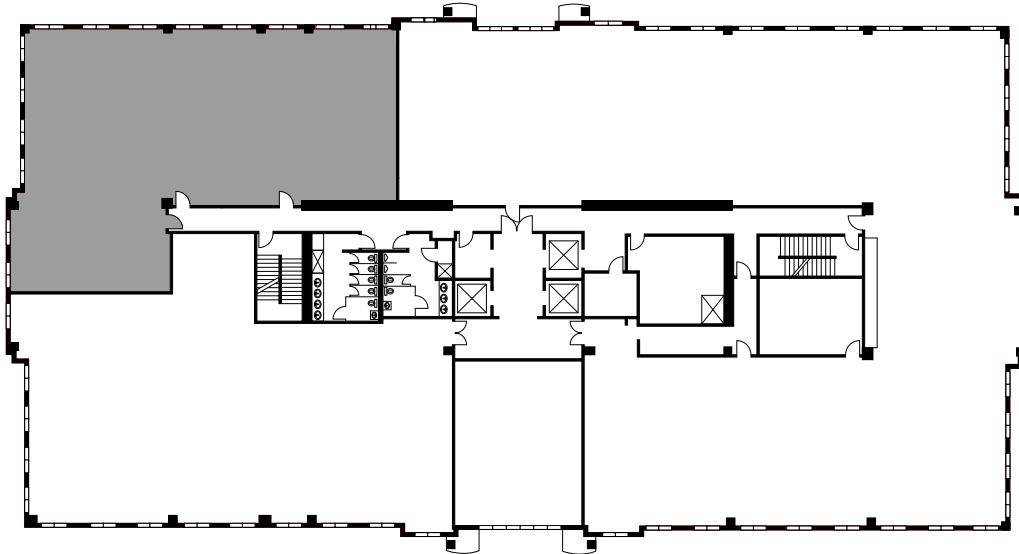
SUITE 130  
1,723 SF



SUITE 160  
2,213 SF

SUITE 100  
5,271 SF

SUITE 280  
4,753 SF

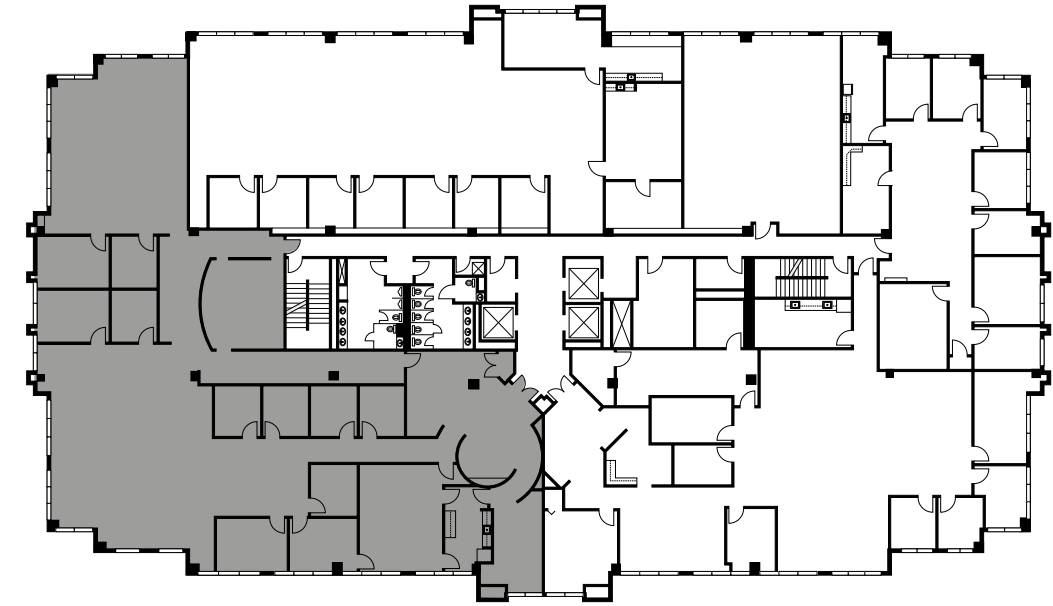


# HIDDEN RIVER III

14055 RIVEREDGE DRIVE

TAMPA, FL 33637

SUITE 460  
9,231 SF



HIDDEN RIVER

IMMERSE IN THE EXPERIENCE

# A TRUSTED LOCATION FOR SUCCESS

- Immediate proximity to all major interstate systems
- Two million people live within a 45-minute commute
- Hidden River Corporate Park includes 513 master-planned acres along the Hillsborough River and features canopied walking/jogging paths surrounded by oak trees.

## PROPERTY INFORMATION

YEAR BUILT	1997 - 1999
FLOOR PLATE	22,500 - 25,300 SF
PARKING RATIO	On-site parking is available on a first-come, first-served basis at no charge at a ratio of 4.3/1,000 SF
CEILING HEIGHT	9'0"
ZONING	PD-A
FLOOD ZONE	Zone X (non-evacuation)
SECURITY/ACCESS	The buildings are secured by a Pinnacle automated access system which features proximity card readers and magnetic and electric door locking hardware. The buildings have a roving security guard during normal business hours. The park is patrolled during non-business hours on weekdays by roving patrol security service.

ELECTRICAL	The main service is sized to accommodate 2.0 volt-amperes per square foot for lighting, 4.0 volt-amperes per square foot for general power and spare capacity for future expansion (500 KVA).
HVAC	The HVAC system for each building consists of six Trane commercial self-contained water-cooled condensing units ranging in size from 58 – 72 tons (one per floor).  Plenum mounted variable air volume boxes are controlled by Trane Tracer Summit 17 Building Management System which allows for system or tenant control of space temperature.
UTILITIES	Electrical service is provided by Tampa Electric Company (TECO).  Water/Sewer service is provided by City of Tampa
TELECOMM PROVIDERS	Hidden River Corporate Park is a Verizon SmartPark; Frontier provides phone, data, cable service at all buildings.  Level 3 provides phone and data service at Buildings I and II.  Spectrum provides data and cable service at Building III.
BUILDING AMENITIES	Nature's Table Conference center - coming soon Fitness center - enhancements in progress



## EXCELLENT AREA AMENITIES

- Marriot Courtyard
- Hampton Inn
- Dunkin Donuts/Baskin Robbins
- Wendy's
- Shell Gas Station/Circle K
- Nature's Table in Building II - with delivery to all buildings
- Fitness Center in Building III - upgrades in progress
- Verizon Smart Park and SmartCenter Technology



IMMERSE IN THE EXPERIENCE



**HIDDEN RIVER II**  
14025 Riveredge Drive

**HIDDEN RIVER I**  
8800 Grand Oak Circle

**HIDDEN RIVER III**  
14055 Riveredge Drive

# EXPERIENCE THE DIFFERENCE

## EXCEPTIONAL QUALITY CLASS A+ + OFFICE PARK

- Highest quality master-planned office park - considered one of the top corporate parks in Tampa
- Recognized with NAIOP's Design Honor Award for exceptional design and development

[WWW.CBRE.US/HIDDENRIVERCORPORATE](http://WWW.CBRE.US/HIDDENRIVERCORPORATE)

## CONTACTS

**ROXANNE KEMPH**  
Senior Vice President  
T +1 813 286 7700  
[roxanne.kemph@cbre.com](mailto:roxanne.kemph@cbre.com)

**KELLEY MATHESON**  
Senior Associate  
T +1 813 273 8489  
[kelley.matheson@cbre.com](mailto:kelley.matheson@cbre.com)

CBRE, Inc. | Licensed Real Estate Broker



HIDDEN RIVER

FARLEY | WHITE  
INTERESTS

**CBRE**

© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

## IMMERSE IN THE EXPERIENCE