



76,862 RSF NEW CONSTRUCTION
CLASS A OFFICE SPACE

THE EDISON SUNCOAST

1785 NORTHPOINTE PARKWAY • LUTZ, FL 33558

54 CORRIDOR, PASCO COUNTY



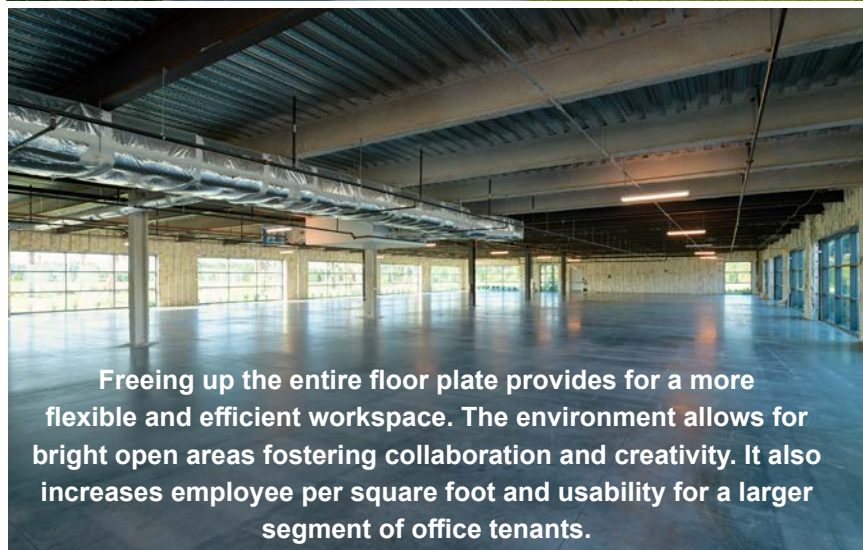
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LOCATION HIGHLIGHTS

- Immediate Proximity to the Suncoast Parkway allows an 18 minute drive to Tampa International Airport
- Counter-Traffic makes for an easy commute to downtown Tampa. 25-35 minutes 9am-5pm
- Excellent access from S.R. 54
- Pasco County rent tax = 6.5% vs. 7.0% in Hillsborough
- Location is outside of Hurricane Evacuation Zones



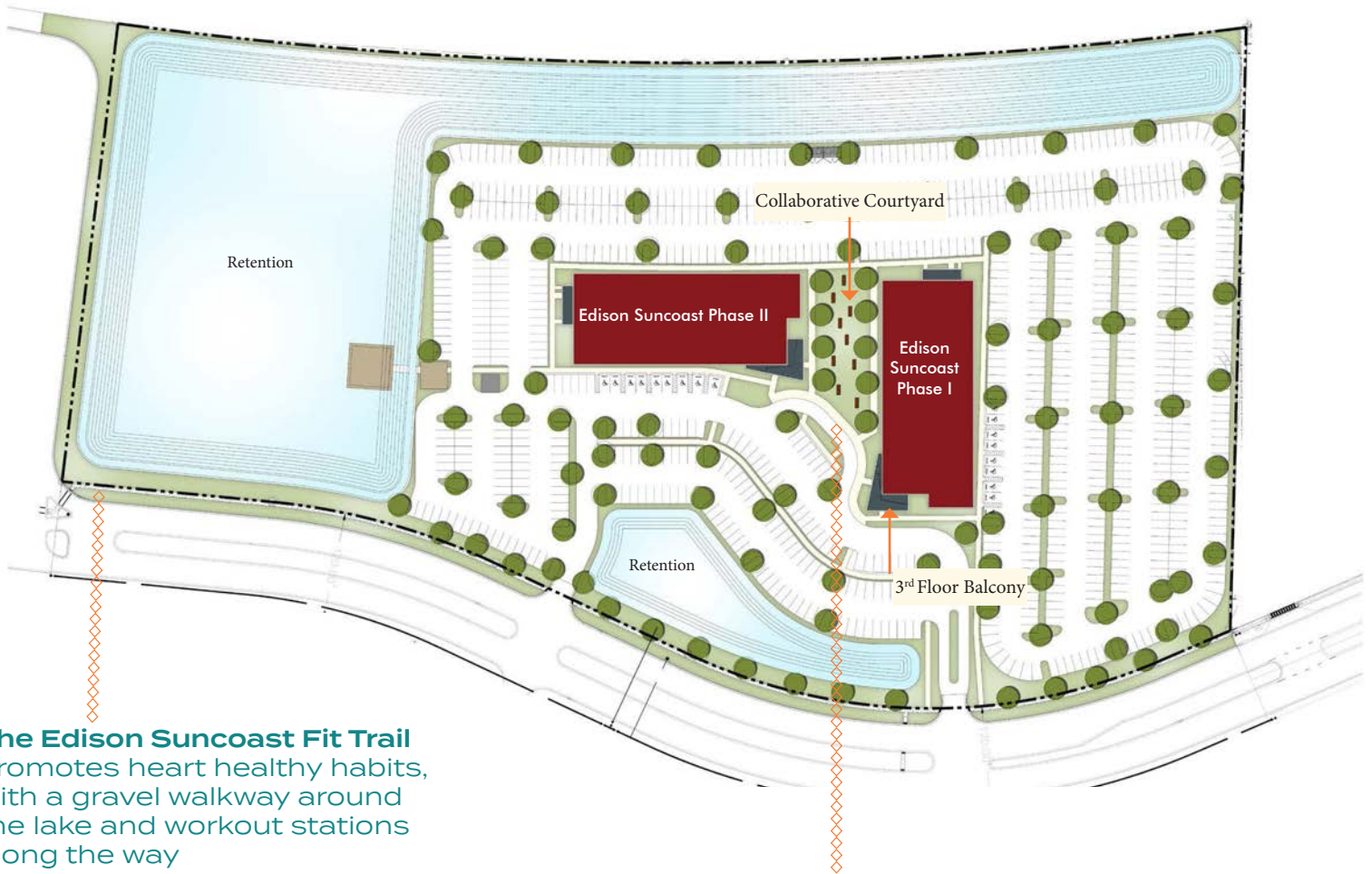
MODERN
CREATIVE LOFT
DESIGN



Freeing up the entire floor plate provides for a more flexible and efficient workspace. The environment allows for bright open areas fostering collaboration and creativity. It also increases employee per square foot and usability for a larger segment of office tenants.



SITE PLAN



The Edison Suncoast Fit Trail promotes heart healthy habits, with a gravel walkway around the lake and workout stations along the way



Permanent **Food Truck** driveway in courtyard



SITE AREA: +/- 18.45 ACRES

NEW CONSTRUCTION
EXISTING OFFICE BUILDING
EDISON SUNCOAST PHASE I
1785 NORTHPOINTE PARKWAY
76,862 RSF
3 floors
Typical floor plan: 26,000 RSF
Parking ratio: 5.8/1,000 RSF

FUTURE DEVELOPMENT
EDISON SUNCOAST PHASE II
1675 NORTHPOINTE PARKWAY
76,862 RSF
3 floors
Typical floor plan: 26,000 RSF
Parking ratio: 5.8/1,000 RSF



NEW CONSTRUCTION OFFICE BUILDING

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