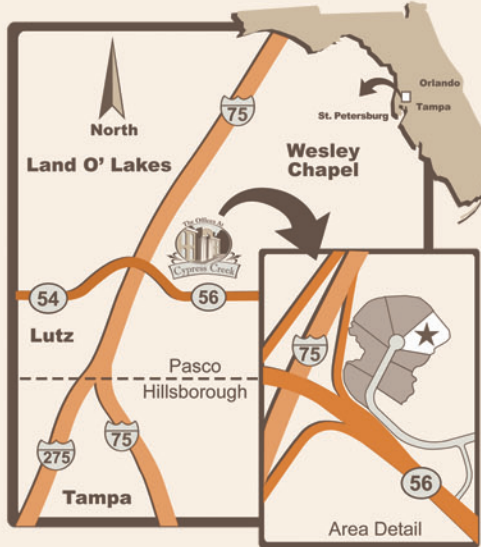


location map



The Offices at Cypress Creek is in a prime location, just north of the Hillsborough-Pasco county line. The building will be situated in the northeast corner of Interstate 75 (just north of the I-75 & I-275 interchange) on the recently constructed leg of State Road 56.



The Offices at Cypress Creek
2818 Cypress Ridge Blvd. Suite 210
Wesley Chapel, FL 33544



location

INTERSTATE 75 | STATE ROAD 56

Developed by:

Skinner Brothers Realty
ACP Capital Properties

Constructed by:

Diaz Fritz Isabel General Contractors

Engineer of Record:

American Consulting Engineers
of Florida, LLC

For Additional Information Please Contact:
Jessica Provenzano Tel: 813-496-7402
or **Joel McGee** Tel: 813-435-2633

www.acpcapitalproperties.com



The construction of *The Offices at Cypress Creek* is expected to be completed by the first quarter of 2008. The office building will be a 45,000 square foot facility. The rentable space available in the facility will range from 2,500 sq. ft. to 20,000 sq. ft. The square footage cost will be competitive with the going base rates for the area. It will also depend on the services offered and necessary improvements set forth by the tenant. Right now, the going rate for a "Class A" building in this area is \$23 per square foot. This building is zoned for commercial/professional office space.

The office building is located on 3.42 acres of land, with an additional 1.87 acres of pond and wetland area, located behind the building. Many of the offices will overlook the pond/wetland area, creating a scenic view.

A standard three year commercial lease will be the minimum, with a maximum five year renewal lease available. The Lessee will be responsible for all metered utilities including electric, water/sewer, telephone, cable, and internet connections. Any permanent tenant improvements must be approved prior to installation; specific tenant improvements will be paid for by the Lessee. A standard tenant improvement allowance will be provided based on the leased area.

The common areas will be maintained, and the exterior maintenance will be included in the CAM fees. The Lessee will be responsible for janitorial services for their respective area. A common vending area will be available. The lobby will contain a company directory, listing the names and locations of each office located in the facility. There will be an elevator for convenient access to the second floor of the building. There is a common boardroom on the second floor with the balcony overlooking the pond and preserve area. The entrance will be complimented by a beautifully designed roundabout, leading into the spacious parking area. The parking will accommodate four parking spaces for every one thousand square feet of office space. This equals to one hundred and sixty total parking spaces, six of which shall be special access.

Currently, American Consulting Engineers, a Land O' Lakes based consulting engineering firm, has leased 15,000 square feet **leaving only 25,000 square feet remaining.**

The Offices at Cypress Creek will be in a prime location, just north of the Hillsborough/Pasco county line. The building will be situated in the northeast corner of Interstate 75 (just north of the I-75 & I-275 interchange) on the newly constructed leg of State Road 56. This site provides easy access to Clearwater, St. Petersburg and Tampa. From the site, it takes approximately 25 minutes to get to downtown Tampa, 15 minutes to New Tampa, and 35 minutes to Tampa International Airport. Included in the Cypress Creek Development will be two hotels and over two million square feet of shopping and dining. The largest mall in the Tampa area will also be a part of that space.

A R C H I T E C T U R A L R E N D E R I N G

about the area

A recent article by Money magazine and CNN/Money named Wesley Chapel, Florida as a contender for their report on "The Best Places to Live in 2005." Not only were we a finalist in the top 850 out of 40,000 places on the list, we were ranked #21 on the top 55 just in the state of Florida. According to CNN/Money, the towns were ranked on economic, education and safety factors twice as much as arts, leisure and park space...more data was culled on education, environment, housing affordability, taxes, commute times and job market.



Wesley Chapel is home to four elementary schools, two middle schools, two high schools and the Wesley Chapel Performing Arts Center. We are minutes from University of South Florida (USF) as well as St. Leo University in San Antonio. Over the next year, Pasco-Hernando Community College will have a campus located right in Wesley Chapel. The business community of Wesley Chapel is also thriving, with two medical centers and a hospital on the way, great restaurants and a wonderful mix of lifestyle communities (business and residential). You will find that we offer all of the amenities of a metropolitan city while still maintaining our small town charm.

Residential areas are in a constant state of growth and new communities are being built everyday. From the luxury homes and world class golf and tennis of Saddlebrook Resort, to a number of family communities including Lexington Oaks, Saddlewood Estates, Seven Oaks, New River Township and Meadow Pointe, we are sure you will find Wesley Chapel an ideal place to call home for your family and your business.

