



OSPREY

LAKEVIEW
AT HIDDEN RIVER
8875 HIDDEN RIVER PKWY
TAMPA, FL 33637



FOR ADDITIONAL INFORMATION
PLEASE CONTACT:

WENDY S. GIFFIN
OR
CATHY L. STERRETT

727.894.2525

WGIFFIN@OSPREYRES.COM
CSTERRETT@OSPREYRES.COM

OSPREY REAL ESTATE SERVICES
NORTH BAY, LLC
360 CENTRAL AVENUE
ST. PETERSBURG, FL 33701

WWW.OSPREYNORTHBAY.COM

LAKEVIEW AT HIDDEN RIVER



BUILDING

LakeView is a five story, class A, suburban office building. Built in 1989, the building contains 125,000 square feet with a 16.37% load factor. The LakeView building is constructed with concrete beams, steel frames and glass panes.

LOCATION

LakeView is located in Hidden River Corporate Park at the intersection of Interstate I-75 and Fletcher Avenue and offers easy access to the executive housing areas of "New Tampa", Brandon and Temple Terrace. It is also near the University of South Florida, hotels, restaurants, Lettuce Lake Park, Busch Gardens, the Museum of Science and Industry, and is close to some of Tampa's finest golf courses, including Tampa Palms, Hunter's Green and Saddlebrook.

AMENITIES

Hidden River is a Verizon Smart Park with Fios availability. The building offers an on-site restaurant with indoor and outdoor seating that serves breakfast and lunch with a wide variety of menu items. It is situated in a lush park like setting surrounded by a beautiful lake.

PARKING

LakeView offers 3.7 spaces per 1,000 RSF in the surface parking lots at no charge.

ELEVATORS

The building has three passenger elevators of which one is used as a dual freight elevator.

BUILDING HOURS

The building standard hours of operation are Monday through Friday from 8:00 am to 6:00 pm and Saturday from 9:00 am to 12:00 pm.

BUILDING SECURITY

Hidden River Corporate Park offers patrolled security during the evening hours. The building has an automated locking system for all entry way doors. After hours access for tenants is provided with a card key, which allows entry from three exterior building doors.

BUILDING OWNER/MANAGEMENT

LakeView is owned, managed and leased by Osprey. The property management staff is available to respond to service requests, maintenance of the building and its mechanical systems. Osprey proudly offers "Impak", an on-line web based work order and maintenance request system for immediate response and tracking of all work orders.

ANCHOR TENANTS

Wells Fargo Financial; Achieve Global; Ayres Associates; HQ Global



NO WARRANTY OF REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE TO THE ACCURACY OF INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS, IMPOSED BY OUR PRINCIPALS.