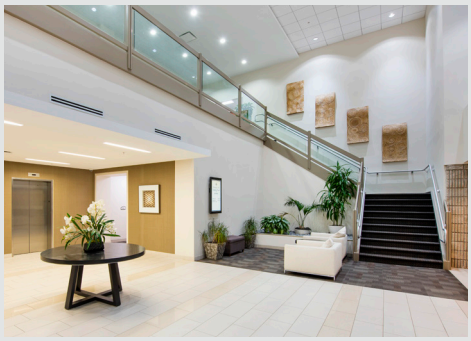
THE POINT AT GATEWAY

BUILDING FACT SHEET









GENERAL DESCRIPTION

- Owner: Gateway Florida LLC
- Year Completed: 1988
- Year Renovated: 2014-2018
- Rentable Area: 88,447 RSF
- Building and monument signage opportunities with excellent visibility

AREA AMENITIES

- Location: 20 minutes from Tampa Airport; 15 minutes from downtown Tampa; 10 minutes to downtown St. Petersburg. Nearby are dozens of retailers and restaurants.

ORIGINAL DESIGN & CONSTRUCTION

- Frame: Structural steel framing
- Exterior Finish: Painted stucco, split CMU, painted metal siding and glass panels

HEATING, VENTILATION & AIR CONDITIONING

- Air Conditioning: Roof top package units
  4 McQuay units 2- 50 ton 2-70 ton
- Hours of Operation: 7am-6pm Monday - Friday

CONSTRUCTION DETAILS

- Ceiling Height: 9’
- Number of floors: 2 floors
- Typical floor size: 44,223 SF
- Windows: Insulated

ELECTRICITY

- Electric Closets: Yes
- Emergency Generator: 1000 KW Generator
  2000 gallon tank

PASSENGER ELEVATORS

Number: 2

ADA COMPLIANCE

Building entrances, lobbies, elevators, and restrooms are all ADA compliant

TELECOMMUNICATIONS

Telephone and internet services are available through various providers servicing the building

FIRE SAFETY

Fully automated wet sprinkler, on-site hydrants, fire alarm system and fire extinguishers

SECURITY

Tenants are provided 24/7 access via a computer operated card key access system. Cameras are located on the exterior of the building

FEIL.COM

Barry Hanerfeld | barry.hanerfeld@cbre.com | 813.334.7561
Molly Molloy Catlett | mollymolloy.catlett@cbre.com | 813.394.6054