



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



For Additional information
please contact:

Wendy S. Giffin

727.565.0751

wgiffin@ospreyres.com

Osprey Real Estate Services
450 Carillon Parkway
St. Petersburg, FL 33716

www.ospreyres.com

Licensed Real Estate Broker

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 I-75 & 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

LakeView has an on-site restaurant which offers indoor and outdoor seating, is open for breakfast and lunch, and has a wide variety of menu items. The building is located in a lush park like setting surrounded by a beautiful lake and trees. Hidden River Office Park is a Verizon SmartPark with FiOS and Level 3 Communications available.

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 entryway 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 on-site 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; Veteran's Administration;
HQ Global

