

WELCOME TO

7401
**CYPRESS
GARDEN**

FULL BUILDING SUBLEASE AVAILABLE | ±80,000 - 467,258 RSF

A RARE FULL BUILDING SUBLEASE OPPORTUNITY

7401 Cypress Gardens, Winter Haven, Florida

7401 CYPRESS GARDEN

WINTER HAVEN, FLORIDA

CLASS - A | FULL BUILDING OPPORTUNITY

EXCELLENT *Headquarter* LOCATION

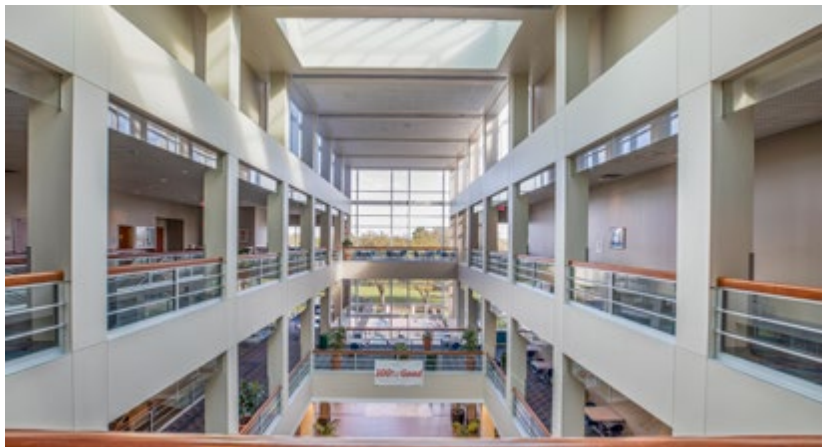
7401 Cypress Gardens offers a full building office opportunity in the heart of Winter Haven, Florida. The property would be a perfect location for a Corporate/Regional headquarters. Positioned in the Central I-4 Corridor, this project draws great appeal to the workforce from Tampa and Orlando.

Highlights

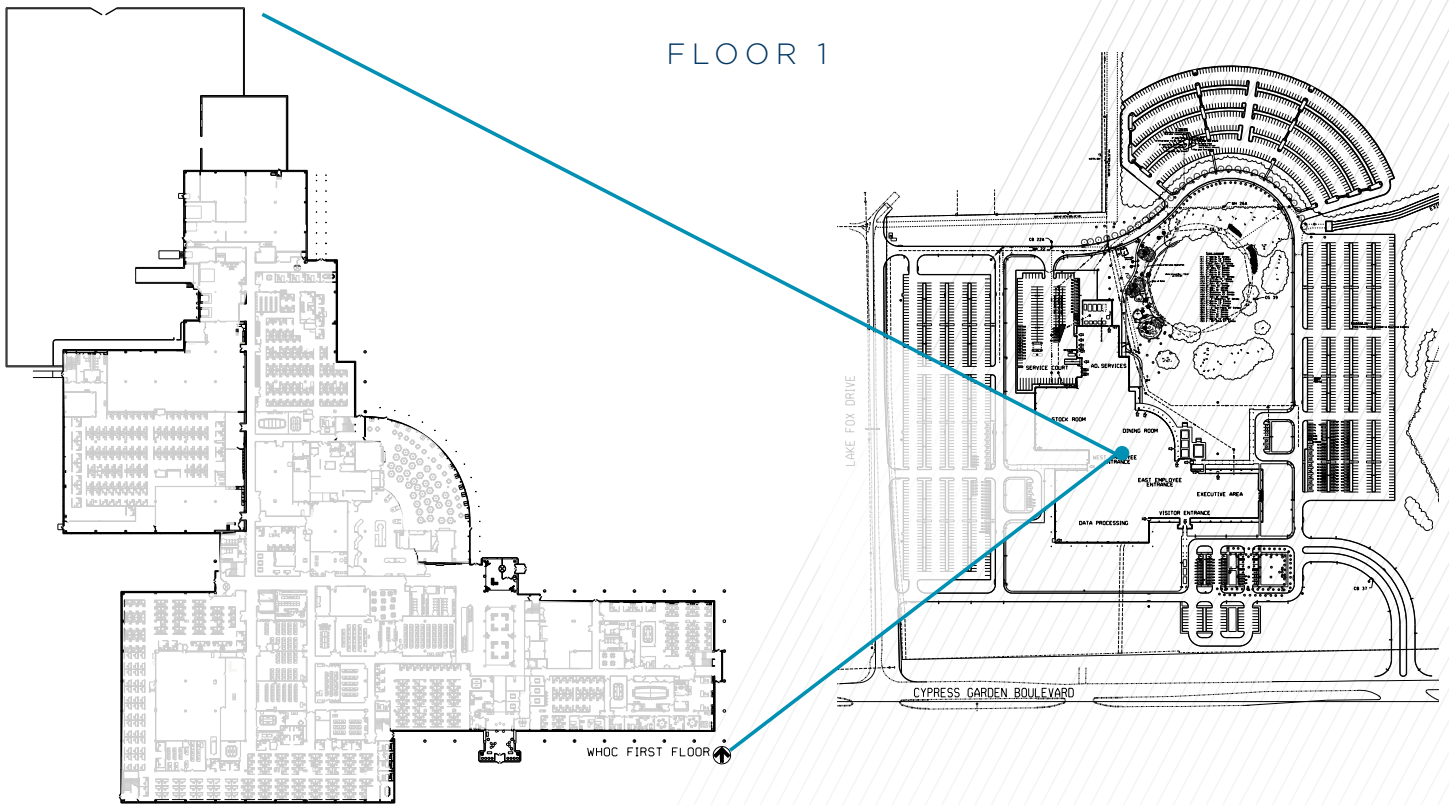
- Corporate/Regional Headquarters
- Central I-4 Corridor location
- 7.2/1,000 parking ratio
- Large, open floor plates
- Opportunity for fitness center and on-site cafeteria
- Existing Lease Expires - November 30, 2028
- Sublease Rate - Negotiable



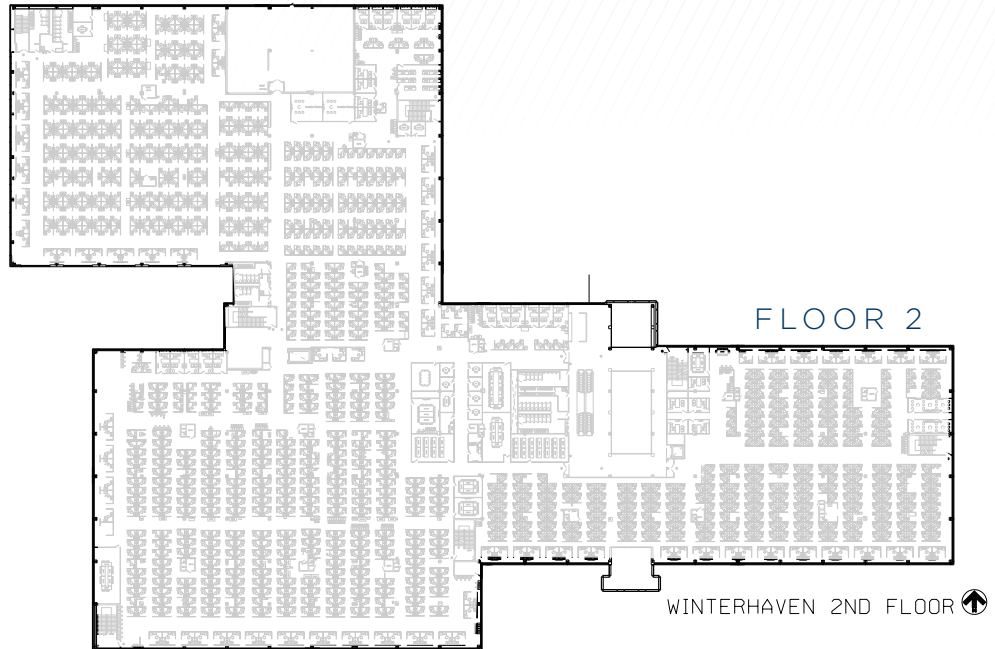




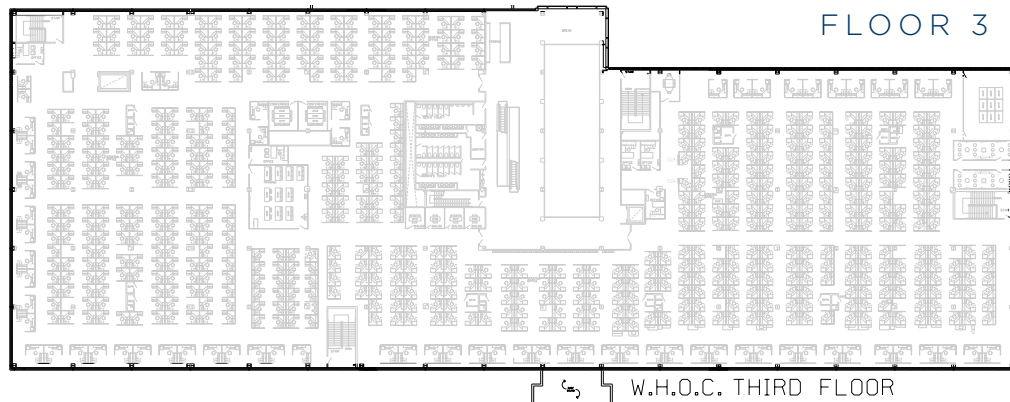
FLOOR 1



FLOOR 2



FLOOR 3



Building Specifications

BUILDING	467,258 SF
PARKING	7.2/1,000 Surface
YEAR BUILT	1992
MINIMUM SIZE:	80,000 RSF
RENTAL RATE:	\$15.00 - \$17.00 FULL SERVICE

Area Amenities

RESTAURANTS

Ovation Bistro & Bar
Di Maggio's Pizzeria
The Krazy Greek
Mediterranean Fresh Grill
Ruby Tuesdays
Tsunami Sushi
Tijuana Flats
Starbucks
Hibachi Express
Taqueria Mari
IHOP
Chili's Grill & Bar
Sizzling Grill

HOTELS

Courtyard by Marriott
Legoland Hotel
Quality Inn
Econo Lodge
Holiday Inn Express

RETAIL

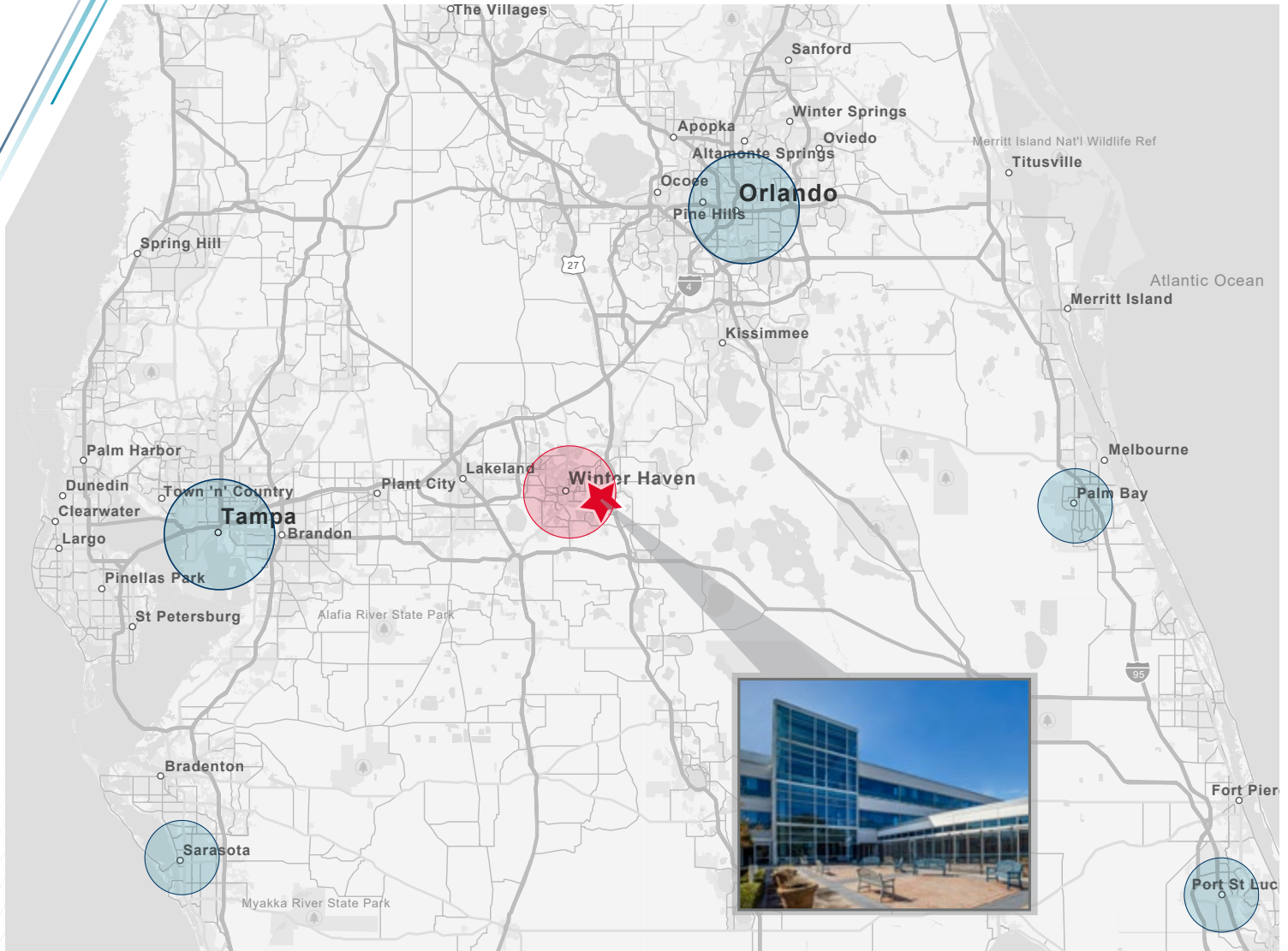
Walmart Superstore
Cypress Grove Plaza
Eagle Ridge Mall
Shops on the Ridge





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WINTER HAVEN, FLORIDA



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