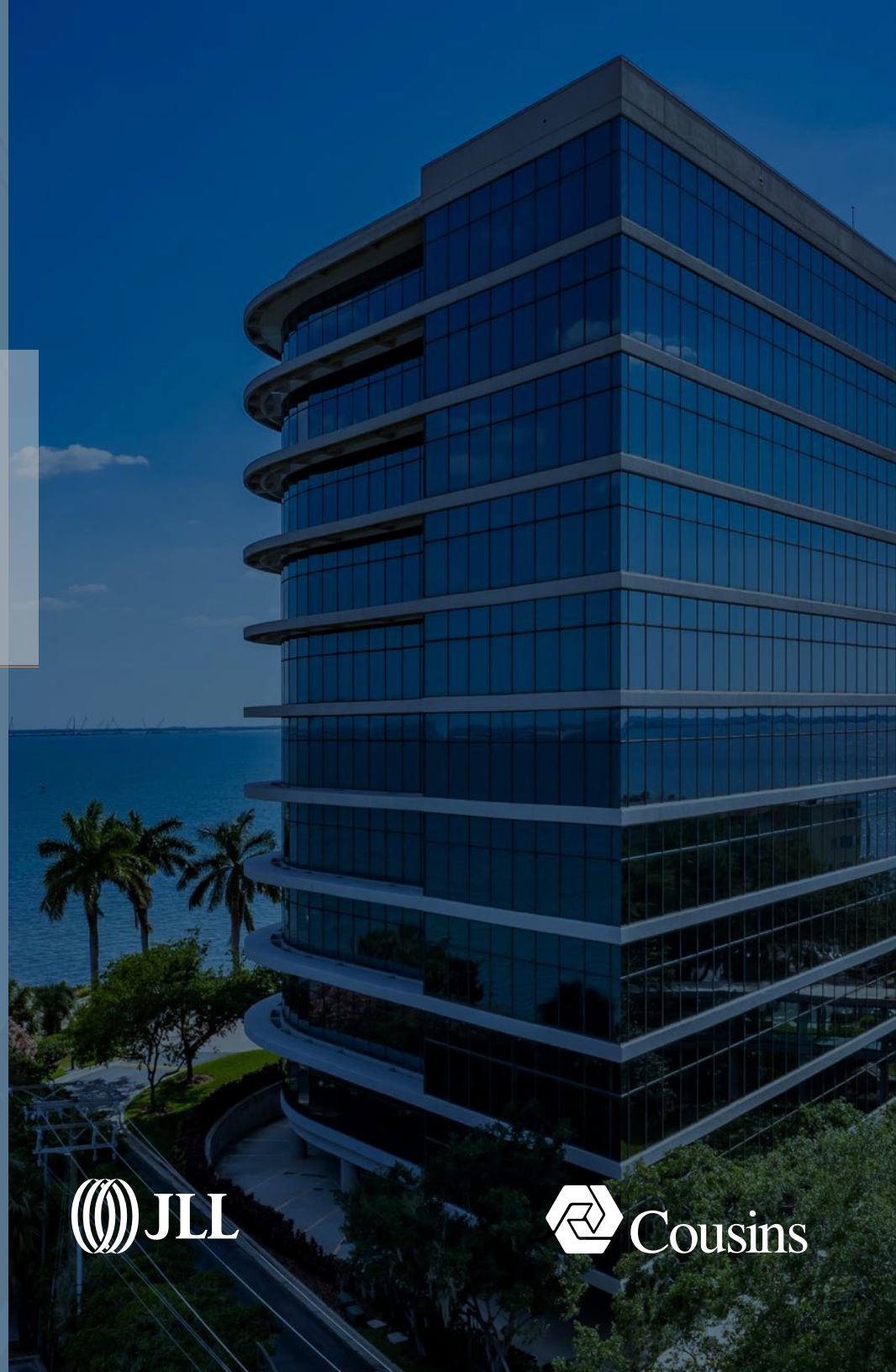


THE POINTE

WATERFRONT OFFICE SPACE FOR LEASE

2502 N. Rocky Point Drive
Tampa, FL 33607



The Pointe has an unparalleled waterfront location at the tip of Rocky Point Island, within the desirable Westshore submarket of Tampa.



THE POINTE FEATURES

The Pointe is a BOMA 360 Performance Building and a repeat BOMA TOBY Award winner. These achievements represent buildings that are outperforming the competition across all areas of operations and management.



Breathtaking views of Tampa Bay



24-Hour access and security



Surface and structured parking with EV charging stations



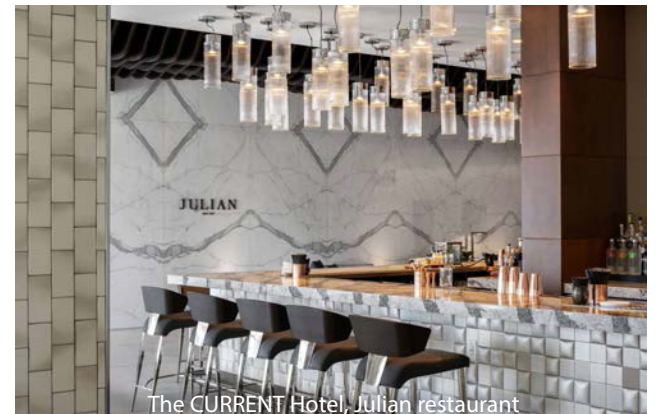
On-site café, conference, and fitness center



Property manager on-site



Free shuttle service to airport, hotels and Cousins amenity network of six properties



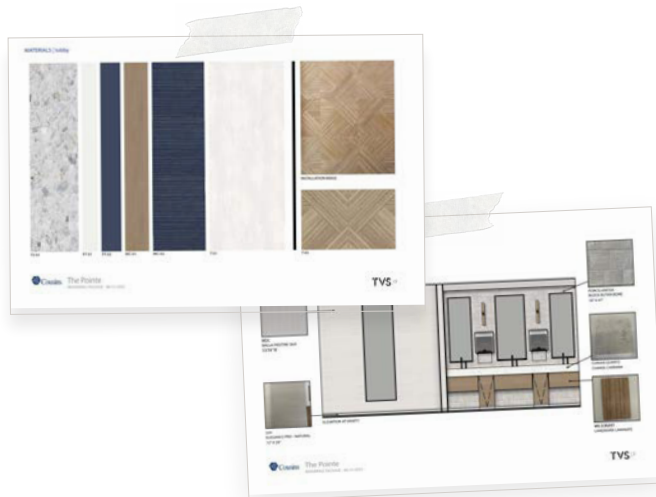
The CURRENT Hotel, Julian restaurant

THE POINTE RENOVATIONS



Delivering 2024

- Restaurant
- Lobby
- Elevators
- Restrooms



ROCKY POINT

Broad reach to Greater Tampa Bay workforce and immediate proximity to two major airports (6 min. drive to Tampa International Airport; 20 min. to St. Pete Clearwater International)

30 MIN
DRIVE

1.7M
population

940K
labor force

740K
households



Downtown
Tampa

International
Plaza

Raymond James
Stadium

Tampa
International
Airport

Veterans Expressway

Grand Hyatt 1823
Kitchen & Bar Oyster-
catchers

Bahama Breeze

The Westin
Starbucks Aqua
Restaurant

DoubleTree Hilton Bluefin
Waterfront Grill

Shriners Interna-
tional HQ

CURRENT Hotel by Marriott
Julian restaurant Casa Cami
rooftop restaurant

Courtney Campbell Causeway / SR 60

The Godfrey Hotel
WTR Grill

Whiskey Joe's

Rusty Pelican

THE
POINTE

Sailport Resort

THE POINTE

WWW.THEPOINTETAMPA.COM

About the Owner/Developer

Cousins Properties (NYSE: CUSZ) develops, owns, and manages a 20 MSF trophy office portfolio in the Sun Belt markets. For more information, visit www.cousins.com



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Exclusive amenity network



Free shuttle service to airport and properties 5 minutes end-to-end

Shuttle route includes TIA and all six Cousins properties in Westshore. Hotel transportation includes:

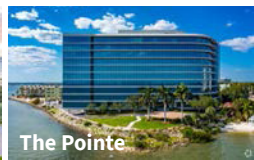
- AC Hotel Marriott Tampa Airport
- The CURRENT Hotel
- Grand Hyatt Tampa Bay
- Hampton Inn Avion Park
- Hilton Tampa Airport Westshore
- Homewood Suite Avion Park
- Hyatt Place Tampa Airport
- La Quinta Inn Tampa By Airport
- Renaissance Tampa Int'l Plaza
- Tampa Airport Marriott
- TownePlace Suites Avion Park
- The Westin Tampa Bay

BOMA360 designated buildings

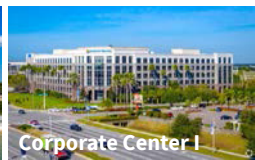
Back-to-back TOBY Award-winners



Harborview Plaza



The Pointe



Corporate Center I



Corporate Center II



Corporate Center III



Corporate Center IV

Amenity	Harborview Plaza	The Pointe	Corporate Center I	Corporate Center II	Corporate Center III	Corporate Center IV
Free Shuttle Service	✓	✓	✓	✓	✓	✓
Café	✓	✓	✓	✓	Shares with CCII	✓
Free 24/7 Fitness Center (personal trainer available)	✓	✓	✓	✓	✓	✓
Conference seats	via free shuttle ride	20	Large: 25 / Small: 6	Shares with CCIII	Large: 40-100 / Small: 6	via free shuttle ride
Banking			Hancock Bank		ServisFirst Bank	Centennial Bank

About BOMA 360 Performance Program

What is BOMA 360?

The BOMA 360 Performance Program sets the standard worldwide for operational best practices in the commercial real estate industry. For building owners and managers who want to help their properties stand out from the crowd, there is no clearer mark of excellence than achieving the BOMA 360 designation.

Earning the prestigious BOMA 360 label demonstrates that a building is outperforming the competition across all areas of operations and management. Designees report the program helped them achieve operational efficiencies as well as higher levels of tenant satisfaction.

As the BOMA 360 program continues to expand around the globe, more and more properties are reaping the substantial benefits and significant return on investment that the designation offers, an unmistakable edge in an increasingly competitive marketplace.

What does the BOMA 360 Performance Program Evaluate?

The BOMA 360 Performance Program, sponsored by BOMA International, evaluates buildings against industry best practices in 6 major areas of building operation:

- Building operations and management
- Life safety, security and risk management
- Training and education
- Energy
- Environmental/sustainability
- Tenant relations/community involvement

Individual buildings that satisfy the requirements in all six areas are awarded the BOMA 360 designation.



Cousins has earned the BOMA 360 Performance designation for The Corporate Centers at International Plaza campus, The Pointe and Harborview Plaza. These 6 buildings and their management team members are back-to-back TOBY Award winners.