



# The Landings Corporate Center

May 2020

 **Harrod  
Properties, Inc.**

# Harrod Properties

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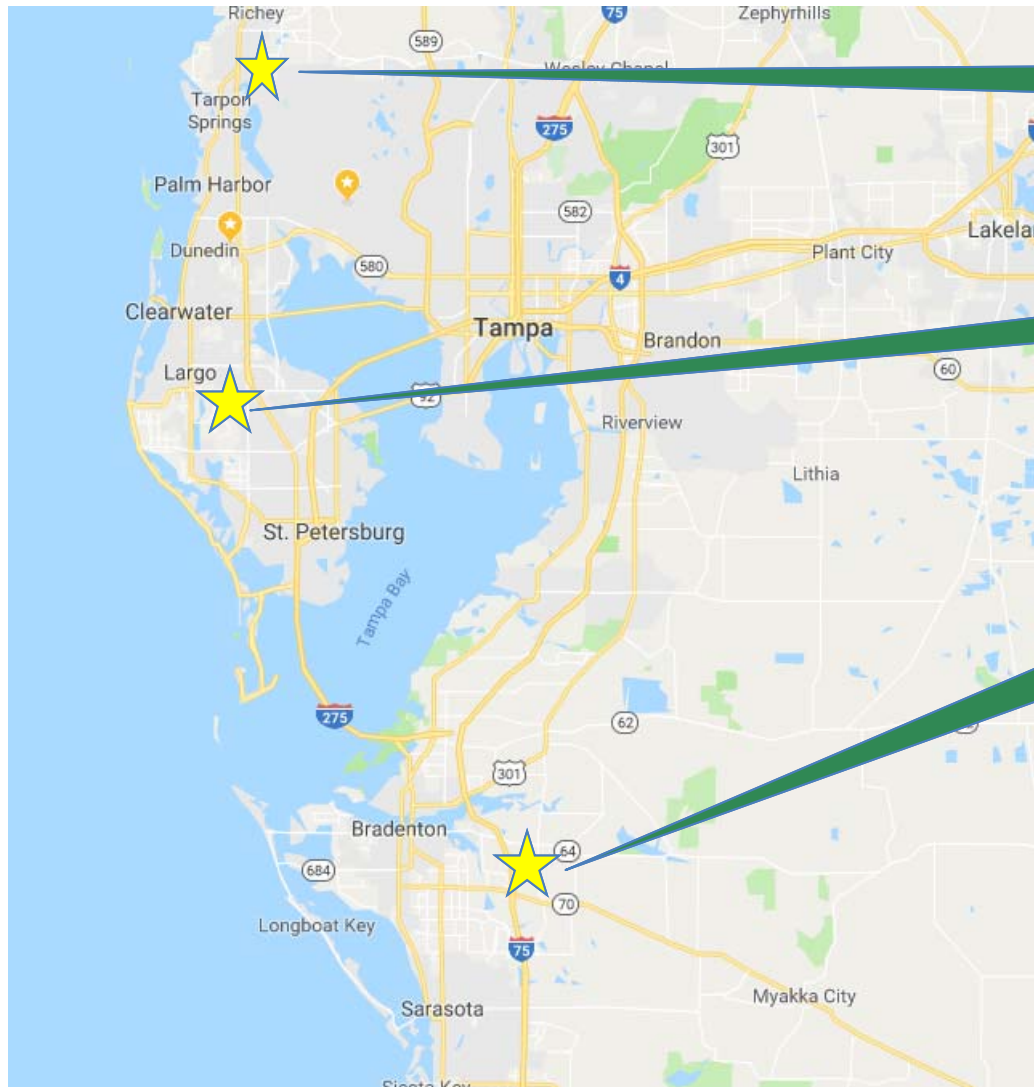


Harrod Properties, Inc., founded in 1990 by Gary W. Harrod, is a commercial real estate development company that designs, builds, leases and manages office and industrial buildings. Harrod Properties has been involved with the development of over 15 million square feet of office and industrial space and prides itself on creating lasting relationships with tenants, investors and lenders. Harrod Properties acts as a portfolio developer building only the highest quality assets.

Harrod Properties strongly believes in long-term relationships with both the owners and tenants of our development projects. With years of experience and a dedicated management team, Harrod Properties strives to exceed our clients' expectations.

- **Build-to-Suit Services:** Businesses every day face new challenges to compete and maintain their growth, whether it is restructuring, mergers and acquisitions, relocating or technology. A build-to-suit offers an owner, or long-term tenant, the advantage of designing a building that closely meets its current and future requirements in terms of location, size, configuration, expansion, parking and special features. Our goal at HP is to meet our clients' ever-changing needs.
- **Construction Management Services:** Offering full accountability, quality control and the flexibility to adapt to changes in requirements, HP provides direct, hands-on service throughout the construction process. Through our in-house construction management team, HP insures the project will be delivered on-time and on budget.
- **Property Management Services:** Property Management Services encompass the day-to-day supervision of commercial real estate at the property level. Harrod Properties offers a hands-on approach by our dedicated management team. By effectively managing our tenant's properties in which they conduct their business, our clients are better served and can increase their investment values.

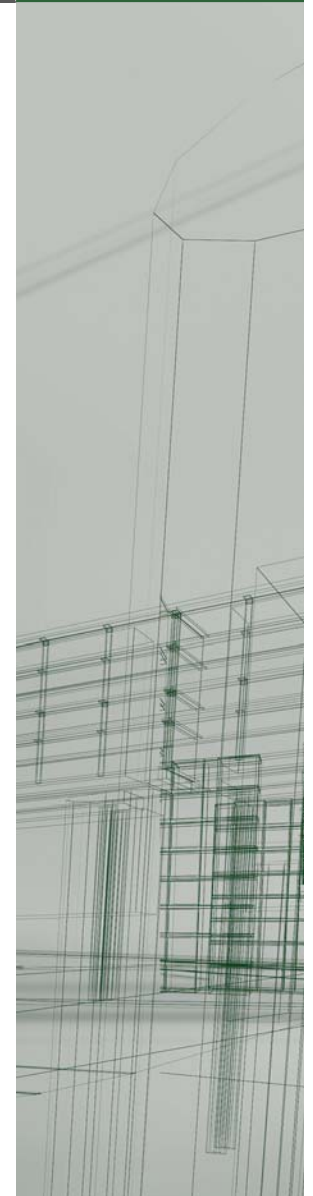
# Active Industrial Project Locations



Pasco County  
200,000 sf

Central Pinellas  
2,000,000 sf

Lakewood Ranch  
700,000 sf

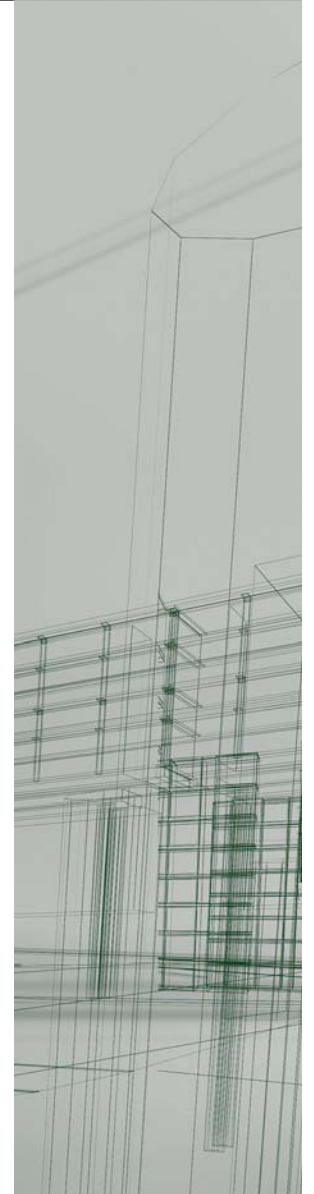
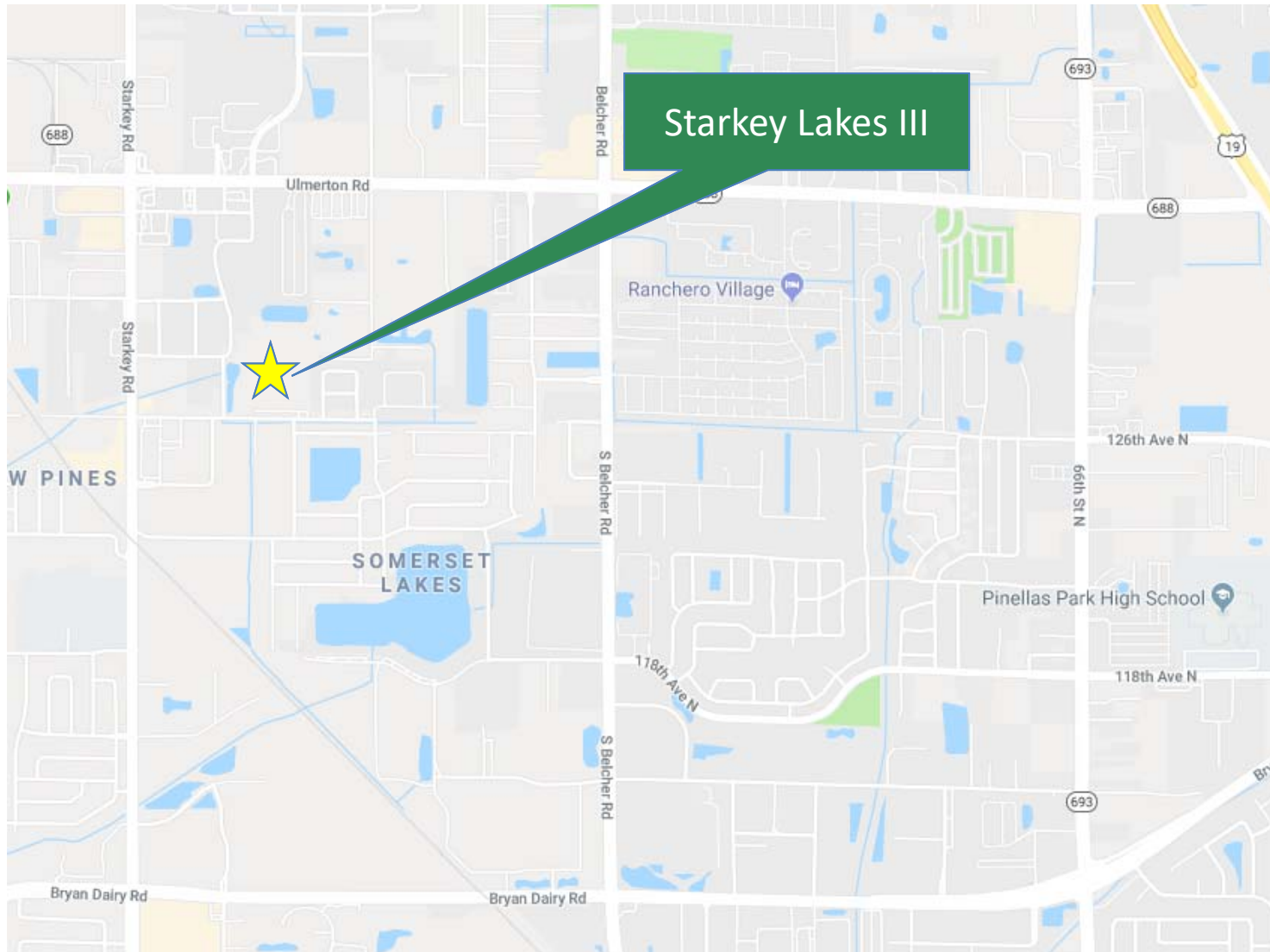




# Case Study - Starkey Lakes III



# Starkey Lakes III





# Starkey Lakes III



# Starkey Lakes III





# Case Study - Gatewood Corporate Center at Lakewood Ranch



## Phase I:

- Building 2 ( $\pm 60,000$  sf)
- Building 5 ( $\pm 100,000$  sf)

## Phase II:

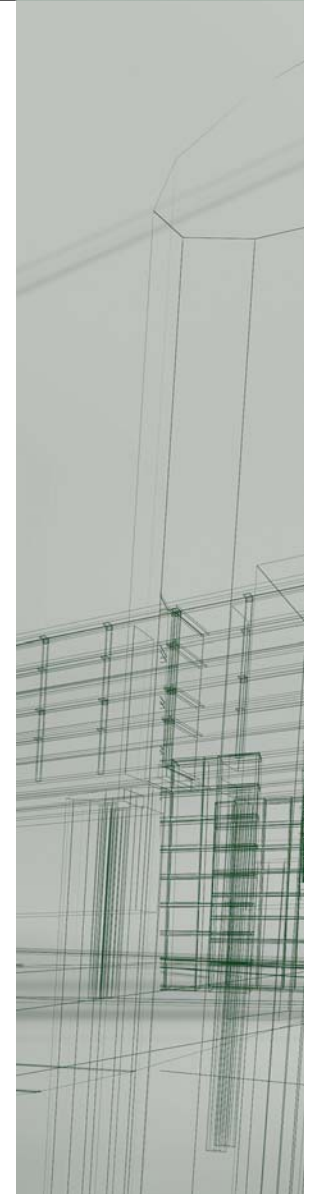
- Building 1 ( $\pm 60,000$  sf)
- Building 6 ( $\pm 100,000$  sf)

## Phase III (future):

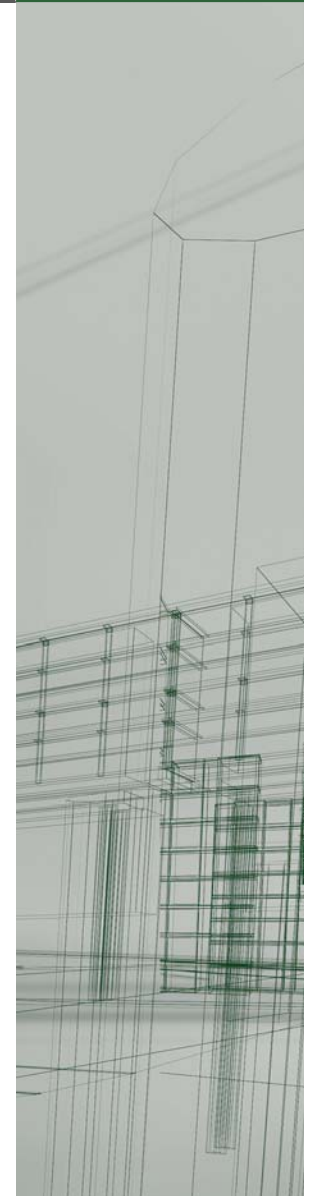
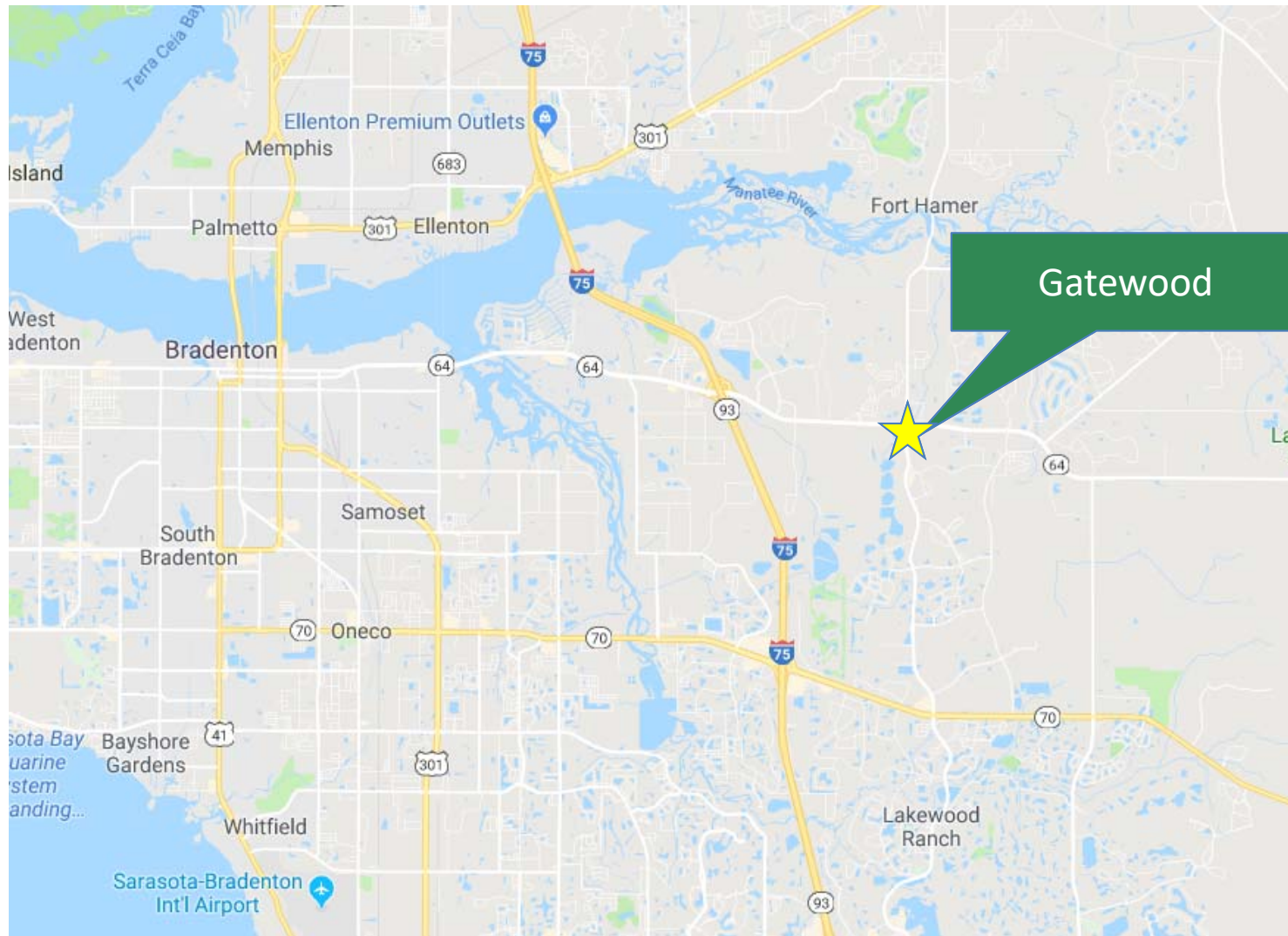
- Building 3 ( $\pm 60,000$  sf)
- Building 4 ( $\pm 60,000$  sf)

## Commercial Condo (future)

- Building 7 ( $\pm 73,000$  sf)



# Gatewood Corporate Center at Lakewood Ranch





# Gatewood Corporate Center - Aerial





# Gatewood Corporate Center



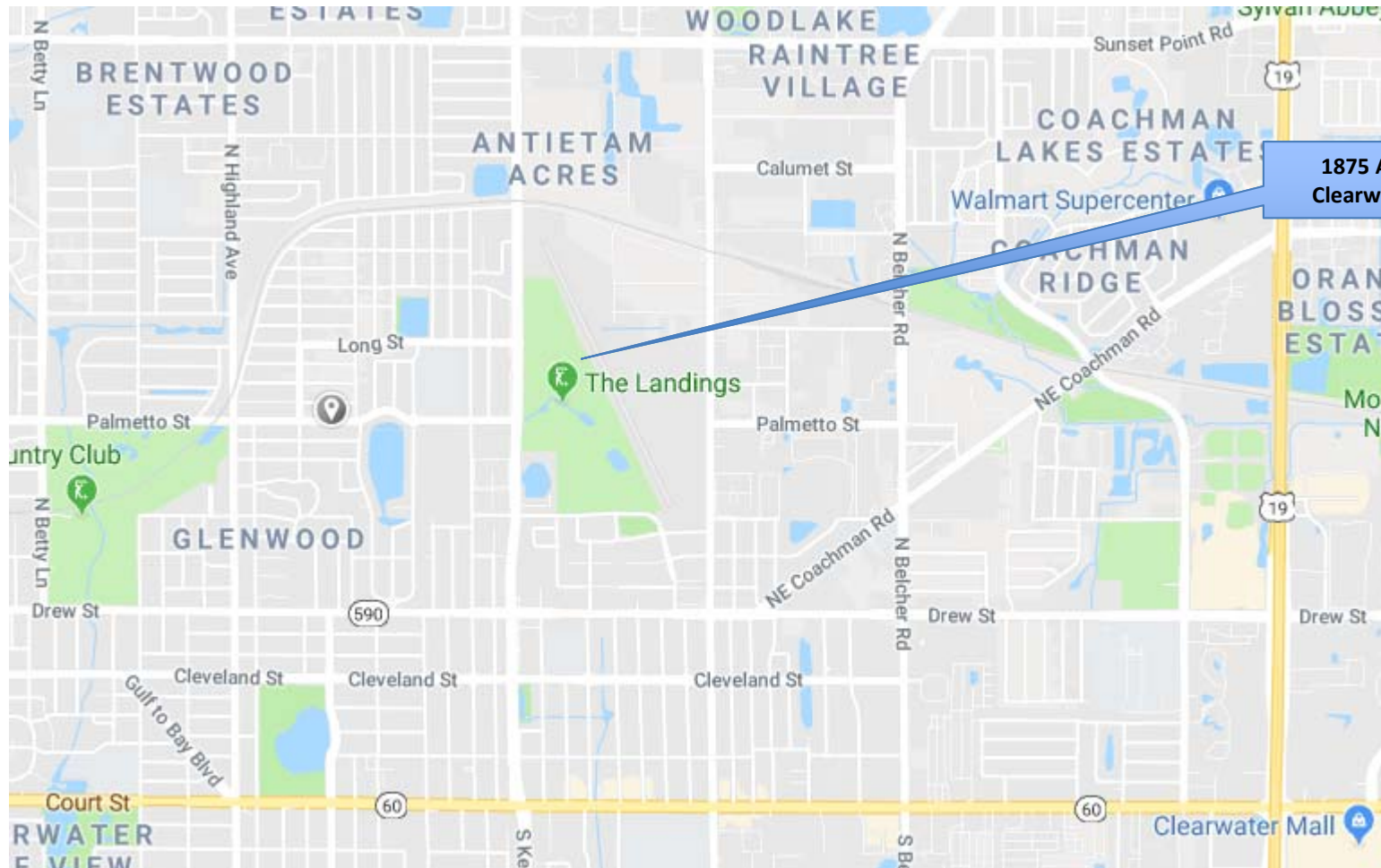
# Gatewood Corporate Center





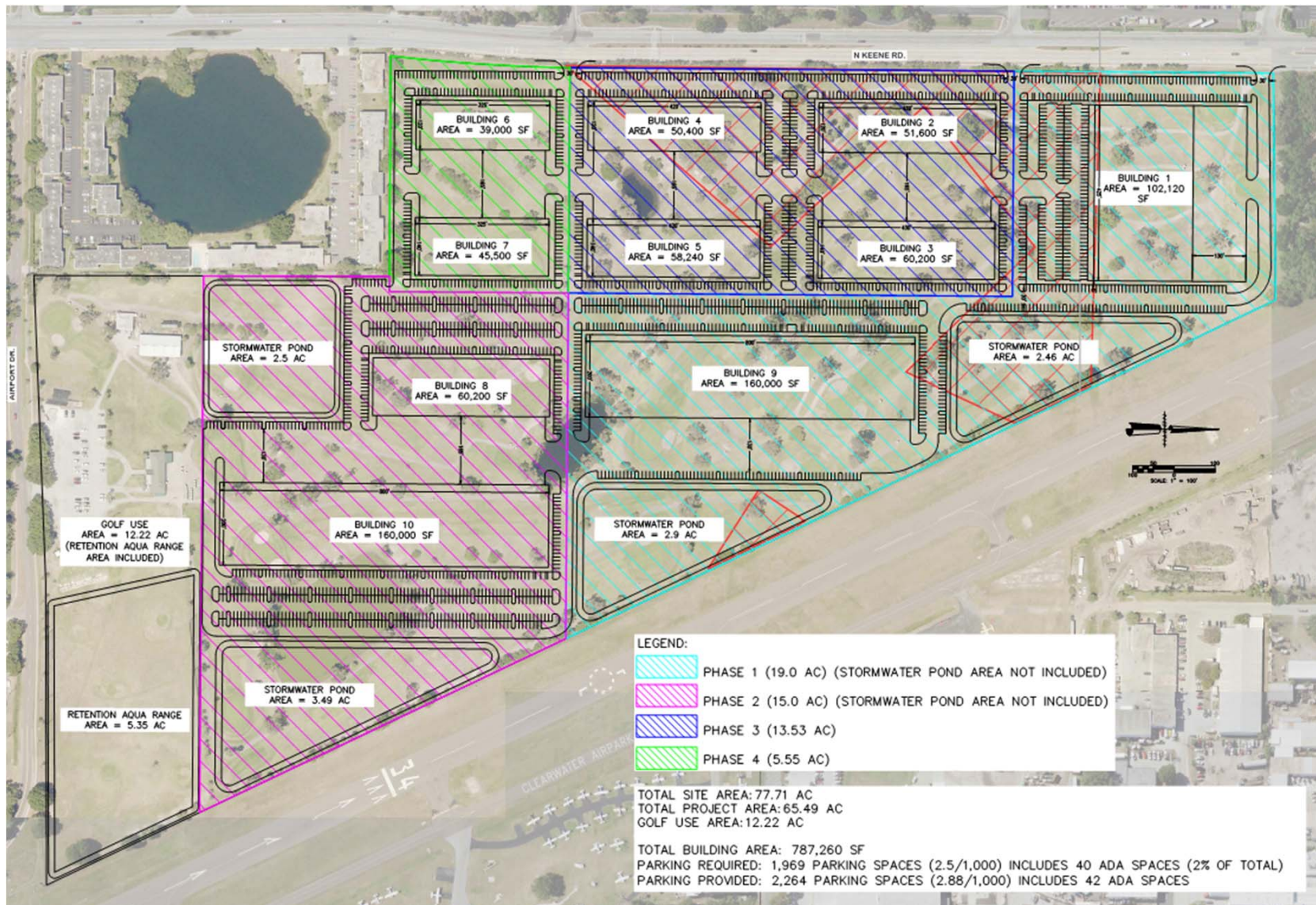


# Map



1875 Airport Drive,  
Clearwater, FL 33765

# Development Plan







## Contacts

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