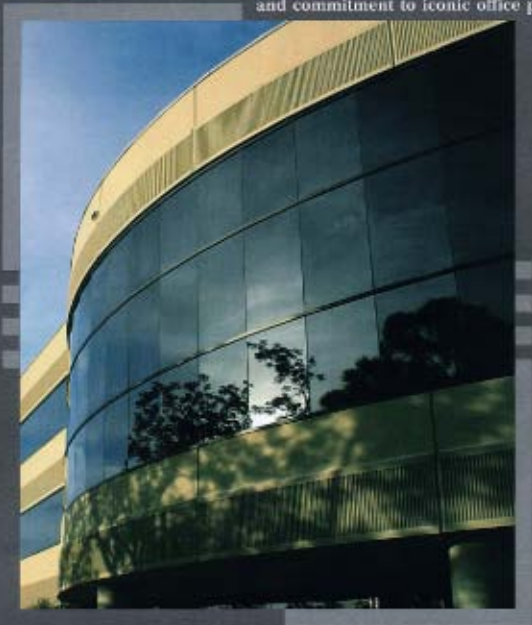


BAYPOINT COMMERCE CENTER

IT'S A NEW DAY

The Feil Organization brings stability
and commitment to iconic office park



constructors



THE PEIL ORGANIZATION



400 WILSON ST. SUITE 1000
CHICAGO, IL 60601-1000



BAYPOINT COMMERCE CENTER GETS THE FEIL TOUCH

Baypoint Commerce Center started out as a Koger Center with the first building being finished in 1971. Eventually expanding to 15 buildings on 75 acres, the office park won beautification awards from the city of St. Petersburg and was the starting place for many successful businesses in the Tampa Bay area. Eventually, the park that was once considered a benchmark for modern design started to show its age. That's when The Feil Organization stepped in. Purchasing the park in 2011, The Feil Organization made a commitment to not only restoring the park to its former glory but transforming it into a cutting-edge office environment.

The Feil Organization is one of the nation's foremost real estate companies. In addition to their headquarters and extensive holdings in New York City, they also own properties in Chicago and New Orleans. A true full-service real estate company, The Feil Organization was able to draw on the experience of their personnel to plan the eight million dollar renovation at Baypoint.

Collman & Turley was tapped as architect for the renovation. Collman & Turley is a Tampa based firm that has been creating award-winning commercial architectural and interior design since 1961. Not only did Collman & Turley design the renovations, their interior design department selected the finishes and helped The Feil Organization set the tone for the park's new look.

The Feil Organization turned to iConstructors to make their vision a reality. iConstructors is a commercial construction firm that specializes in partnering with their clients to maximize successful results. The iConstructors team has completed over 15,000,000 sq ft of space throughout Florida, focusing on quality corporate interiors, office buildings, technology centers, retail stores and restaurants. All completed on time with a desire to make the projects the best they can be.

From the first introduction, The Feil

Organization made it clear that their standards were high. "There are no half-measures with them," according to Mike Montecino, a Vice President at iConstructors. "Whatever they touched, and they touched almost everything, had to be done with a commitment to excellence."

The attention-to-detail and high standards has paid off. The office park is once again presenting a beautiful face to the community. These buildings have been completely renovated and more renovations are planned.

The renovations have already resulted in increased leasing at the park. Cassidy Turley is the exclusive leasing agent for Baypoint and they have been very busy showing the new look to prospective tenants. They also recognize the unique qualities that Feil brings to

the table. "The ownership's commitment to park-wide enhancements is a testament to Baypoint's key location in the marketplace and The Feil Organization makes its full potential," said Barry Blawfield, Vice President Leasing Agent for Cassidy Turley. Baypoint's mixture of rental rates and ability to accommodate tenant's expansion needs quickly provide particular advantages in today's marketplace.

It's a new day for Baypoint and The Feil Organization is committed to making it a good one.



Baypoint Commerce Center Buildings

Baker	Rogger
Dade	Lake
Duval	Madison
Franklin	Monroe
Greenville	Palmer
Gilchrist	Pinellas
Gadsden	St. Lucie
Hendry	

Baypoint Commerce Center Amenities

- On-site property management and maintenance personnel
- Rolling security service
- Fully furnished conference rooms available to tenants
- High-speed internet, cable and fiber available
- Day porter services
- Food truck program

MADISON

HENDRY

GADSDEN

PINELLAS

GILCHRIST

FRANKLIN



RENOVATIONS RESULT IN NEW TENANTS



Area Agency on Aging of Pasco - Pinellas, Inc. selected the Galbreth building as their new home. The building was taken down to the shell and rebuilt. Renovations included adding fire sprinklers to the building, all new air conditioning units and new air conditioning controls. In addition the restrooms and lobby were completely renovated. The tenant build out was done at a record-breaking pace to accommodate the tenant's tight schedule.

YourMembership.com moved to the Bule building - another building that was taken down to the shell and completely renovated. They now enjoy a tenant suite that was listed as a finalist for Tampa Bay Business Journal's CoStar Office Spaces. Renovations included remodeling the restrooms and lobby and adding fire sprinklers to the building.

ICONSTRUCTORS AWARDED TBBJ'S 2013 FAST 50 DOLLAR REVENUE GROWTH AWARD

iConstructors is a commercial construction firm with a rich history dating back to 1996. For more than 20 years, our iConstructors team members have focused on "high-end" corporate office interiors, ground up bank branches, office buildings, data/networking centers, restaurants, retail and critical infrastructure facilities throughout the state of Florida. We've completed in excess of 6,000 projects totaling over 15 million square feet of construction of which 95% came from repeat clients.

In addition to the Fed Organization, iConstructors clients include Bank of America, Cassidy Turley, Blue Cross Blue Shield, C1 Bank, CBRE, Chase, JPM

Chase, LaSalle, Morgan Stanley, PNC, Wells, White Page and many others, most with Master Service Agreements.

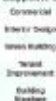
iConstructors was a recent recipient of the Tampa Bay Business Journal's "2013 Fast 50 Dollar Revenue Growth Award", ranking #7. This growth is a very difficult economy is a direct result of the way we treat our clients and honor our commitments. iConstructors is strong financially as evidenced by a \$50,000,000 bonding capacity with no debt and no borrowed funds.

Our word is our bond. We do not reinvent the wheel, we only deliver quality, and we do it all with integrity.

iConstructors has completed in excess of 6,000 projects totaling over 15 million square feet of construction



Proud to be the Architect for Baypoint Commerce Center Renovations



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Integrity in construction



FUTURE PLANS

Not once to rest on their laurels, the Fed Organization has plans to continue to renovate and update Baypoint. These plans include more landscape upgrades, exterior lighting, lobby and interior renovations.

Other ideas being considered are an on-site fitness center and dog along with electric vehicle charging stations. They are also considering pursuing LEED certification for the park.

"We are committed to doing what is best to restore the real estate and create a beautiful and friendly working environment. We understand that tenants spend as much time in their office environment as they do in their homes and we understand that tenants are looking for the same qualities both at their home and in their offices. We will continue to work with both Cullman and Kanary and iConstructors to create that image. We look forward to awarding additional upgrades in the upcoming months," said Brian Fed, Vice President of Leasing for The Fed Organization.

BY THE NUMBERS

Quantitative Analysis of Baypoint Renovations

Parking Lots

549,925 S.F. Asphalt	9,795 L.F. Curbing
12,720 S.F. Patios & Courtyards	5,722 L.F. Sidewalks

Landscaping

500+ Each Trees	21,000+ Each Plants/Shrubs	85,000+ S.F. Sod
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Lighting

72 Each Parking Lot LED Lights	600+ Each Building/Landscape LED Lights
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Cassidy Turley / Commercial Real Estate Services

Proud Partners of
Baypoint
Commerce
Center

Leasing Provided by:
Barry Hershfield
813.334.7561

"We are proud to partner with iConstructors on the Baypoint Commerce Center project!"

CONCRETE CONCRETE

R.E. BECKNER
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EXPERIENCE QUALITY SERVICE



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Mechanical • Electrical • Plumbing • Fire Protection

*We are proud to be a part of
the Renovation Team
for Baypoint Commerce Center.*

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