



Mission Statement

Westfield Brandon is conveniently located eight (8) miles east of downtown Tampa in one of the fastest growing suburban communities on the Florida Gulf Coast. This center is located at the convergence of three major highways and is the leading retail destination for eastern Hillsborough County. The Center boasts a large percentage of retailers whose sales are in the Top (10%) Percent of the Westfield Portfolio.

Design Guidelines

- **Storefront Heights** – exact height (14'-20' see zone plan attached)
- **Glass Height** – Exact height (12')
- **Glass Door Height** - Exact height (10')
- **Design Control Zone** – Exact depth (10') hard lid, hard surface flooring, concealed track lighting
- **Transparency Percentage** - Exact number (80% glass, 20% opaque).
- **Signage Height** - Exact height or range (14"-16" signage, low profile reverse channel halo, face-lighted no trimcap or illuminated push through letters)
- **Blade Signage** – not permitted in main concourse – ancillary wings only.
- **Window Signage** - 2" frosted 3M film applied to inside face of window.
- **Bulkhead Conditions** – Tenant to demolish or clad over with tenant finishes as required to achieve zone height.
- **Neutral Pier Conditions** – 7 1/4" gyp or 3/4" reveal channel by Tenant - depending on location.

MEP Criteria

- **Mechanical system type** – RTU systems by tenant. Some locations require Helicopter lift for new installation.
- **Electrical conditions** – 277/480
- **Smoke Evac** - None

Permit Process

- **Standard length of process** - Permit time is average 8- 10 weeks (approx. 6 weeks with Private Provider)
- **Need Landlord approved drawings to submit?** - No
- **Precon is required** – Tenant GC to set up meeting with Facilities Manager prior to start.
- **GC required for permit issuance.**
- **Non-Union**

