

OFFICE SPACE AT

# SPARKMAN WHARE

WATER STREET  
TAMPA





WATER STREET TAMPA | STRATEGIC PROPERTY PARTNERS

# WELCOME TO WATER STREET TAMPA.

This is more than the newest downtown city development - it's the ultimate balanced urban experience.

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People, productivity and wellness come into perfect alignment with vibrant retail, inspiring living options and an enriching outdoor cityscape. Water Street Tampa brings together the essential elements of a thriving community – all in a beautifully interconnected space with the human experience at the center.

Water Street Tampa's first phase of development comprises:

- 600,000 sf of new office space
- 1,300 new residences
- 4 new and renovated hotels
- 60+ new retailers

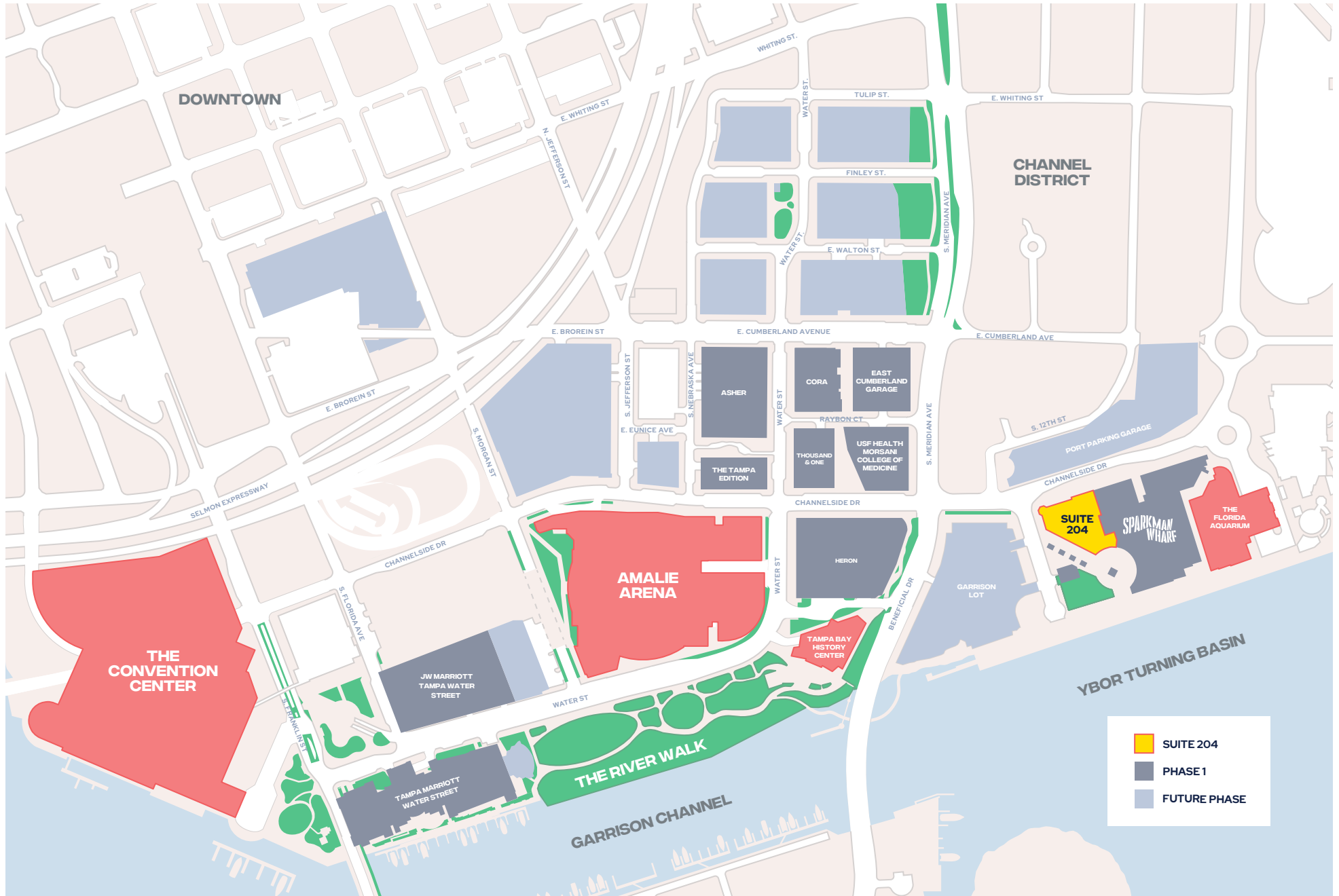


## BALANCED URBAN EXPERIENCE



- Amidst an abundance of premier Retail, Hotel & Residential Options
- A true walkable community with an impressive walk score of 92
- Water views of the Tampa Bay
- First WELL Gold Certified™ Community in the Country
- Food and beverage concepts from top local, regional, and national culinary talents
- 3,000 sf covered outdoor Lighthouse Beer Garden
- Expansive (11,000 sf) lawn with games and waterfront views
- On-site bike storage and shower facilities
- 3/1,000 rsf parking
- Close proximity to shareable bikestations, the Pirate Water Taxi, a TECO Streetcar stop and Amalie Arena

# SPARKMAN WHARF SUITE 204



## SUITE 204

Located within Sparkman Wharf, Suite 204 offers a re-imagined waterfront loft-style office, with beautiful views of the Tampa Bay and creative space for any meeting or brainstorm. Situated above ground-level retail and the Sparkman Wharf dining garden, Suite 204 offers everything the modern tenant needs from morning until night.



**48**

Workstations  
(7x5 ft)

**7**

Conference  
Rooms

**27**

Private Offices  
(10x12 ft)

**1**

Executive Board Room  
(15-25 people)

**1**

Large Conference Room  
(15-25 people)

**4**

Standard Conference  
Room (6-8 people)

**1**

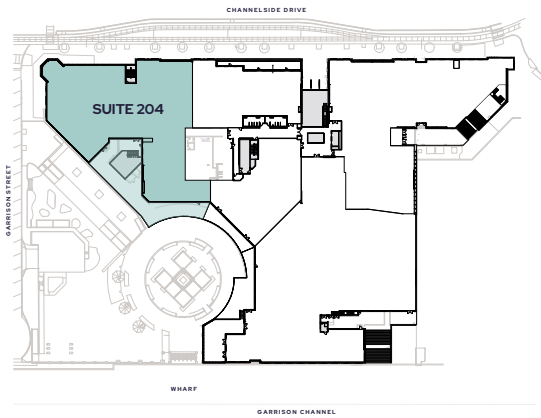
Small Meeting Room  
(4 people)

**6**

Private Phone  
Booths/Call Rooms

- Collaboration / Lounge Areas
- Town Hall (60-80 people)
- Private Fitness Center with Lockers and Showers
- Private Outdoor Terrace

# SUITE 204



<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Interior	23,241 rsf
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4CAF50; margin-right: 5px;"></span> Terrace	5,037 rsf
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC107; margin-right: 5px;"></span> Mezzanine	2,143 rsf
<hr style="border: 1px solid #A52A2A;"/>	
<b>Total</b>	<b>30,521 rsf</b>



# SUITE 204



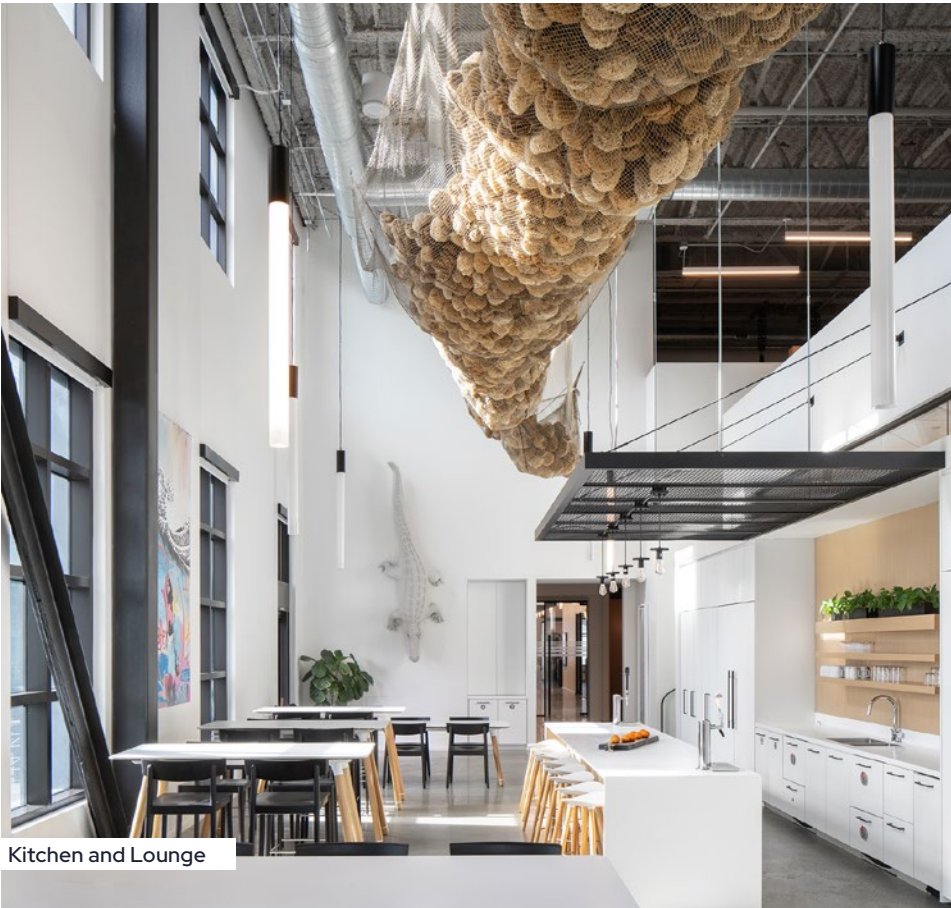
Open Offices & Breakout Spaces



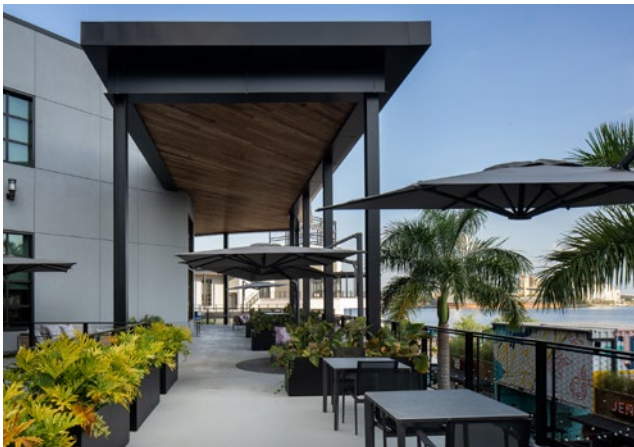
Conference Room



Town Hall



Kitchen and Lounge



## **PRIVATE OUTDOOR TERRACE**

- Waterfront views
- Ample space for private events
- Semi-covered for shade
- Direct access to kitchen
- Private and secured from rest of recreation lawn

## Who We Are

Strategic Property Partners, LLC (“SPP”) is a full-service real estate developer, owner and operator focused on the creation of high-quality, experiential places through world-class execution and innovation.

## What We’re Doing

SPP creates experiential, mixed-use neighborhoods that include homes, workplaces, hotels, retail, outdoor spaces, food and beverage and entertainment. Our goal for every development is to create the infrastructure for enduring, vibrant, forward-thinking communities that promote inclusivity, sustainability

SPP’s projects currently include Water Street Tampa and developments in historic Charleston, South Carolina.

For more information on Water Street Tampa, visit [www.waterstreettampa.com](http://www.waterstreettampa.com).

and social wellbeing. Integrating principles of walkability, sustainability, connectivity, design quality and wellness, SPP is creating and will own and operate this new world-class neighborhood in Tampa, while also elevating the city’s national prominence.

## For Leasing Information

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**STRATEGIC PROPERTY**  
PARTNERS

**FranklinStreet**



Suite 204 Collaboration Space