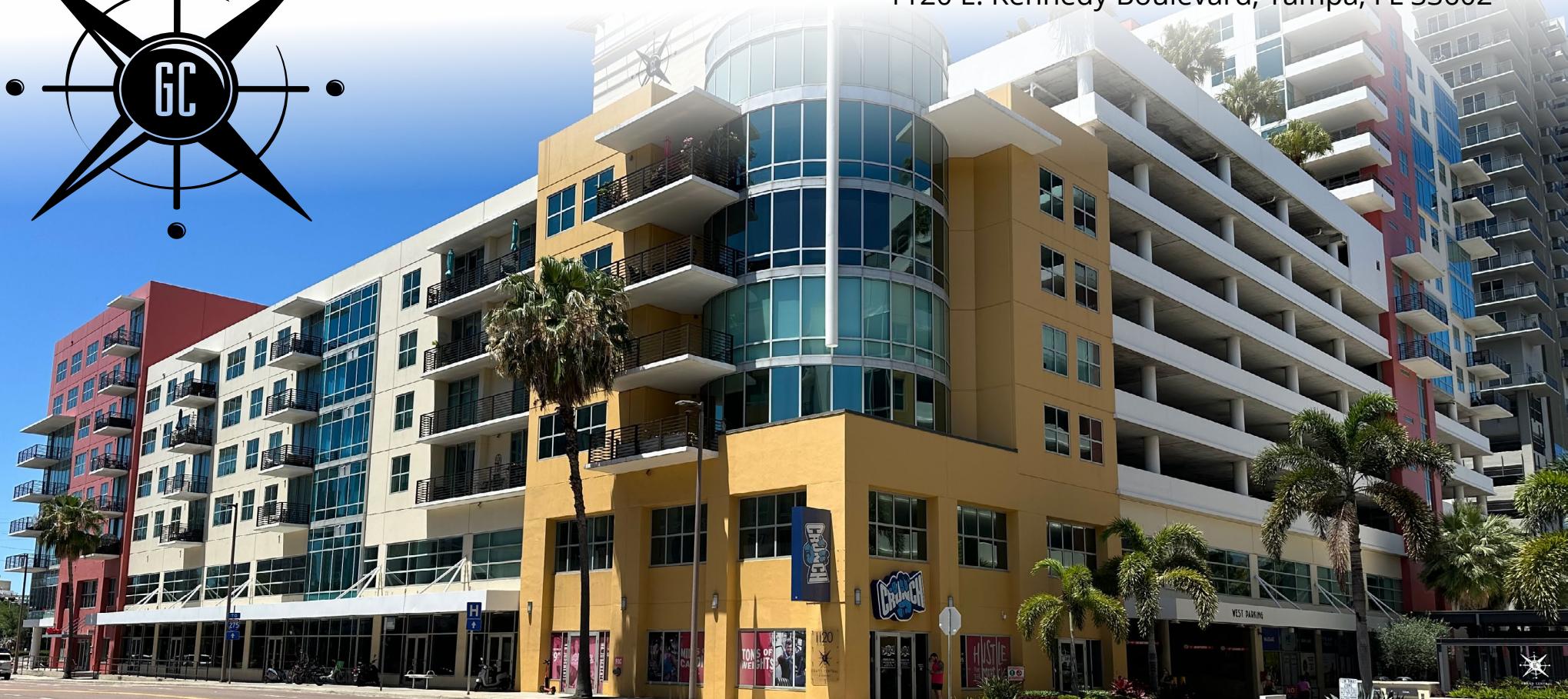




Office | Medical Condo for Sale or Lease - Grand Central at Kennedy

1120 E. Kennedy Boulevard, Tampa, FL 33602



Features prime location within sought out Channelside District

- Live, work, play environment - retail, restaurants and many more amenities within the vibrant Channelside District
- Separate air handler provides control over temperature and air circulation
- Free garage parking @ 5.0/1,000 sf
- \$1.5 million court yard renovations



For sale or lease



Incredible views of downtown Tampa and Channelside



On-site concierge service



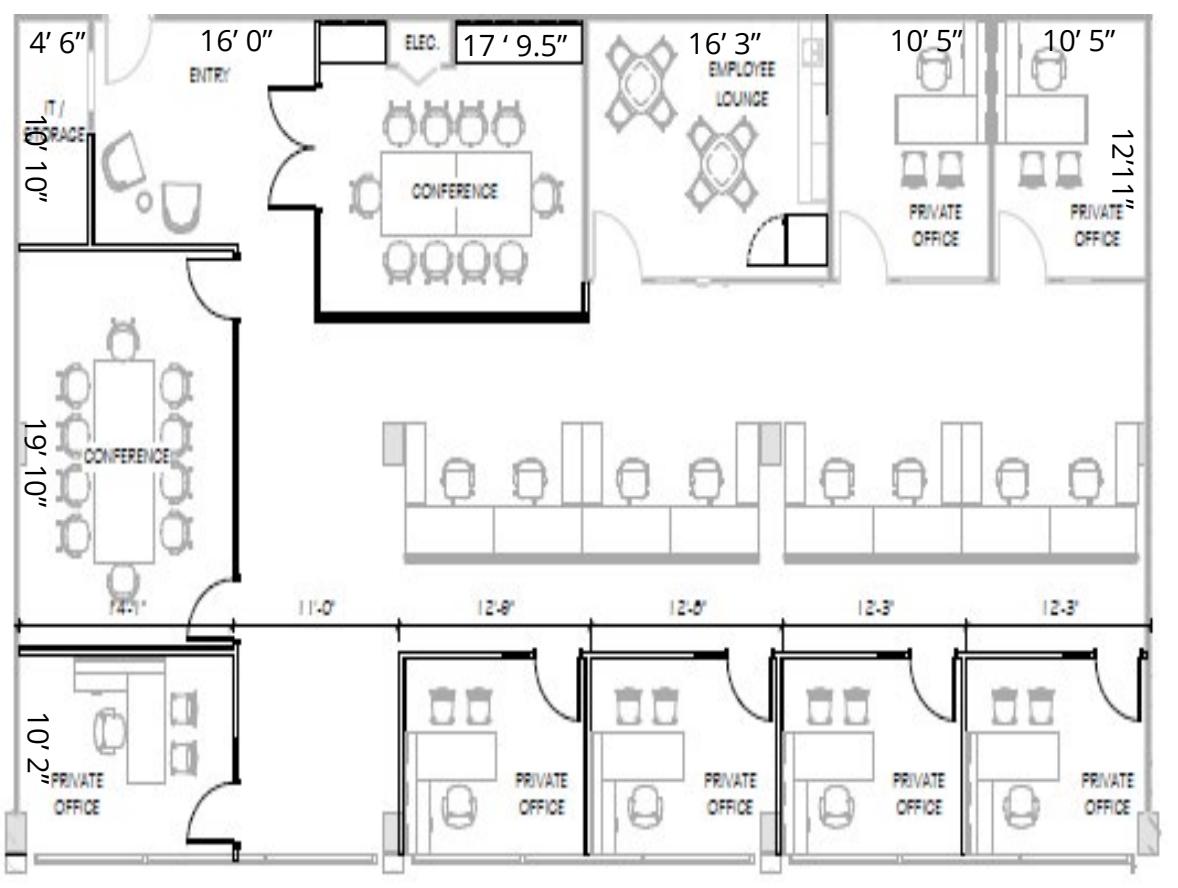
Zoned CD-2; includes office and medical

Get more information

Kenneth E. Lane III
Managing Director | Principal
+1 813 444 0623

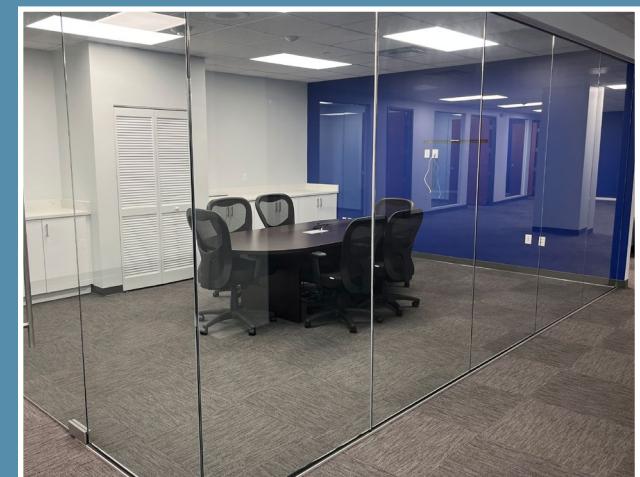
John Bencivenga
Associate
+1 813 280 8993

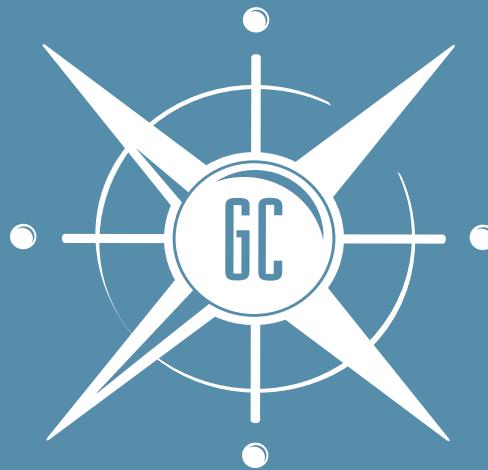
AVISON YOUNG



SUITE 235 - 3,153 SF

- Signage opportunity along Kennedy Boulevard
- Windows that span nearly floor to ceiling offering great natural light into space
- 7 private offices, 2 conference rooms, an employee lounge and room for cubicles





AMENITIES



70,571 sf of office space



Security and camera systems on property.



108,969± sf of retail space which includes, shopping, entertainment, dining along with nightlife on the ground floor.



State-of-art communications network.



392 residential units on 3rd floor and above.



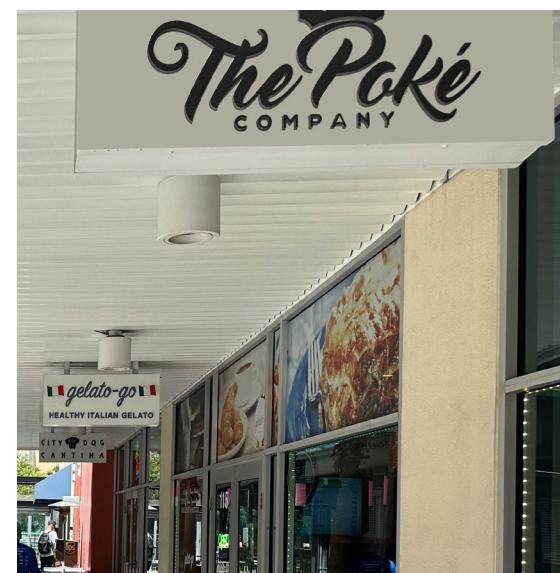
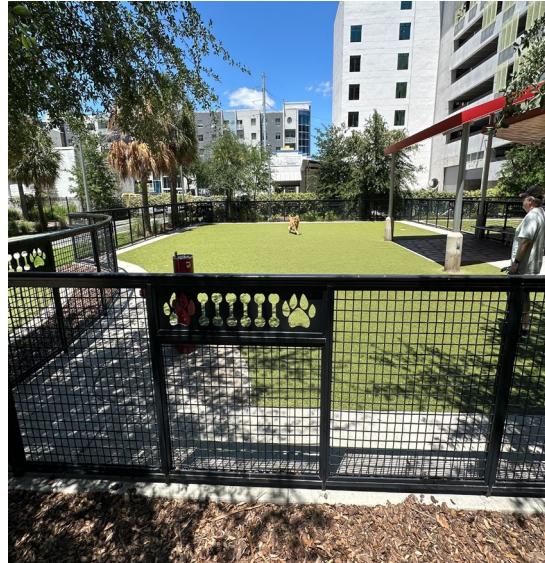
12,000 sf retail courtyard with outdoor seating surrounded by restaurants, bars and other amenities.

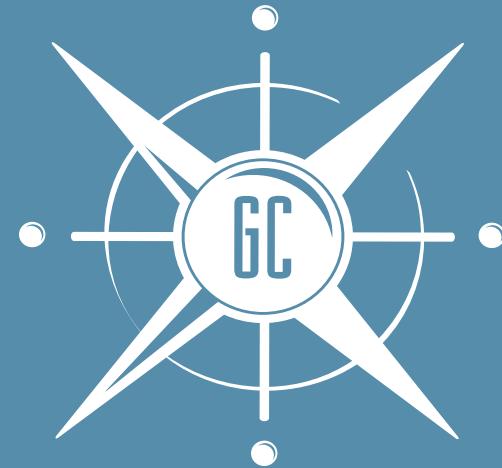


2 hours free visitor parking.



TECO Trolley in proximity providing easy access to Ybor City and Channelside District.





BUILDING INFORMATION

| | |
|--------------------------------|--------------|
| West Building Office..... | 44,892 sf |
| East Building Office..... | 25,679 sf |
| Total Office Space..... | 70,571 sf |
| 2024 Annual Budget Office..... | \$701,965.29 |

Grand Central Office West, located at 1120 E Kennedy, offers a premium experience at the heart of Tampa's vibrant Channel District. This meticulously designed mixed-use building hosts a variety of offices, restaurants, and 392 luxurious residential condos, reflecting the area's lively atmosphere.

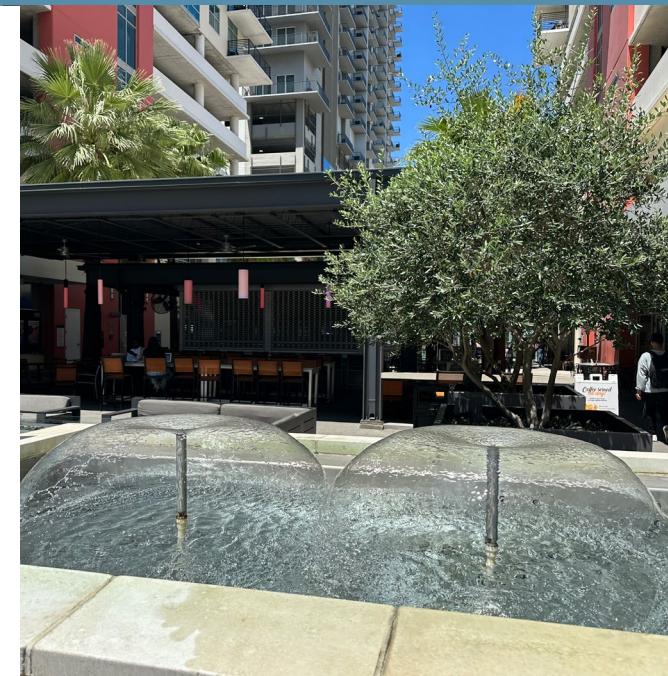
Office tenants benefit from convenient amenities including on-site parking and ground floor dining options. Situated within easy reach of The University of Tampa and just a 15-minute drive from Tampa International Airport, the property enjoys a prime location overlooking Selmon Expressway and is less than a mile from Amalie Arena, home to the Tampa Bay Lightning hockey team.

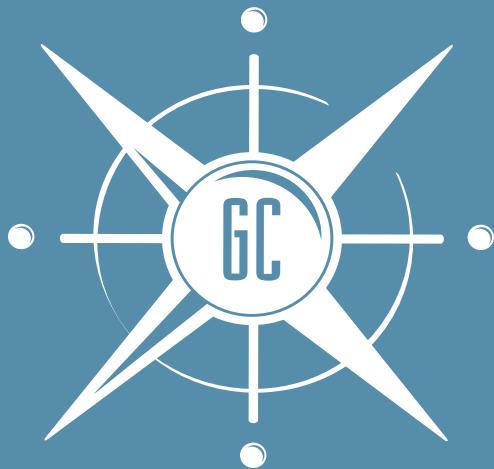
Just to name a few businesses that are already capitalizing on the opportunities presented by Grand Central at Kennedy and its neighboring areas.

- Crunch Fitness
- CVS Pharmacy
- CENA Restaurant
- City Dog Cantina

- Ginger Beard Coffee
- Massage Envy
- Stageworks Theatre
- The Poké Company

- Gelato-Go
- Pour House Tampa
- Maloney's Irish Pub
- Pour House Tampa





HOA ASSESSMENT FEES

Master Fees (includes all below)

- Building Insurance
- Building Maintenance
- Ground Maintenance
- Trash Collection
- Water
- Security
- Janitorial Common Areas
- Reserves & Replacements

Management Contract Expenses

Audit | CPA

HVAC Maintenance Contract

Window Cleaning

MASTER CONDO ASSOCIATION



MASTER PROPERTY OWNERS ASSOCIATION, INC.

Five (5) Member Board

Retail - One (1) member
Office - One (1) member
Residential - One (1) member
Independent - Two (2) members

The two independent members are appointed by the Retail | Office | Residential



MASTER ASSOCIATION MANAGEMENT CONTRACT

- Provide for the operation, management and maintenance of the Common Areas
- Subject to a management fee



CONDOMINIUM ASSOCIATION RESIDENTIAL

- 392 Units
- Expense Share - 52%
- Non-exclusive use of common areas
- Exclusive use of Residential portion of garage



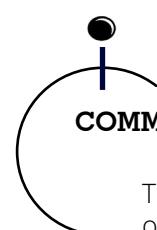
CONDOMINIUM ASSOCIATION OFFICE

- 37 Units
- Expense Share - 14%
- Non-exclusive use of common areas
- Non-exclusive use of garage - 5/1,000



CONDOMINIUM ASSOCIATION RETAIL

- 37 Units
- Expense Share - 34%
- Non-exclusive use of common areas
- Non-exclusive use of garage - 3/1,000



COMMON AREAS

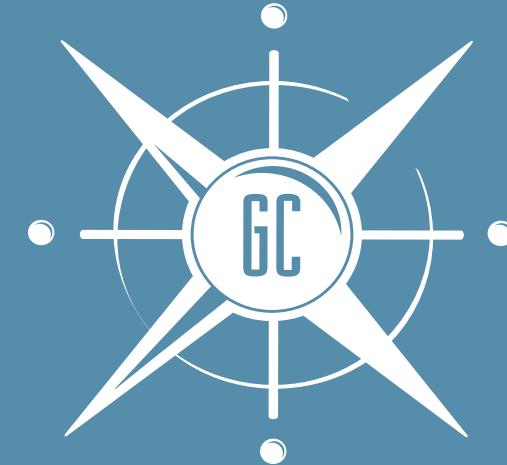
The expenses of maintenance, operations, repairs, replacement, administration, insurance and betterments of the facilities constituting Common Areas of the Master Association will be shared by the Residential Unit Owners, the Office Unit Owners and the Retail Unit Owners in accordance with their pro-rata shares of such Common Expenses.



Ybor Harbor is considered one of Tampa's most transformative developments and it recently received the first round of approvals. City Council approved a plan amendment and rezoning request for the nearly 40 acres that sit on the north end of the Ybor channel. This mixed-use development will transform the area by providing a vibrant district where people will "live, work, and play."

Upon completion of this development, the new district will feature up to 6 million square feet of residential, office, hotel, and retail space. It is expected that this development will be broken up into roughly 4,750 residential units, 500,000 square feet of office space, 800 hotel rooms, and 156,000 square feet of retail space spread across 20 blocks.

The Ybor Harbor will activate an area that will strategically connect the Channel District to Historic Ybor City. This bridge will furthermore connect Ybor city to Water Street and Downtown Tampa. This connectivity will have a strong impact on the businesses that sit within these areas.



IN THE NEWS



Image: CI Place



Meridian Tower
Apartments

The Slade at Channelside
Apartments

Water Street - Phase II
Mixed-Use Development

The Fitzgerald
Apartments

Hampton Inn

Encore!
Mixed-Use Development

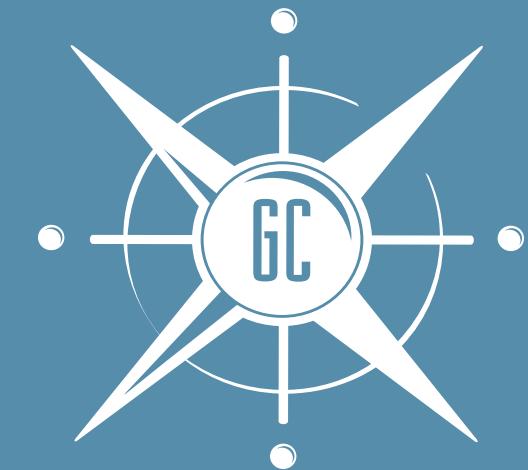
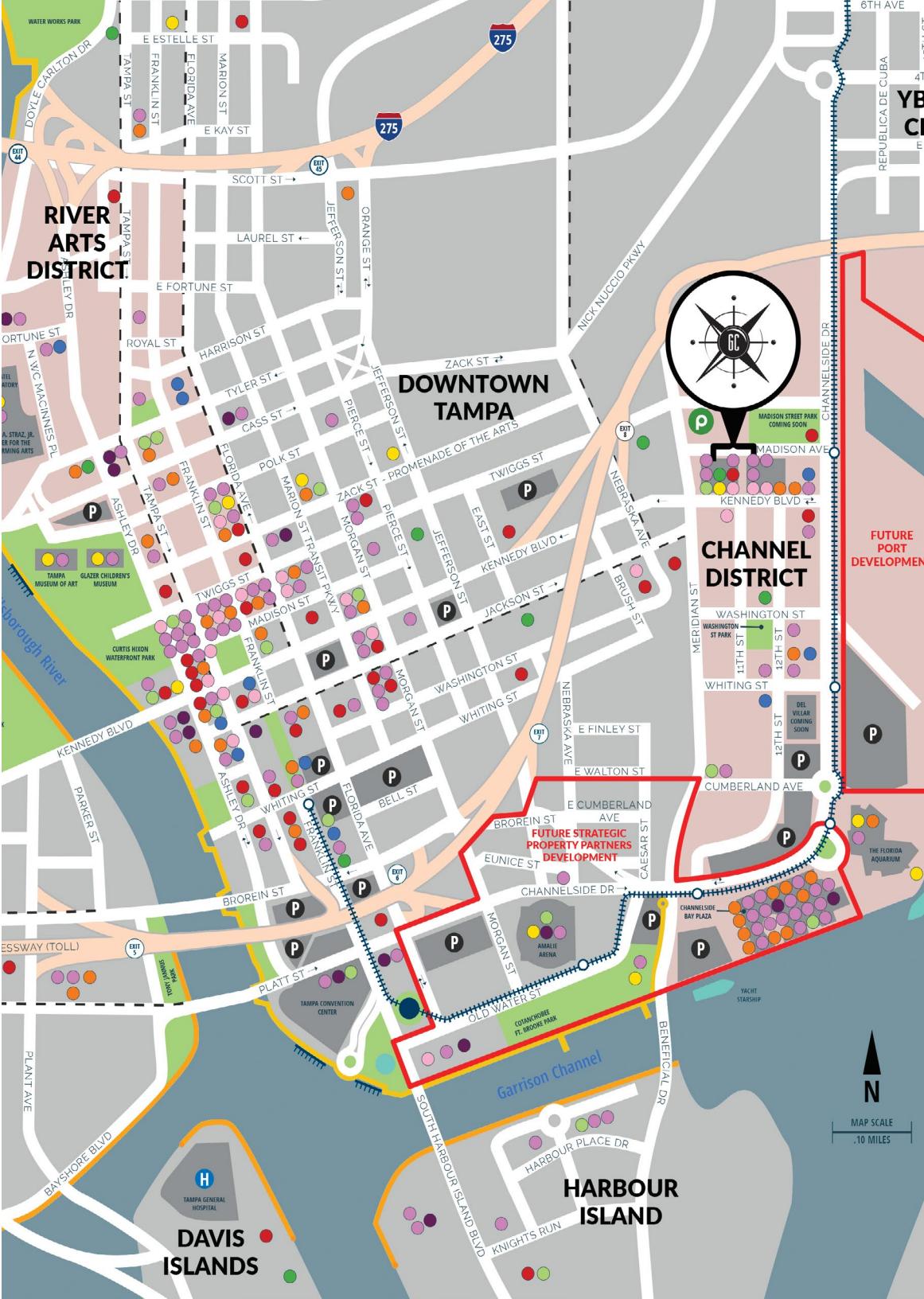
Channel Club
Apartments

Ventana Tampa
Condos

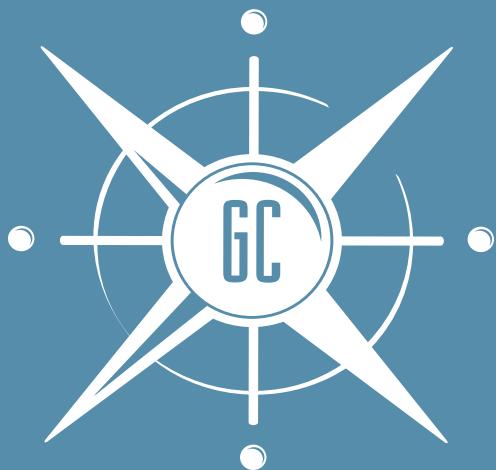
Gasworx
Mixed-Use Development

Publix

Bell Channelside
Apartments

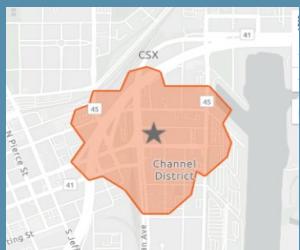


NEIGHBORHOOD



WALKING DISTANCE

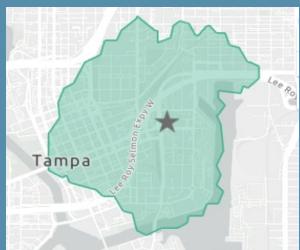
Demographics within walking distance from Grand Central at Kennedy.



5 minute walk
Total population: 3,293
Total businesses: 238
Total employees: 2,613



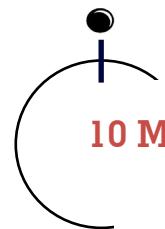
10 minute walk
Total population: 5,059
Total businesses: 645
Total employees: 8,236



15 minute walk
Total population: 9,140
Total businesses: 2,016
Total employees: 28,656



5 MILE
Total population.....107,140
Total businesses.....10,135
Total employees.....113,759



10 MILES
Total population.....238,710
Total businesses.....20,356
Total employees.....227,655



15 MILES
Total population.....791,975
Total businesses.....45,376
Total employees.....510,777