



# 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

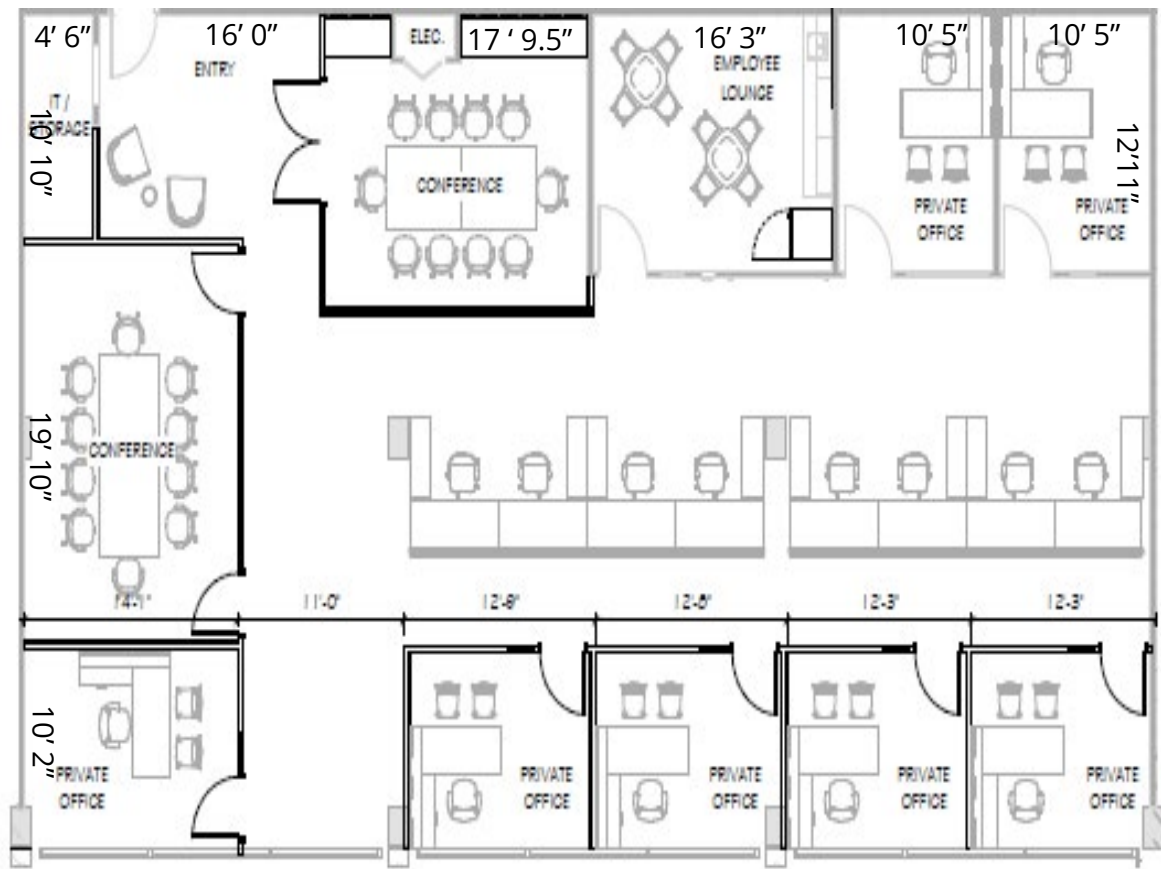
**Get more  
information**

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

**John Bencivenga**  
Associate  
+1 813 280 8993

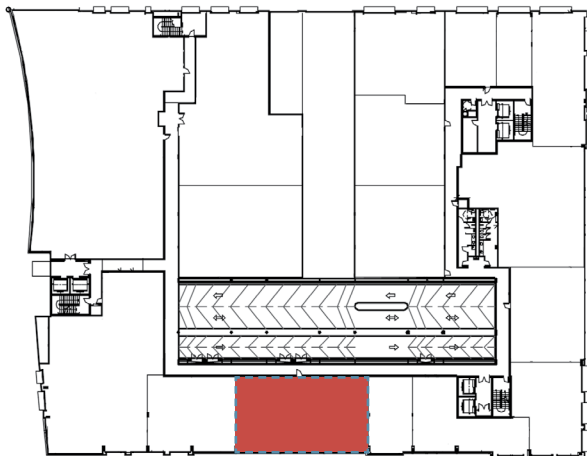
**AVISON  
YOUNG**





## 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

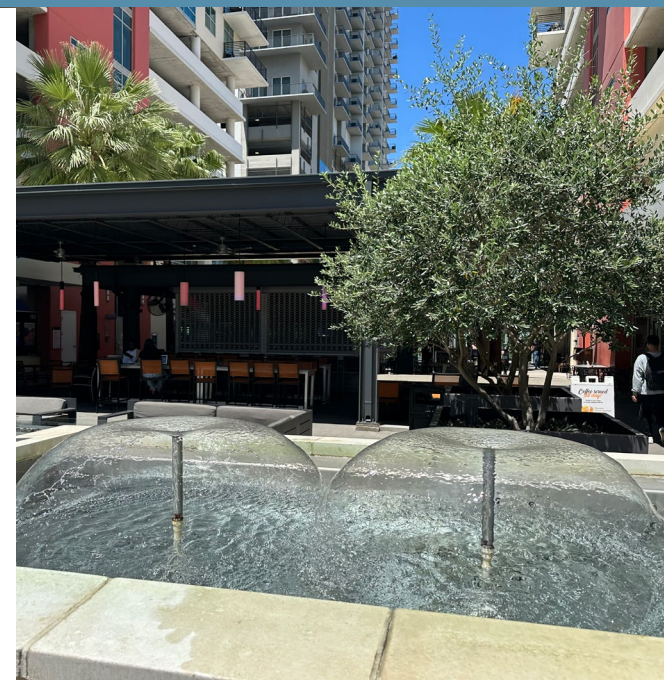
West Building Office.....	44,892 sf
East Building Office.....	25,679 sf
Total Office Space.....	70,571 sf
2024 Annual Budget Office.....	\$701,965.29

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
- Ginger Beard Coffee
- Gelato-Go
- CVS Pharmacy
- Massage Envy
- Pour House Tampa
- CENA Restaurant
- Stageworks Theatre
- Maloney's Irish Pub
- City Dog Cantina
- The Poké Company
- 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

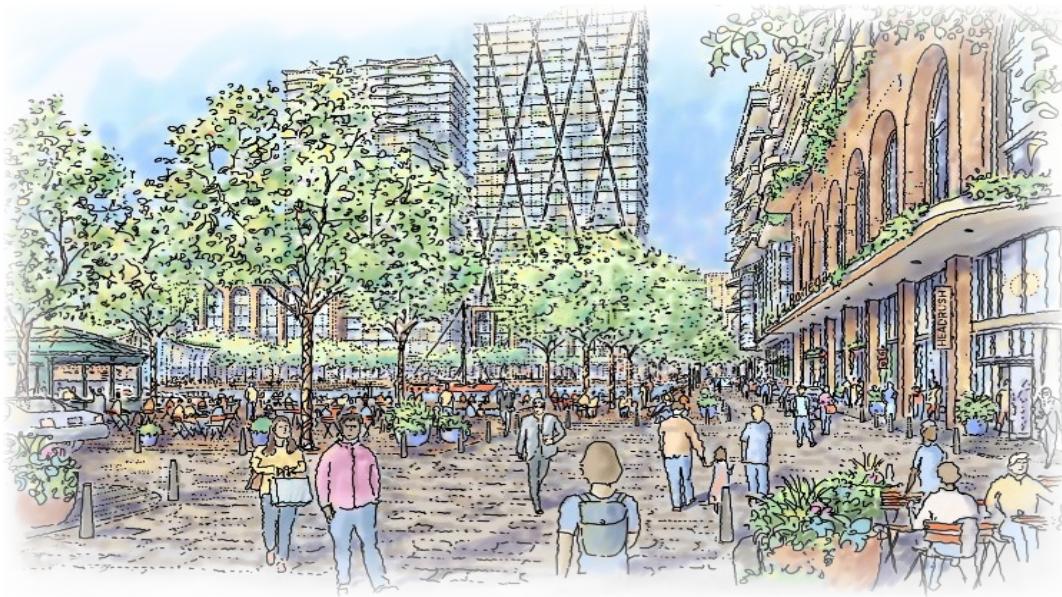
### CONDOMINIUM ASSOCIATION RETAIL

- 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.





**IN THE NEWS**

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 156,00 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.



Image: Gil Plotter





Meridian Tower  
Apartments

The Slade at Channelside  
Apartments

Encore!  
Mixed-Use Development

Gasworx  
Mixed-Use Development

Water Street - Phase II  
Mixed-Use Development

The Fitzgerald  
Apartments

Hampton Inn

Ventana Tampa  
Condos

Channel Club  
Apartments

Publix

Bell Channelside  
Apartments





## NEIGHBORHOOD

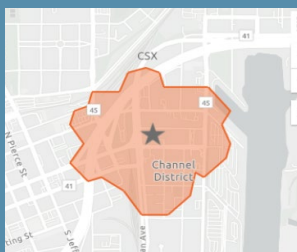
- Drinks & Dining
- Parks & Recreation
- Hotels & Tourism
- Salon & Spa
- Services
- Shopping
- Arts & Entertainment
- Education
- Medical
- Public Parking
- Publix
- Marked Bike Lane
- Future Development
- Public Docks
- Teco Line Streetcar
- Teco Line Streetcar Stop
- Riverwalk
- Waterfront Walkway



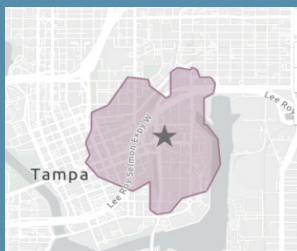


## WALKING DISTANCE

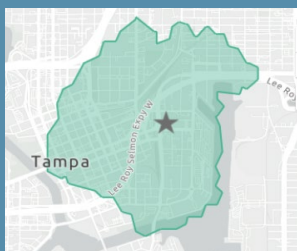
Demographics within walking distance from Grand Central at Kennedy.



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

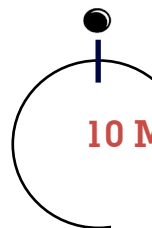


15 minute walk  
Total population: 9,140  
Total businesses: 2,016  
Total employees: 28,656



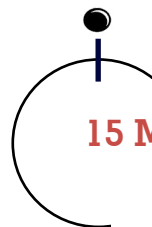
### 5 MILE

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