



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



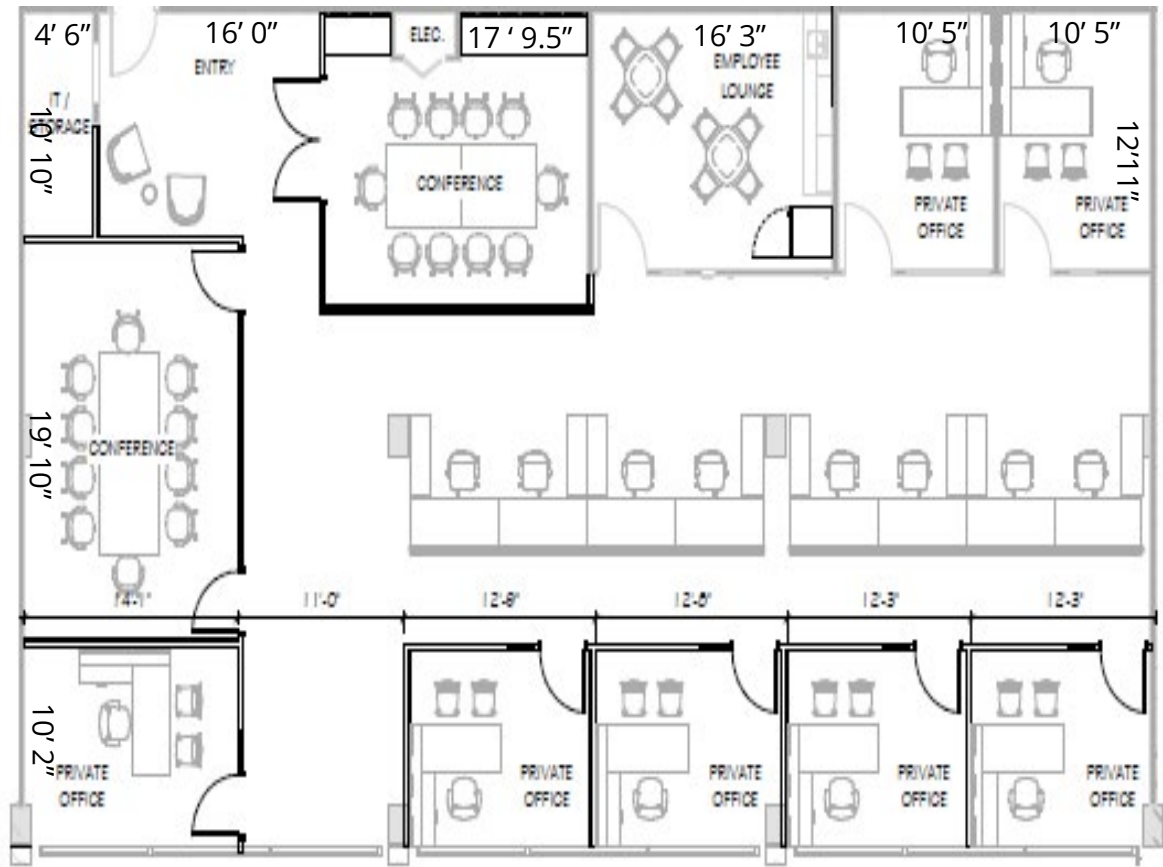
Zoned CD-2; includes office and medical

Get more information

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Managing Director | Principal
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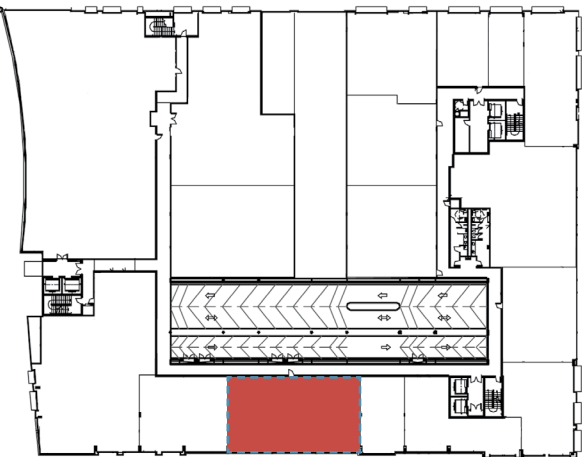
John Bencivenga, CCIM
Vice President
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**AVISON
YOUNG**



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





BUILDING INFORMATION

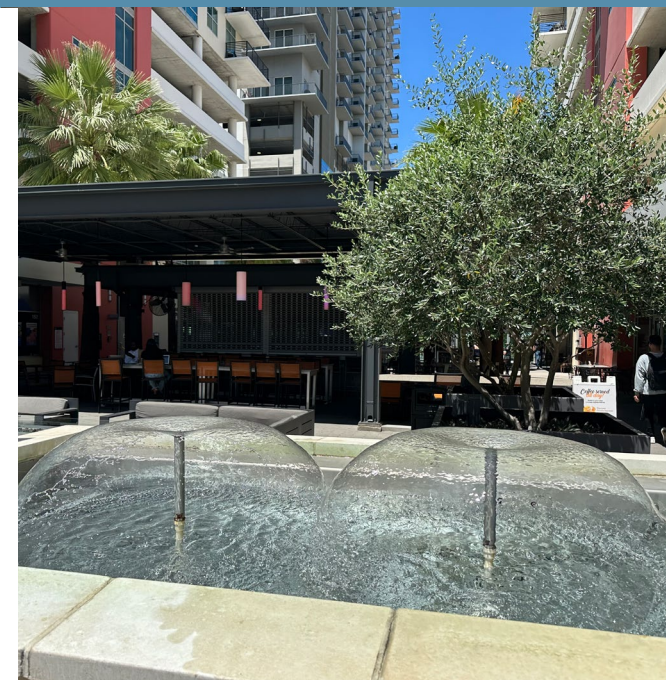
West Building Office.....	44,892 sf
East Building Office.....	25,679 sf
Total Office Space.....	70,571 sf
2024 Annual Budget Office.....	\$701,965.29

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.



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

Channel Club
Apartments

Publix

Hampton Inn

Ventana Tampa
Condos

Bell Channelside
Apartments



NEIGHBORHOOD

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

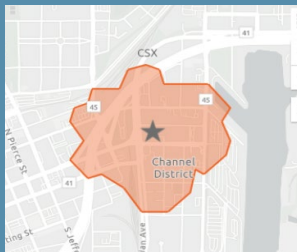


MAP SCALE
1/10 MILES

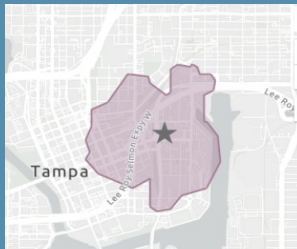


WALKING DISTANCE

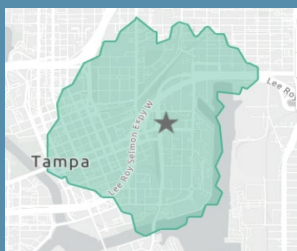
Demographics within walking distance from Grand Central at Kennedy.



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