



# SCRIPPS

## SALE-LEASEBACK

4045 N HIMES AVE, TAMPA, FL

Unique 15-Year 100% Sale-Leaseback  
Opportunity to Publicly Traded &  
Credit Rated E.W. Scripps Company



# INVESTMENT HIGHLIGHTS



Long-term, 15-year, net lease with annual base rent increases to protect against inflation



Mission-Critical, Specialized Office Facility 100% Leased To One Of The Nation's Largest Local TV Broadcasters



Vibrant and Diverse Local Demographics



Strategically located less than a 10 minute drive to Downtown Tampa



Optimal absolute NNN lease with zero Landlord responsibility allows for a passive, growing income stream



100% leased to a globally recognized, credit (S&P: B) tenant: E.W. Scripps Company (NASDAQ: SSP)

# 15-YEAR SALE-LEASEBACK

ON A MISSION-CRITICAL, SPECIALIZED OFFICE FACILITY, 100% LEASED TO ONE OF THE NATION'S LARGEST LOCAL TV BROADCASTER'S, PROVIDING LONG-TERM, STABLE CASH FLOW.

4045 N Himes Ave serves as the TV station and office for The E.W. Scripps Company, operating as WFTS (ABC Action News). The built-to-suit facility boasts state-of-the-art broadcasting infrastructure, including dedicated studio spaces, control rooms, and comprehensive newsroom facilities. The property is home to four news anchors including two Emmy-award winning journalists, Deiah Riley and Wendy Ryan. Wendy Ryan has been the evening news anchor for over 20 years, starting at the station in April 2003. WFTS has been operating at 4045 N Himes since it was built in 1995 and is the only Scripps station in the entire Tampa MSA.





# LOCATION OVERVIEW

## TAMPA BAY, FL

Located on the central west coast of Florida, the Tampa Bay MSA is home to more than 3.25 million people and is widely considered one of the top places to live in the U.S. Tampa, which was recently named the most livable city in America, includes professional sports teams, a vibrant arts and culture scene, world-class restaurants, and dozens of craft breweries. The region has undergone dramatic growth as residents and businesses have been drawn by its affordable cost of living, low tax environment with zero state income tax, excellent year-round weather, and quintessential waterfront locations. Such growth has put Tampa at the forefront of being both a top vacation destination and an economic hotbed headlined by multiple Fortune 500 companies. The Tampa Bay region is also home to a robust higher education system, which sees an average of 75% of graduates remain within the MSA, creating an immense talent pipeline.

3.25 Million

Total Population

88 Residents

Added Daily

Top 15

Fastest Growing MSA  
2016-2021

2.8%

Unemployment Rate

8

Fortune 1000  
Companies  
2023

20

Corporate Headquarters With More  
than \$1 billion in Annual Revenue  
*Tampa Bay EDC*

54

New-to-Market  
Tenants Since 2020



RAYMOND JAMES STADIUM  
HOME OF THE  
**TAMPA BAY  
BUCCANEERS**

SEATS UP TO 75,000

8TH MOST POPULAR  
CONCERT VENUE IN  
THE WORLD 2024 YTD  
WITH \$23.9M IN GROSS  
REVENUE, #1 IN THE US

AVERAGE ATTENDANCE OF  
~64K PER GAME IN 2023



### INTERNATIONAL PLAZA

NORDSTROM

Neiman Marcus



Dillard's

GUCCI



lululemon

ZARA



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## SALE-LEASEBACK

### DOWNTOWN TAMPA

#### CHANNELSIDE MULTI-FAMILY DEVELOPMENT

1,949 UNITS  
DELIVERED IN THE  
PAST DECADE

802 UNITS  
PROPOSED/UNDER  
CONSTRUCTION

#### WATER STREET DEVELOPMENT

788  
NEW HOTEL ROOMS

1,238  
NEW LUXURY  
RESIDENCES

664,133 SF  
OF OFFICE

#### TAMPA HEIGHTS DEVELOPMENT

ARMATURE WORKS  
69,326 SF FOOD HALL

THE PEARL  
314 UNIT LUXURY APARTMENT BUILDING

HEIGHTS UNION  
247,000 SF CLASS A OFFICE

## FAVORABLE BUSINESS ECONOMY CONTINUES TO ATTRACT TOP EMPLOYERS

Tampa's low unemployment rate and industry diversity is achieved by a trifecta of influences, from the in-migration of young, skilled workers, investment from well-established local firms, and a robust local university pipeline. Compared to the national average unemployment rate of 3.6%, Tampa's unemployment is 100 basis points lower as of January 2023. According to Jeffries' REIT Equity Research Team and data sourced from the U.S. Bureau of Labor Statistics, Tampa ranked 10th out of 48 MSAs for office-using employment trends in January 2023, reporting 5.1% Y-o-Y growth. Beyond a diverse array of natural employment drivers, Florida's tax advantages and incentives attract firms, as it is more affordable to operate in Florida than in other peer states for the following reasons:

- **No corporate income tax on limited partnerships or S-corps, as well as no state income tax**
- **Florida offers Targeted Industry and Workforce Training incentives that provide tax credits or refunds for jobs created within the state**
- **Sales and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more**

#### TAMPA BAY'S 10 LARGEST PUBLIC COMPANIES

Company	Global Workforce	Headquarters
Jabil	238,000	St. Petersburg, FL
Bloomin' Brands	77,000	Tampa, FL
TD Synnex	22,000	Largo, FL
Raymond James Financial	20,000	St. Petersburg, FL
Roper Technologies	18,400	Sarasota, FL
Kforce	13,900	Tampa, FL
Mosaic	12,617	Tampa, FL
Masonite	10,500	Tampa, FL
Primo Water	8,880	Tampa, FL
MarineMax	2,666	Clearwater, FL



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