



Aer

DOWNTOWN TAMPA

300 W. Tyler Street
Tampa, FL 33602

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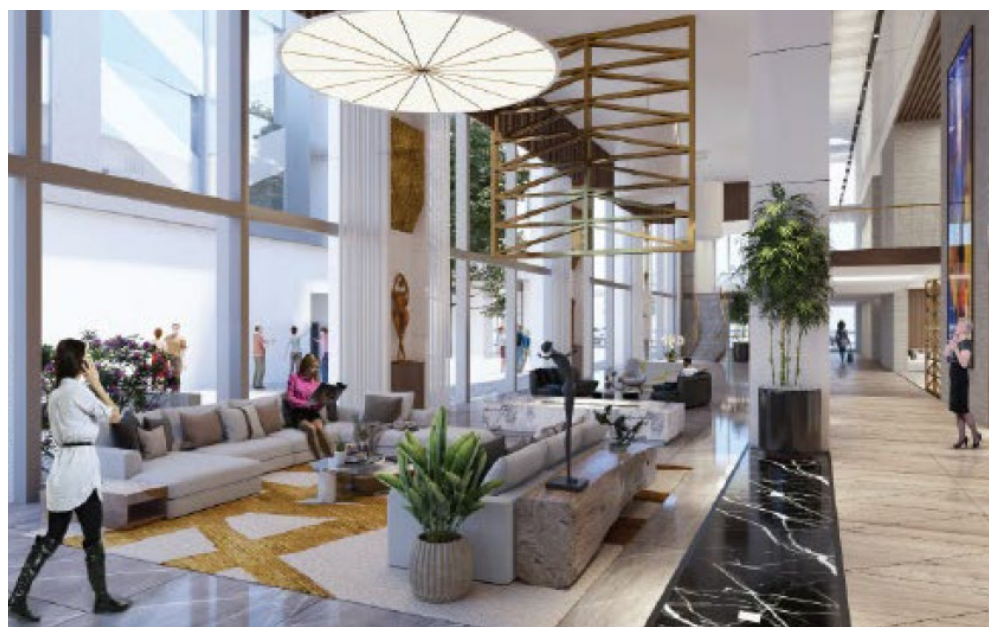




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DOWNTOWN TAMPA

- Trophy Residential Tower in River Arts District
- 334 Luxury Residential Units with stunning water, park and city skyline views
- Ideal location between Straz Performing Arts and Tampa Museum of Art
- Located within Riverwalk Specialty Zone with easy access to the University of Tampa
- Pent up demand for high quality retail and dining in northern end of downtown
- High Daytime Population of 294,620 within 10 min DT



SITE PLAN

W. Tyler Street

Aer

DOWNTOWN TAMPA

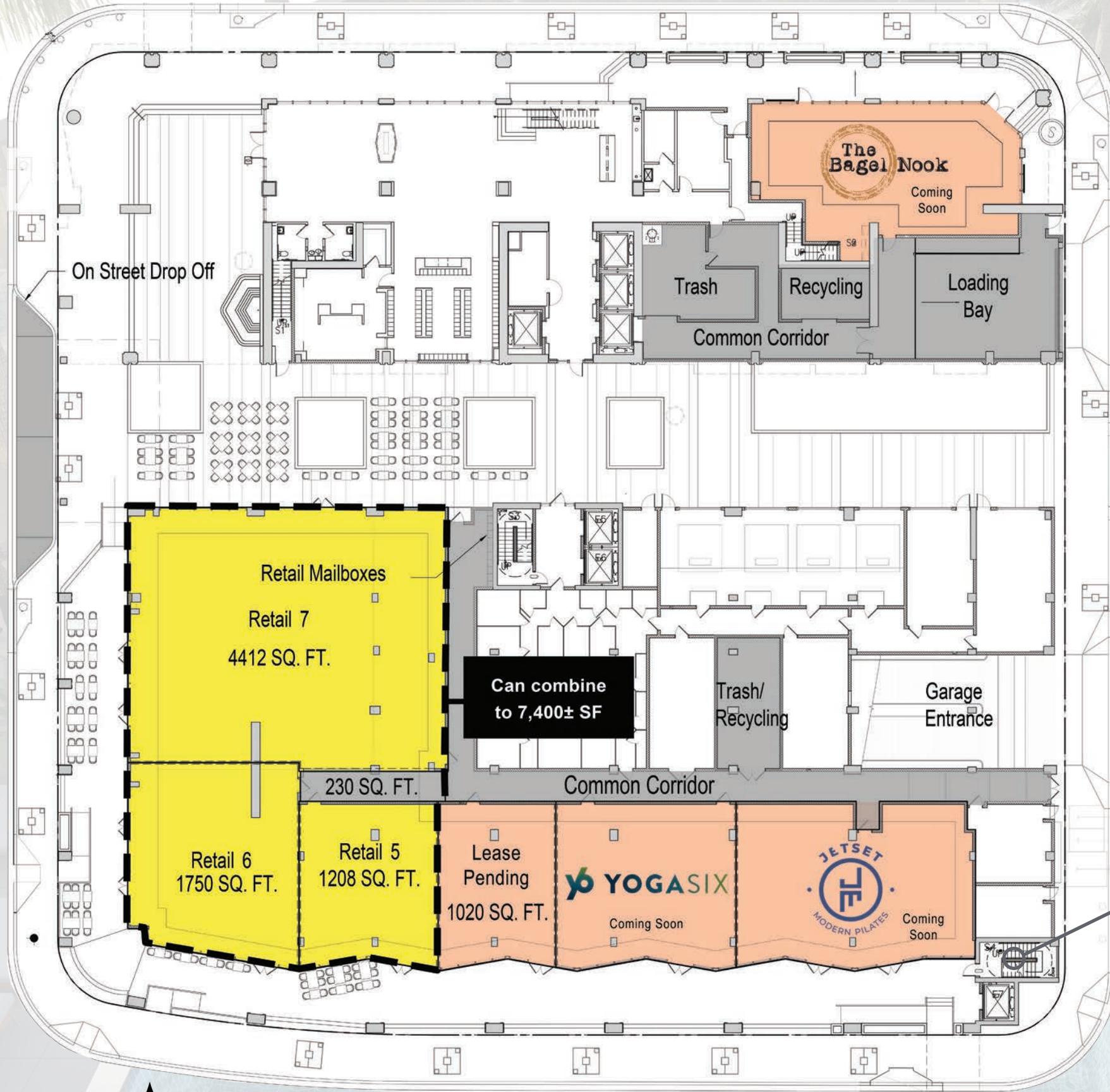
Straz Center for the Performing Arts



Tampa Riverwalk



W. Tyler Street



W. Macinnes Place

- 14,265 SF of Retail space
- Full Service Restaurant and Café space available with outdoor seating
- Non-exclusive retail parking (48 spaces) plus bridge access to Poe public garage (932 spaces)
- Part of Tampa Riverwalk Specialty Zone

Covered access from garage, Poe garage bridge, and retail to Straz Center

Tampa Museum of Art



W. Cass Street



Cass Street Walkability Score

92

NEIGHBORHOOD OVERVIEW

WEST RIVER DEVELOPMENT
1,700 TOTAL RESIDENTIAL UNITS
800 OCCUPIED (2023)

TAMPA RIVERWALK
2,000,000 VISITORS/YR

STRAZ CENTER EXPANSION
\$100,000,000
600,000 VISITORS/YR

AER MIXED-USE PROJECT
344 RESIDENTIAL UNITS
10,000 SF RETAIL

GLAZER CHILDREN'S MUSEUM
250,000/YR VISITORS

TAMPA MUSEUM OF ART
EXPANSION
\$110,000,000

UNIVERSITY OF TAMPA
10,566 STUDENTS

ROME COLLECTIVE
38,000 SF RETAIL

RELATED 6 AC PROJECT
1,079 RESIDENTIAL UNITS
32,760 SF RETAIL

TAMPA GENERAL
REHABILITATION AND
BEHAVIORAL HOSPITAL
176 BEDS

PENDRY TAMPA
220 HOTEL ROOMS
207 HOUSING UNITS

TAMPA CONVENTION CENTER
\$38,000,000 RENOVATION (2023)
600,000 SQ. FT
280,000 VISITORS/YR

TAMPA GENERAL
HOSPITAL
1,011 BEDS

AMALIE ARENA
21,500 SEATS
2,000,000 VISITORS/YR

WATER STREET TAMPA /
SPARKMAN WHARF
9,000,000 SF
MIXED-USE NEIGHBORHOOD
56 AC LAND
\$4,000,000,000 INVESTMENT
5,700,000 VISITORS/YR

PORT TAMPA BAY
33,000,000 TONS OF
CARGO/YR
1,149,289 CRUISE SHIP
PASSENGERS (2019)

THE FLORIDA AQUARIUM
925,000 VISITORS (2022)

YBOR HARBOR
2,586 FUTURE RESIDENCES
140,400 SQ. FT RETAIL
375 HOTEL ROOMS
292,260 SQ. FT
COMMERCIAL

GAS WORX
5,000 FUTURE RESIDENCES
500,000 SQ. FT. OFFICE
140,000 SQ. FT RETAIL

YBOR CITY
HISTORIC
DISTRICT

Aer

THE HEIGHTS

INTERSTATE
275

DOWNTOWN
TAMPA

CHANNEL
DISTRICT

DOWNTOWN TAMPA

CHANNEL DISTRICT

RESIDENTIAL
25,000 Existing Units
12,000+ Future Units

POPULATION	57,605
HOUSEHOLDS	28,167
BUSINESSES	7,601
DAYTIME POPULATION	126,064
WORKERS	101,704
RESIDENTS	24,360

- //// TAMPA RIVERWALK
- ▲ HOSPITAL
- ▲ RESIDENTIAL
- ▲ EDUCATION
- ▲ ATTRACTION

HYDE PARK VILLAGE

DAVIS ISLAND

HARBOUR ISLAND



DOWNTOWN TAMPA - SUBJECT PROPERTY



STRAZ CENTER EXPANSION
\$100,000,000
600,000 VISITORS/YR

Aer

HILLSBOROUGH COUNTY LIBRARY

POE GARAGE
932 PARKING SPOTS

CURTIS HIXON PARK
1,000,000/YR VISITORS

GLAZER CHILDREN'S MUSEUM
250,000/YR VISITORS

TAMPA MUSEUM OF ART EXPANSION
\$110,000,000

TAMPA RIVERWALK
2,000,000/YR VISITORS

UNIVERSITY OF TAMPA
10,566 STUDENTS

W Cass St 3,700 AADT

N Ashley Dr 29,000 AADT

W Tyler St

- //// TAMPA RIVERWALK
- ▲ EDUCATION
- ▲ ATTRACTION

CULTURE



📌 Adjacent to Aer (due north)

Straz Center for the Performing Arts

- ◇ 1500+ annual events with more than **600,000 visitors** per year
- ◇ Five individual theatres, three restaurants and an outdoor stage
- ◇ **\$100 million renovation and expansion** will add a four-story waterfront structure and **50,000 SF**
- ◇ One of the largest Performing Arts Centers in US



📌 Across street from Aer (due south)

Tampa Museum of Art

- ◇ In 2020, the Tampa Museum of Art celebrated its 100th Anniversary
- ◇ Planned **\$110 million expansion** of **55,000 SF** includes space for art, cooking classes, a balcony and open-air rooftop terrace, as well as, **improved walkability** to draw in more foot traffic from the nearby Tampa Riverwalk



ART

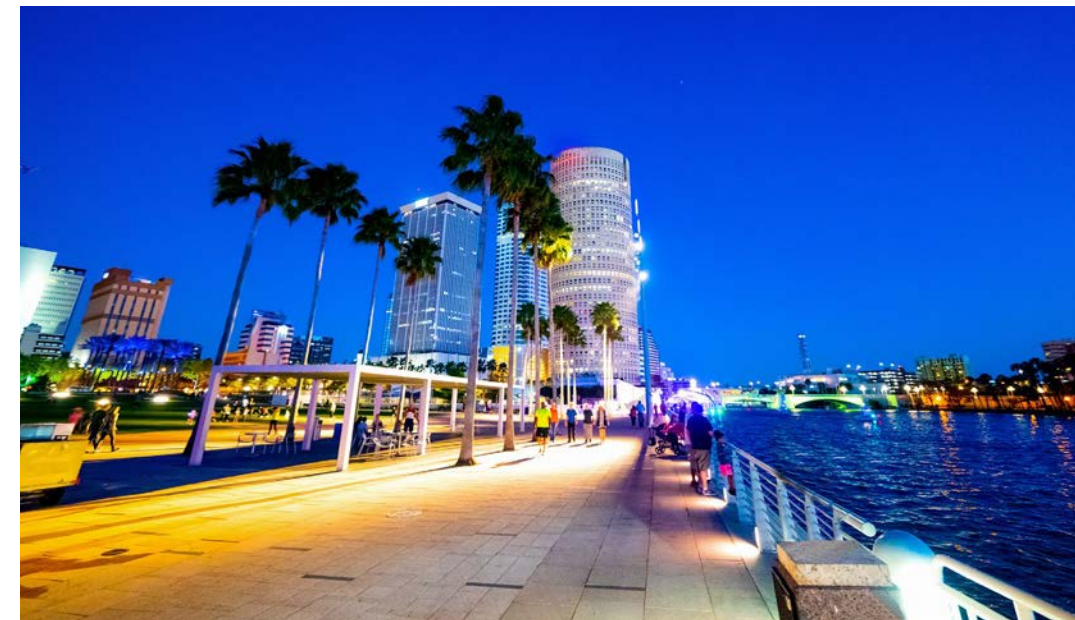
LIFESTYLE



📌 Aer connects to Riverwalk (due west)

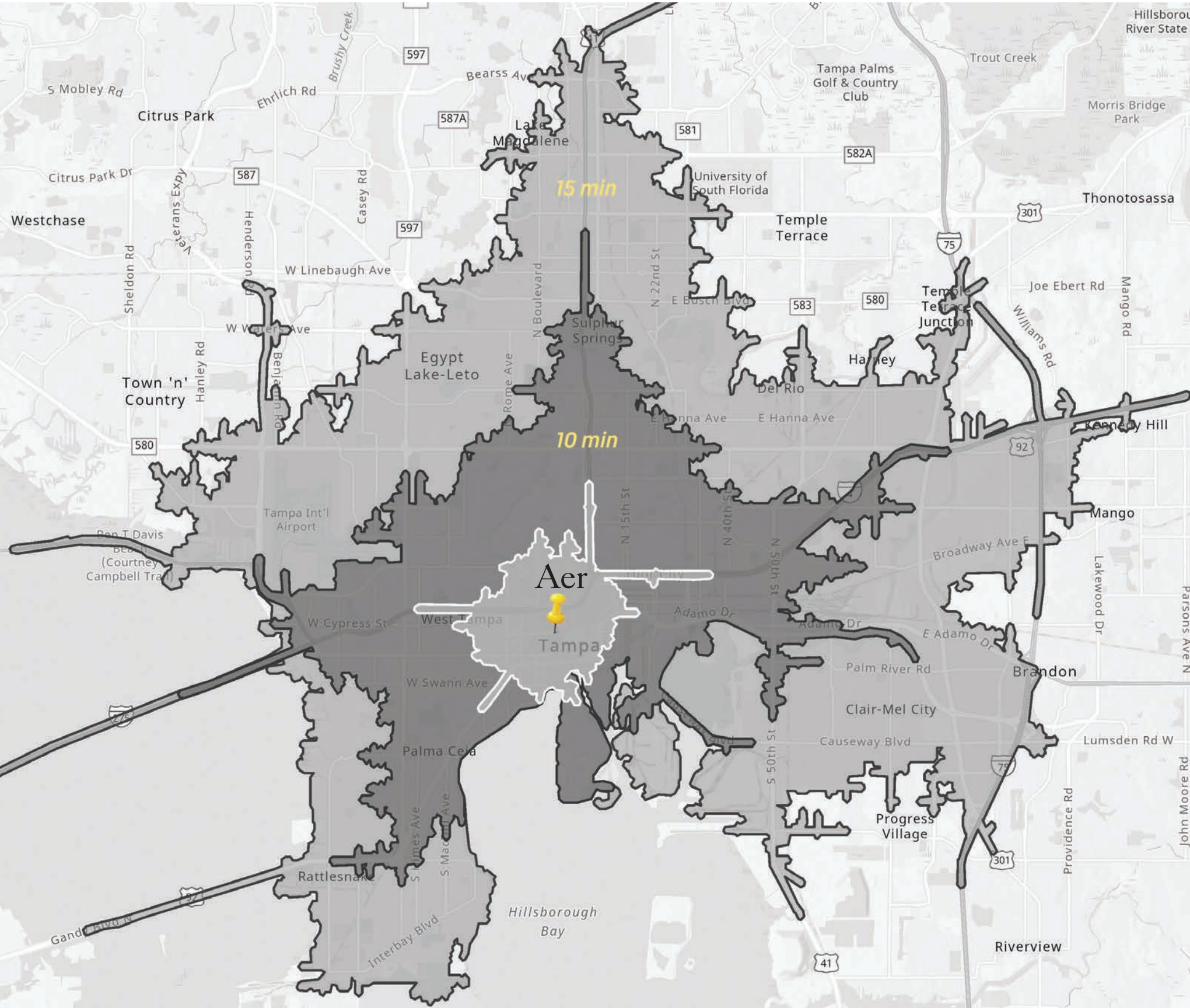
Tampa Riverwalk

- ◇ The Tampa Riverwalk is a multi-use path that extends 2.6 miles from Armature Works to Sparkman Wharf and connects a variety of museums, shops, restaurants and parks
- ◇ The Riverwalk is a focal point of our downtown landscape and reported more than **2 million visitors** last year
- ◇ Tampa Riverwalk claims 4th place among USA Today's "2024 America's Top 10 Riverwalks"



Aer

DEMOGRAPHIC SUMMARY



5 min DT



27,835
Population



76,847
Daytime Population



\$90,742
Avg. HH Income



30.2
Median Age

10 min DT



171,754
Population



294,620
Daytime Population



\$102,841
Avg. HH Income



37.7
Median Age

15 min DT



413,803
Population



613,983
Daytime Population

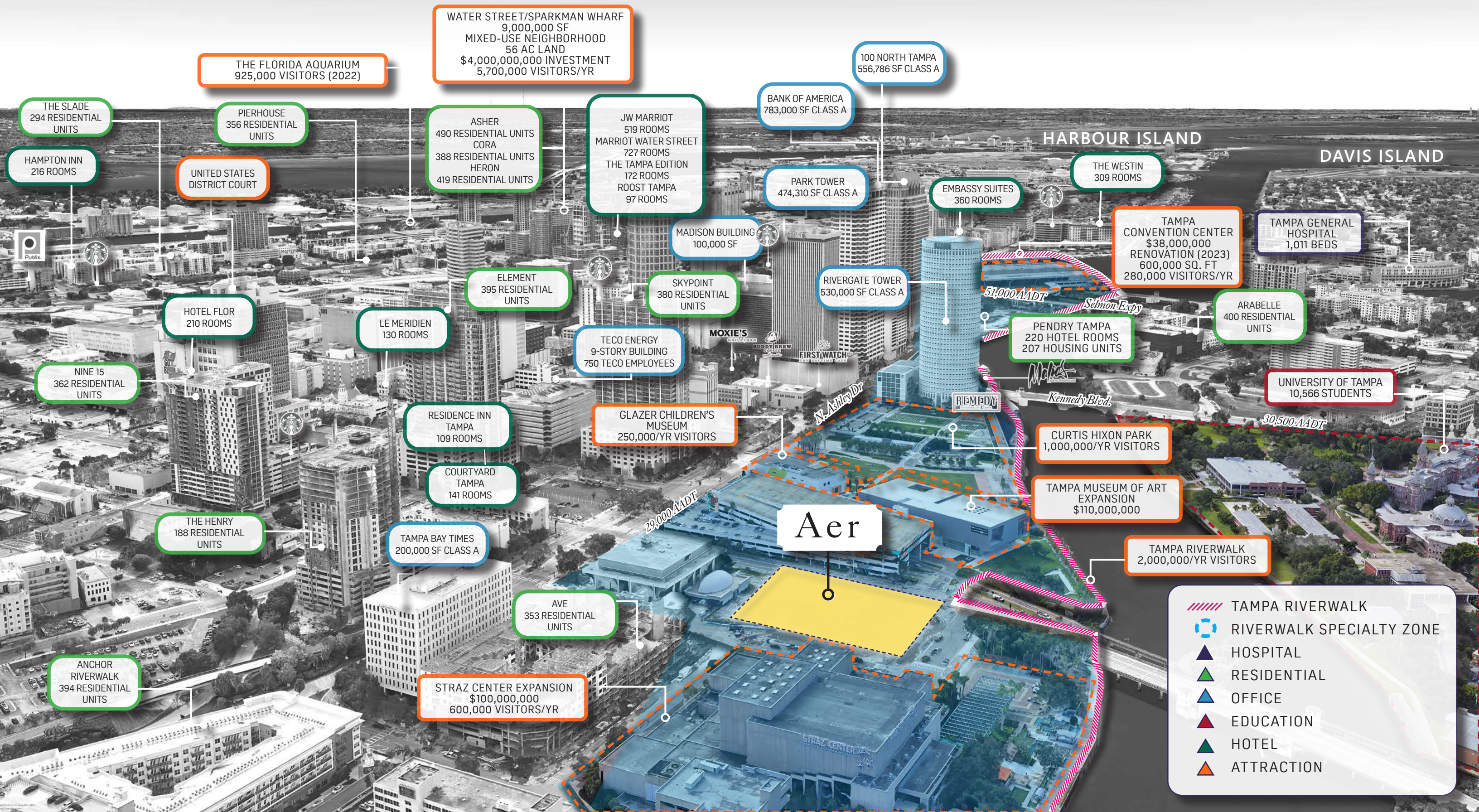


\$91,267
Avg. HH Income



37.5
Median Age

DOWNTOWN TAMPA - VIEW SOUTH



THE FLORIDA AQUARIUM
925,000 VISITORS (2022)

WATER STREET/SPARKMAN WHARF
9,000,000 SF
MIXED-USE NEIGHBORHOOD
56 AC LAND
\$4,000,000,000 INVESTMENT
5,700,000 VISITORS/YR

100 NORTH TAMPA
556,786 SF CLASS A

THE SLADE
294 RESIDENTIAL UNITS

PIERHOUSE
356 RESIDENTIAL UNITS

ASHER
490 RESIDENTIAL UNITS
CORA
388 RESIDENTIAL UNITS
HERON
419 RESIDENTIAL UNITS

JW MARRIOTT
519 ROOMS
MARRIOTT WATER STREET
727 ROOMS
THE TAMPA EDITION
172 ROOMS
ROOST TAMPA
97 ROOMS

BANK OF AMERICA
783,000 SF CLASS A

PARK TOWER
474,310 SF CLASS A

EMBASSY SUITES
360 ROOMS

THE WESTIN
309 ROOMS

HAMPTON INN
216 ROOMS

UNITED STATES DISTRICT COURT

ELEMENT
395 RESIDENTIAL UNITS

MADISON BUILDING
100,000 SF

RIVERGATE TOWER
530,000 SF CLASS A

TAMPA CONVENTION CENTER
\$38,000,000 RENOVATION (2023)
600,000 SQ. FT
280,000 VISITORS/YR

TAMPA GENERAL HOSPITAL
1,011 BEDS

HOTEL FLOR
210 ROOMS

LE MERIDIEN
130 ROOMS

SKYPOINT
380 RESIDENTIAL UNITS

PENDRY TAMPA
220 HOTEL ROOMS
207 HOUSING UNITS

ARABELLE
400 RESIDENTIAL UNITS

NINE 15
362 RESIDENTIAL UNITS

TECO ENERGY
9-STORY BUILDING
750 TECO EMPLOYEES

UNIVERSITY OF TAMPA
10,566 STUDENTS

RESIDENCE INN TAMPA
109 ROOMS

GLAZER CHILDREN'S MUSEUM
250,000/YR VISITORS

CURTIS HIXON PARK
1,000,000/YR VISITORS

THE HENRY
188 RESIDENTIAL UNITS

COURTYARD TAMPA
141 ROOMS

TAMPA MUSEUM OF ART
EXPANSION
\$110,000,000

TAMPA BAY TIMES
200,000 SF CLASS A

TAMPA RIVERWALK
2,000,000/YR VISITORS

AVE
353 RESIDENTIAL UNITS

STRAZ CENTER EXPANSION
\$100,000,000
600,000 VISITORS/YR

ANCHOR RIVERWALK
394 RESIDENTIAL UNITS

Aer

- TAMPA RIVERWALK
- RIVERWALK SPECIALTY ZONE
- HOSPITAL
- RESIDENTIAL
- OFFICE
- EDUCATION
- HOTEL
- ATTRACTION

TAMPA HEIGHTS

Aer



ARMATURE WORKS
73,000 SQ. FT.
MIXED-USE DEVELOPMENT

THE PEARL
MIXED-USE DEVELOPMENT
314 UNITS

HEIGHTS UNION
150,000 SF CLASS A

ENCORE
40-ACRE MIXED-USE
REDEVELOPMENT
203 RESIDENTIAL UNITS

BLAKE HIGH SCHOOL
1,747 STUDENTS

ONE LAUREL
99 RESIDENTIAL UNITS
ANCHOR
394 RESIDENTIAL UNITS

ELEMENT
395 RESIDENTIAL
UNITS

UNITED STATES
DISTRICT COURT

JULIAN B LANE
PARK

THE BARRYMORE
332 ROOMS

TAMPA BAY TIMES
200,000 SF CLASS A

SKYPOINT
380 RESIDENTIAL
UNITS

HOTEL FLOR
210 ROOMS

BANK OF AMERICA
783,000 SF CLASS A

STRAZ CENTER EXPANSION
\$100,000,000
600,000 VISITORS/YR

TAMPA PREPARATORY SCHOOL
704 STUDENTS

AVE
353 RESIDENTIAL
UNITS

RIVERGATE TOWER
530,000 SF CLASS A

PARK TOWER
474,310 SF CLASS A

LE MERIDIEN
130 ROOMS

MADISON BUILDING
100,000 SF

TAMPA MUSEUM OF ART
EXPANSION
\$110,000,000

GLAZER CHILDREN'S MUSEUM
250,000/YR VISITORS

TECO ENERGY
9-STORY BUILDING
750 TECO EMPLOYEES

MOXIE'S
GRILL/BAR

100 NORTH TAMPA
556,786 SF CLASS A

UNIVERSITY OF TAMPA
10,566 STUDENTS

CURTIS HIXON PARK
1,000,000/YR VISITORS

FIFTH THIRD CENTER
281,000 SF CLASS A

HILTON
520 ROOMS

TAMPA RIVERWALK
2,000,000/YR VISITORS

ALOFT
130 ROOMS

SHERATON
277 ROOMS

- //// TAMPA RIVERWALK
- ▲ RESIDENTIAL
- ▲ OFFICE
- ▲ EDUCATION
- ▲ HOTEL
- ▲ ATTRACTION





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