



GRAND CENTRAL
at KENNEDY

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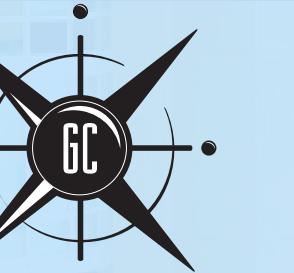
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Office Space
For Lease or For Sale



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READY FOR BUSINESS

Urban Neighborhood Concept - Live Work Play

FREE on-site Garage parking at 5/1,000 SF Ratio

CD2 Zoning - Office and Medical Office Use

70,000 RSF of Office located on 2nd floor

392 Residential Units

Incredible Downtown Skyline Views

Exterior Signage Available
Units for Lease or Sale

109,000 SF of On-site Retail Amenities and Courtyard

For Sale or Lease

West Building



Lease Rate

\$40 - \$44 PSF

plus electric and janitorial
FREE 5/1,000 SF parking

Available April 1, 2024

FREE 5/1,000 SF parking

Available for Sale (contact broker for additional info)

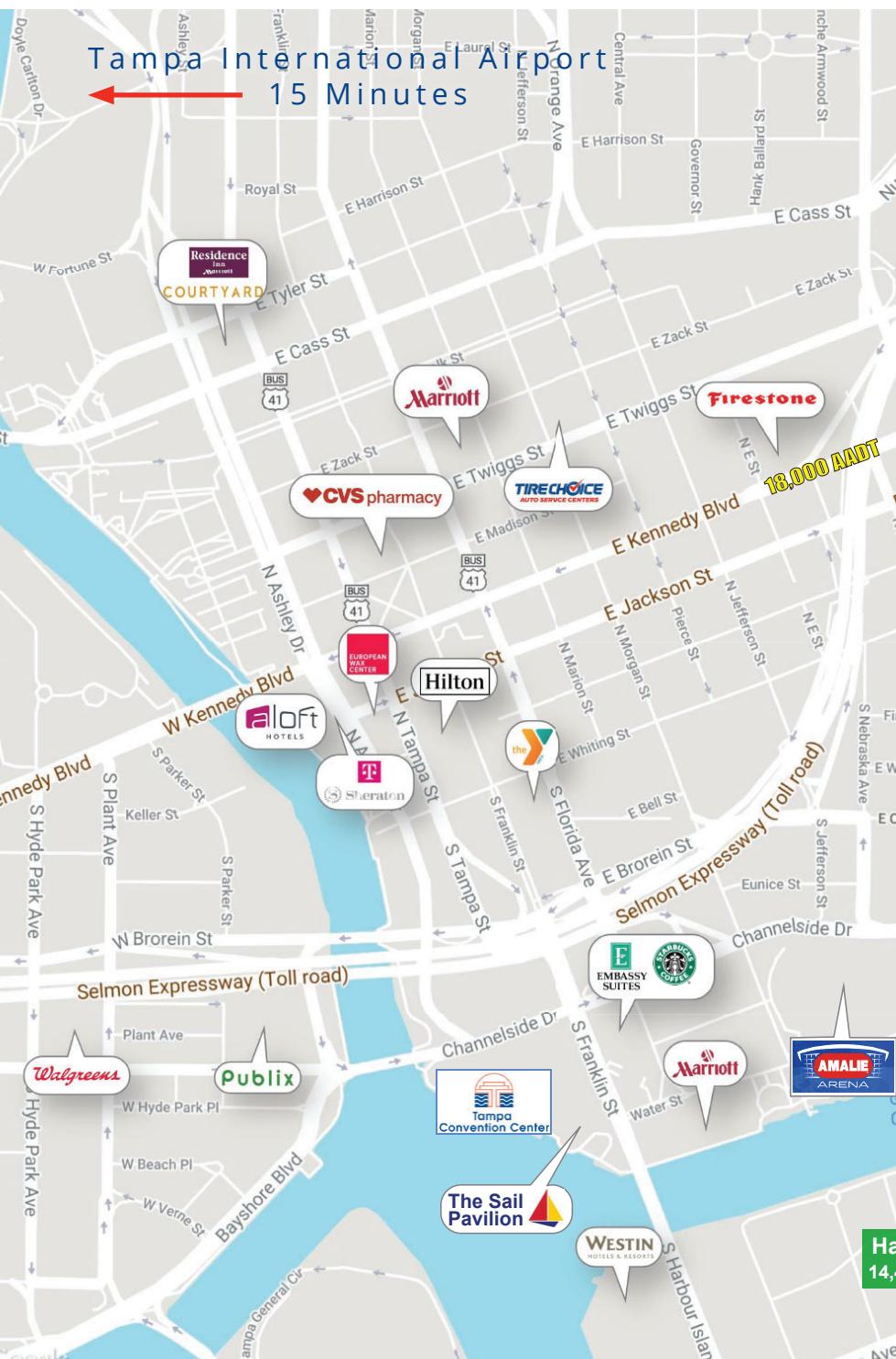


Location

NWC of E. Kennedy & Meridian

All Encompassing Lifestyle

Minutes to Waterstreet, Amelia Arena, Riverwalk and Sparkman Wharf



Amenities

From food, fun, and entertainment - Grand Central @ Kennedy has it all!



Newly built 12,000 SF courtyard provides outdoor seating for the bars and restaurants on the street level.

On-site retail:

Publix

Stageworks Theatre

CVS Health

Crunch Fitness

Multiple Restaurants, Coffee and Wine + Beer Bar

Personal Services such as Nail Salon and Massage Envy

Other amenities include security and camera systems giving business-controlled access to their spaces, state-of-the-art communications network, on-site concierge service, TECO trolley at the doorstep providing easy access to many amenities of Ybor City and the Channel District. Publix Supermarkets located next door.

Grand Central at Kennedy has the MOST on-site amenities compared to the competition