

FOR LEASE

COMMERICAL/LIVE/WORK

VICTORY LOFTS

101 S 12TH STREET,
TAMPA, FL 33602

JPRE
DEVELOPMENT





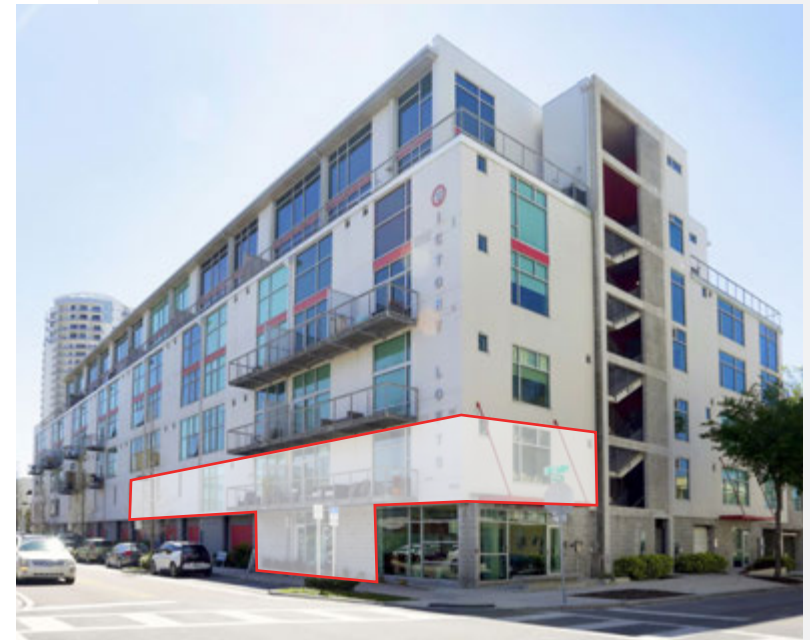
COMMERICAL/LIVE/WORK

Secure Your Spot in Tampa's Channel District.

PROPERTY OVERVIEW

Commercial use or live work arrangement. Rare opportunity to lease all or a part of a 2 story loft space with street level retail space connected to large open 2nd floor space. First floor retail can be used as retail or office space and the second floor is versatile for unconventional creative space for architect, lawyer, real estate, investment, technology, artistic, medical office or retail use. Lot of glass on the corner unit with Channelside Views, first and second floor restroom, access from street or hallway, large built in granite kitchen and private offices.

Located on S 12th Street in the hottest part of the Channel District surrounded by new development. Area boasts hundreds of new residential units currently under construction, easy parking in the garage, multiple food, drink and coffee options. Parking spaces designated in the building for tenant, storage and a rooftop access for company events. Parking is at \$45 per month.



PROPERTY OVERVIEW

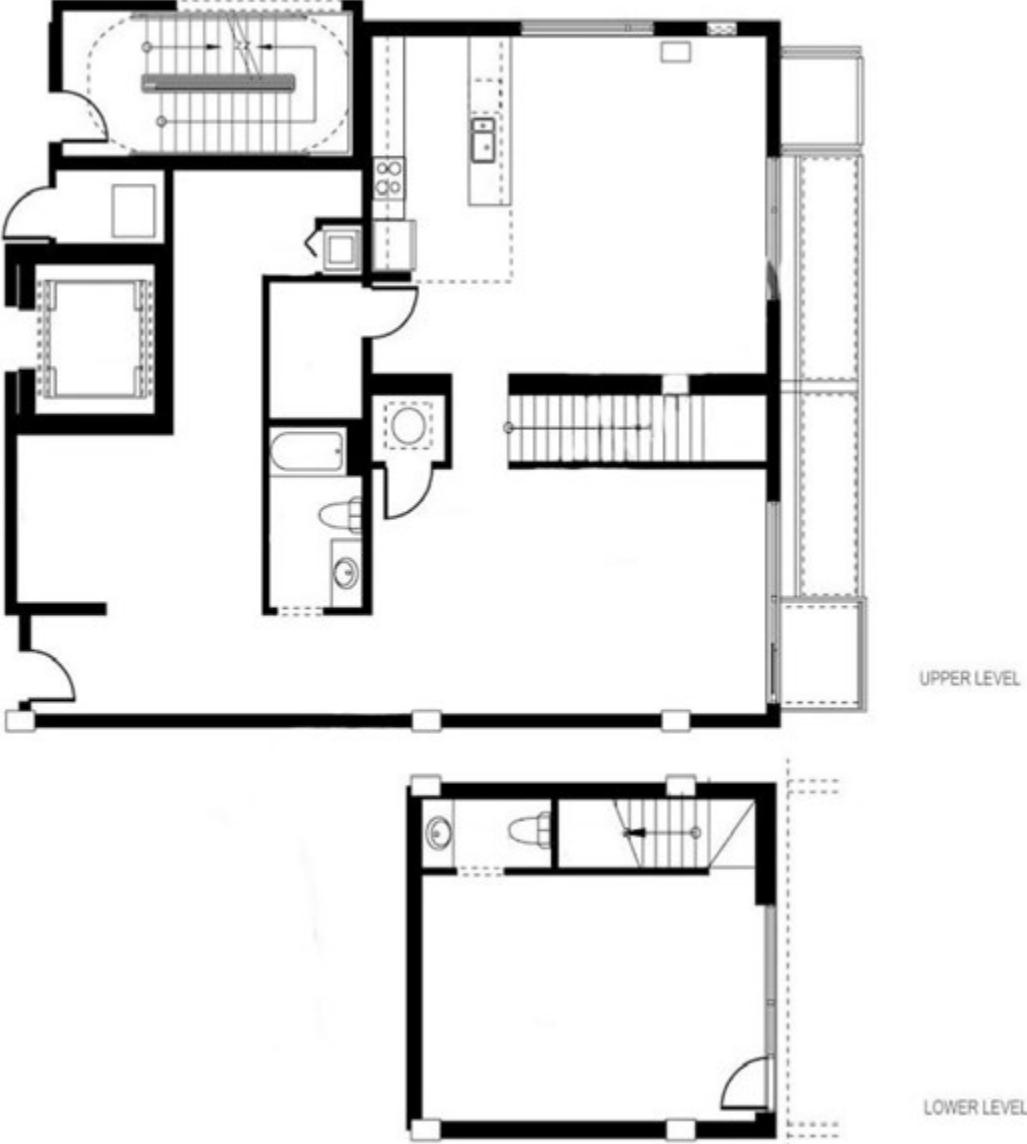
Property Address:	101 S 12th St. Tampa, FL 33602
Lease Rate:	Contact Broker
Total Square Footage:	3,500 SF
User:	Creative/Loft/Office/Retail/Live Work

SITE DETAILS

Location:	Victory Lofts 101 S 12th St. Tampa, FL 33602
Space Type:	Creative/Loft/Office/Retail/Live Work
Building Class:	Class A
Total Building Size:	150,000 SF
Total Space Available:	Total Space: 3,500 SF Unit 102: 2,000 SF Unit 202: 1,500 SF Adjacent/contiguous potential (access to gym, club house, up to two private parking spaces, community parking at \$45 per month)
Lot Size:	2.0 acres
Min. Divisible:	250 SF

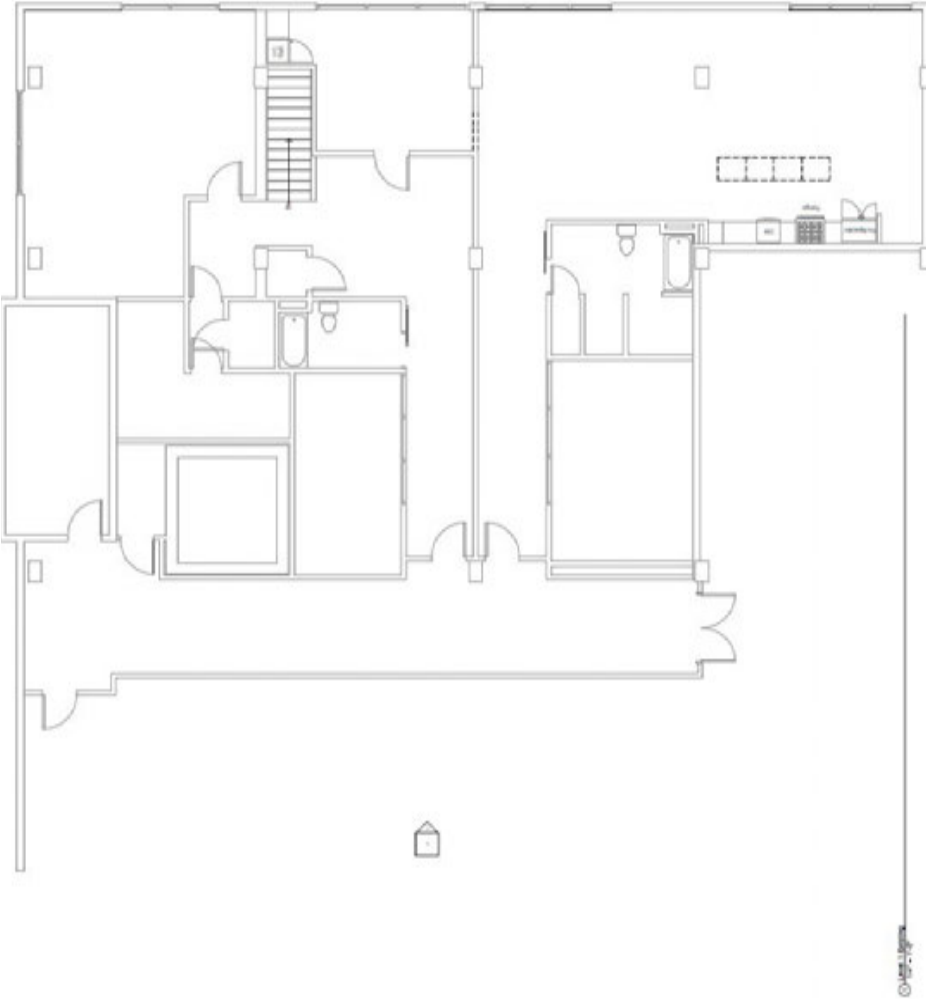


FLOOR PLAN

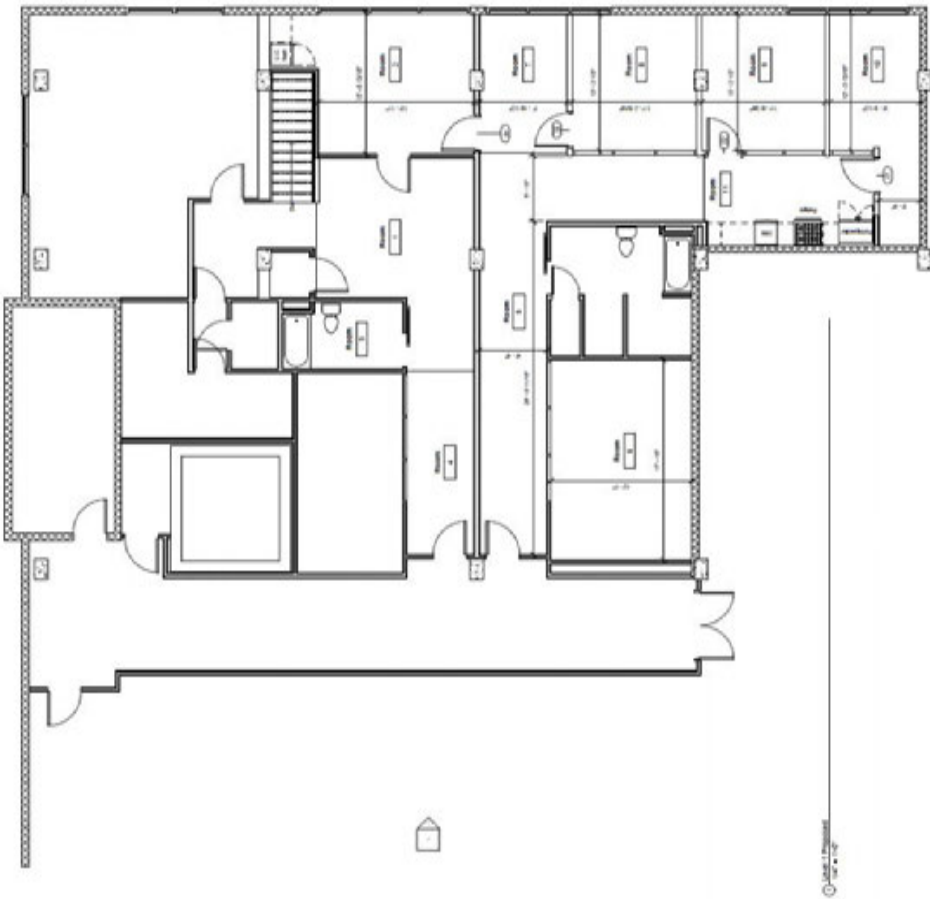


CONCEPT LAYOUT

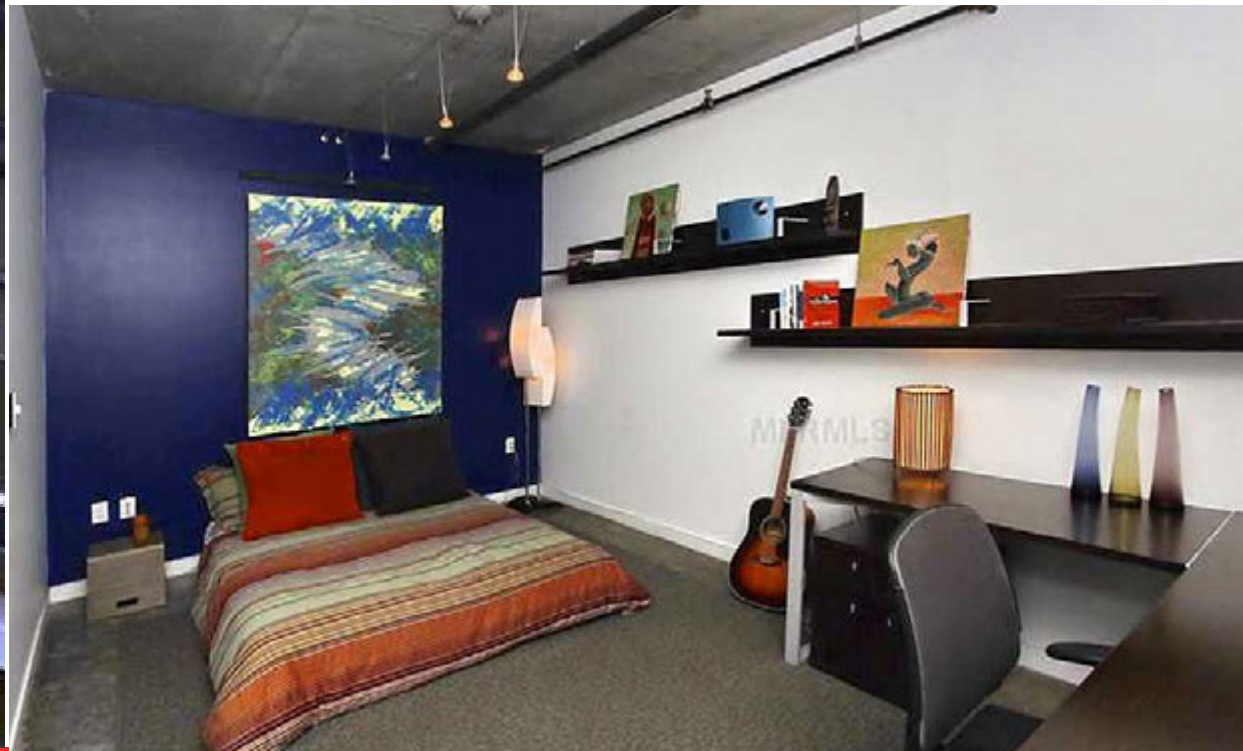
EXISTING LAYOUT



ONE OFFICE CONCEPT LAYOUT













COMMERICAL/LIVE/WORK

Secure Your Spot in Tampa's Channel District.

Tampa

Tampa is one of the fastest-growing metropolitan areas in the Southeast, driven by strong population growth, a diversified economy, and a pro-business environment. The region benefits from a deep labor pool, favorable tax climate, and strategic access to domestic and international markets through Port Tampa Bay, Tampa International Airport, and major interstate corridors including I-4, I-75, and I-275. Key economic drivers include financial services, healthcare, technology, logistics, defense, and tourism, making Tampa a resilient and attractive market.

The Channel District is a premier urban submarket located immediately east of downtown Tampa, offering a unique blend of office, residential, retail, hospitality, and entertainment uses. Anchored by Water Street Tampa, Amalie Arena, and Port Tampa Bay, the district has undergone significant redevelopment and continues to attract institutional investment and corporate users. Its walkable, mixed-use environment, proximity to downtown and the Tampa Convention Center, and direct access to major transportation corridors make the Channel District one of Tampa's most dynamic and sought-after locations.

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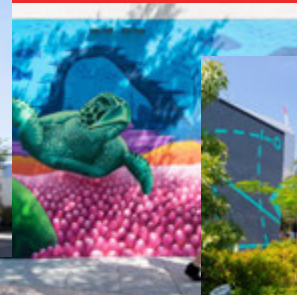
**BEST PLACE TO LIVE IN
FLORIDA - FORBES**

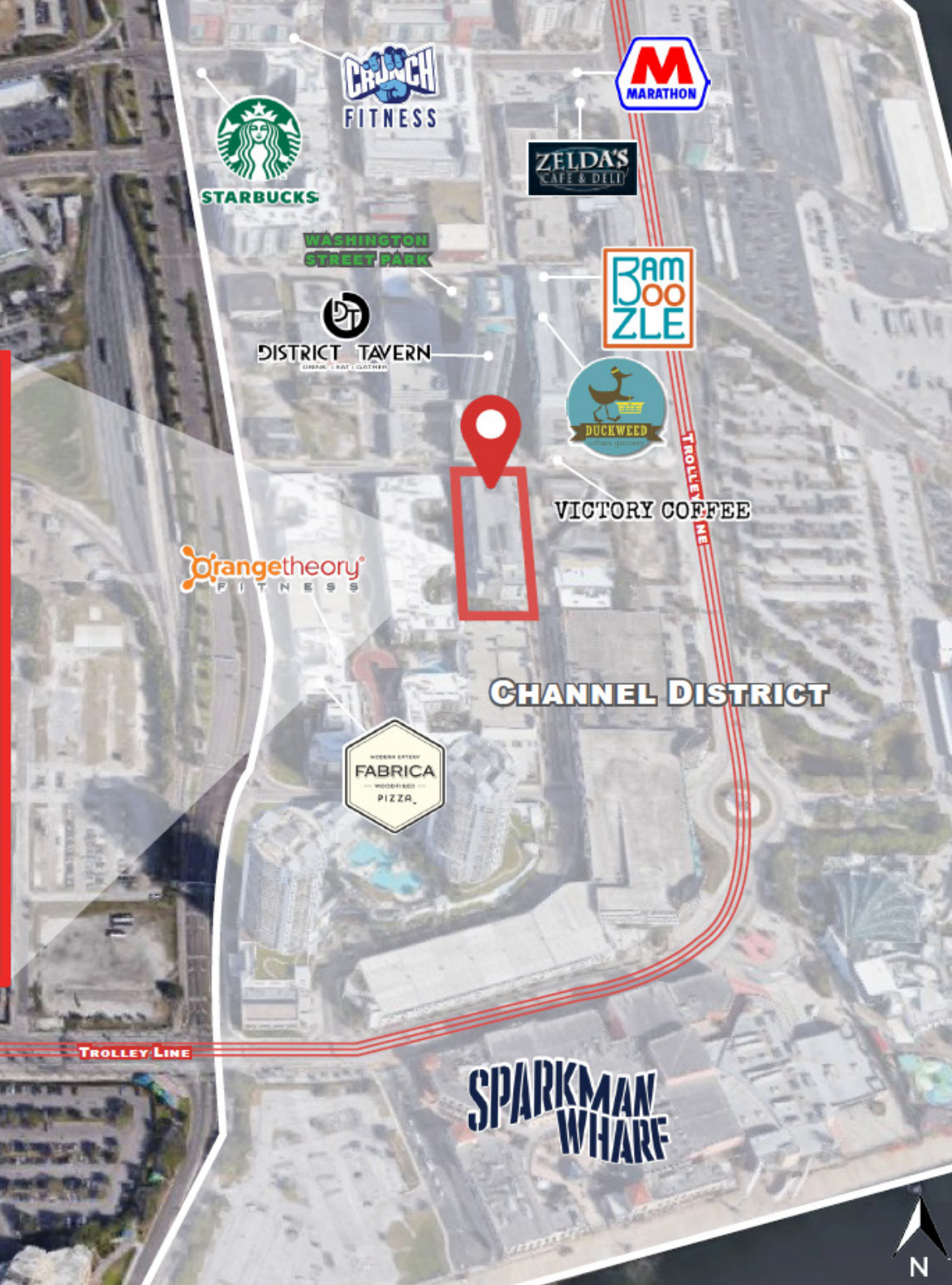
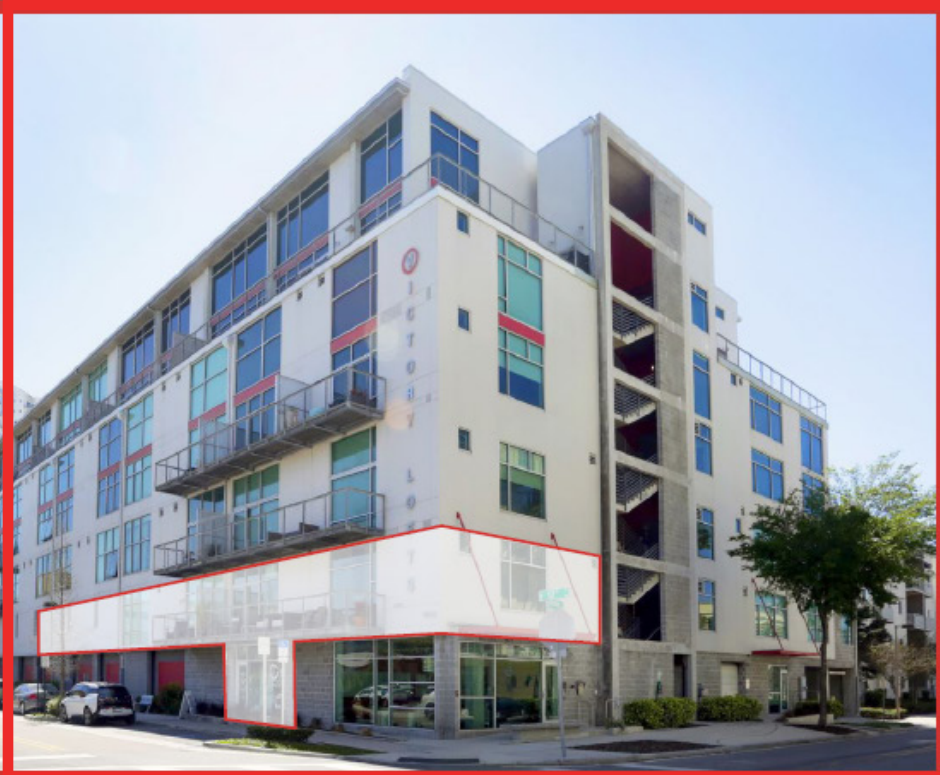
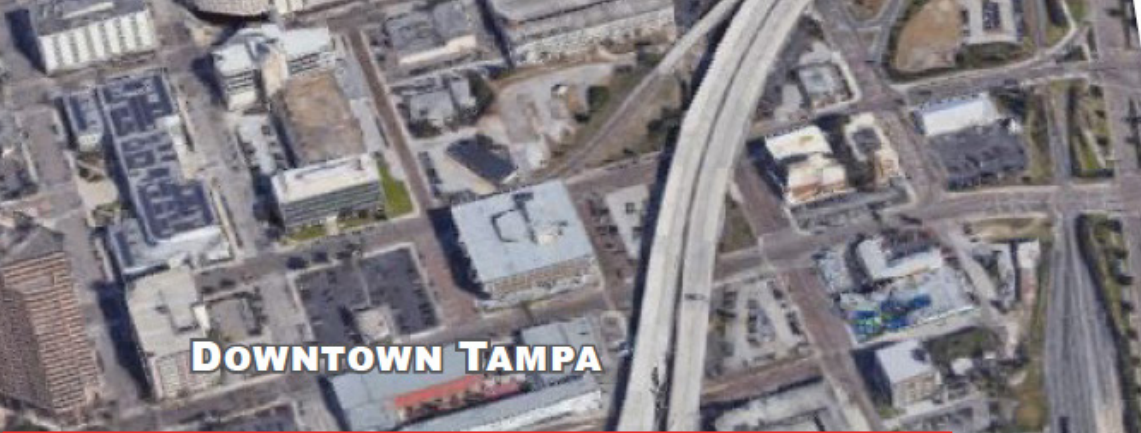
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**U.S. CITY FOR FOREIGN & INTERNATIONAL
BUSINESS - FINANCIAL TIMES**

#5

**TOP U.S. CITY FOR
CORPORATE HQ - SITE SELECTION**





CONTACT

CLAIRE CHAPIN

CLAIRECHAPIN@JPREDEV.COM

646.764.3036

JOSHUA PARDUE

JOSHPARDUE@JPREDEV.COM

646.634.0888

COOPER ROSARIO

COOPERROSARIO@JPREDEV.COM

352.223.8319

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