

WATER STREET
TAMPA

Tampa's next chapter

Introducing Water Street Tampa, the city's new downtown. A dynamic waterfront district, the neighborhood will enhance Tampa's profile on the national stage, attracting professionals, residents, and tourists to explore and enjoy.





WATER STREET TAMPA

Tampa, transforming

No. 1

city for first time
home buyers

Zillow, 2018

Top

city for
entrepreneurs

Forbes Magazine, 2017

4th

highest job and population
growth in the nation

US Census Bureau, 2017



The Water Street Tampa impact

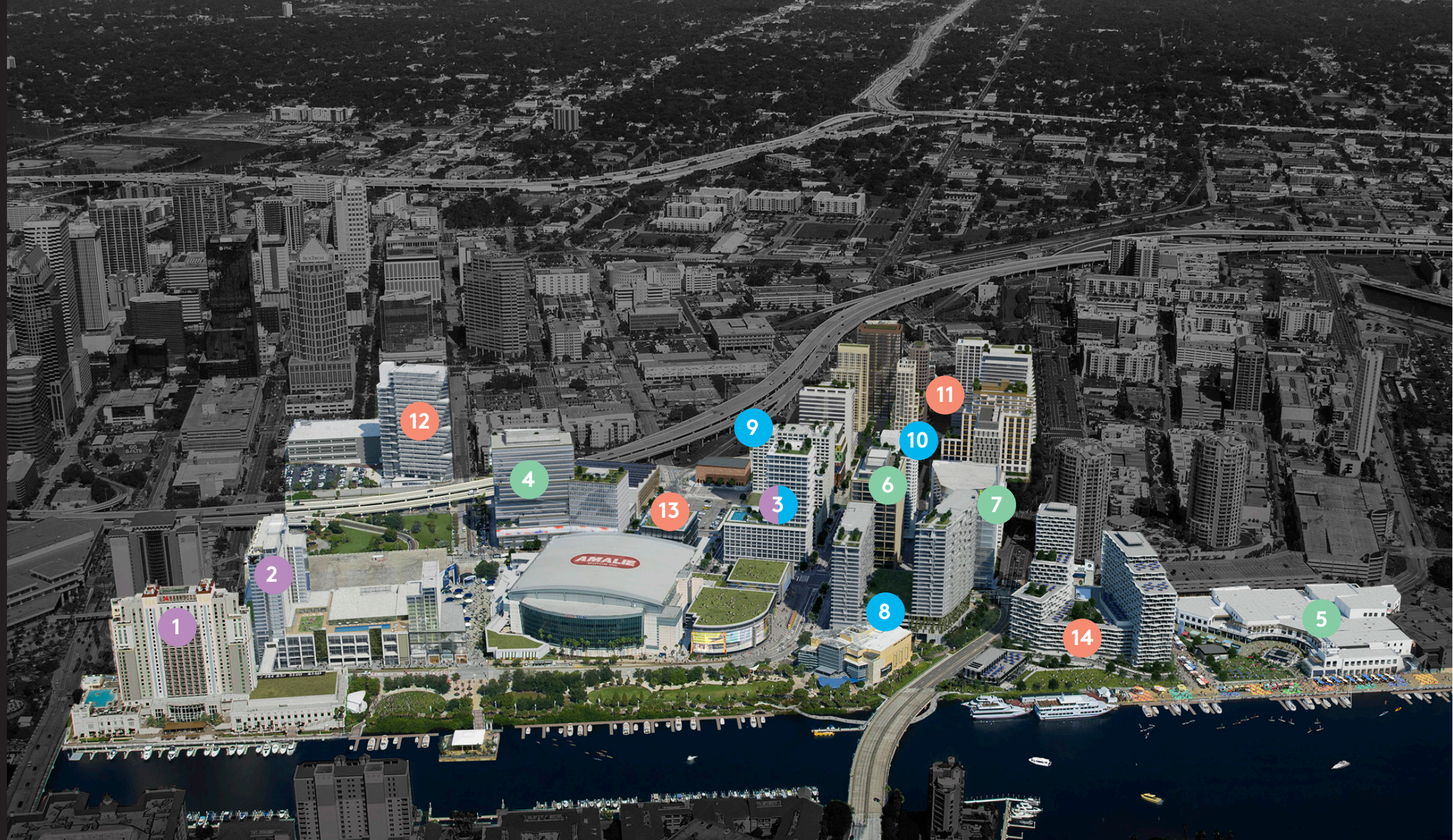


It's growing up

Residential { 3,525* Units
13,700** Residents

Office { 2,390,007* Square Feet
45,000** Employees

Annual visitors 3,169,300**



Hotels

- 1 727 Keys
- 2 519 Keys
- 3 173 Keys

Office

- 4 564,883 SF Office
122,650 SF Retail
- 5 188,523 SF Office
76,320 SF Retail
- 6 354,306 SF Office
10,568 SF Retail
- 7 2,000 Employees & Students
6,421 SF Retail

Residential

- 8 420 Units
52,848 SF Retail
- 3 37 Units
29,833 SF Retail
- 9 481 Units
29,833 SF Retail
- 10 388 Units
13,394 SF Retail

Future Phase

- 11 Residential & Retail
- 12 Office & Retail
- 13 Entertainment & Retail
- 14 Residential & Retail

* Includes future phases

** Downtown, Channel District, Harbour Island

An aerial, high-angle view of a modern urban development. The scene is filled with lush greenery, including large trees and palm trees. People are seen walking on wide sidewalks and crossing streets. Several cars are parked or driving on the roads. In the background, modern multi-story buildings with large windows and balconies are visible. The overall atmosphere is bright and lively, suggesting a vibrant and creative community.

Vibrant, spirited, and
creative

WATER STREET
TAMPA

The Water Street Tampa who



25%

4,440 / 17,140

Established urbanites

Harbour Island / Davis Islands

Wealthy city dwellers with advanced degrees, expensive cars, and sophisticated tastes



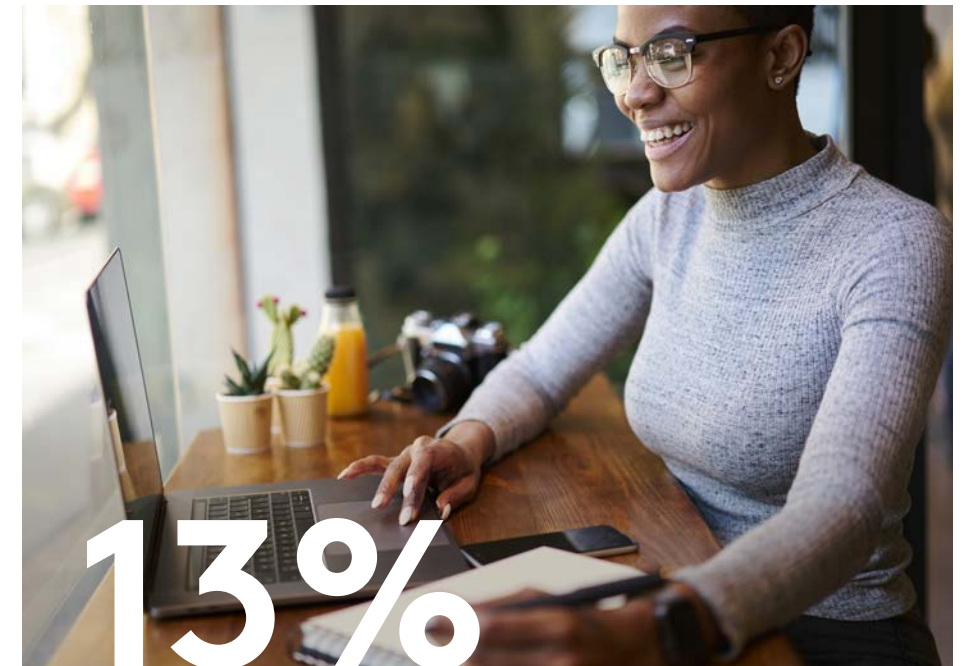
20%

3,330 / 17,140

Bohemian mixers

Channel District

Young, diverse, and mobile urbanites with liberal lifestyles



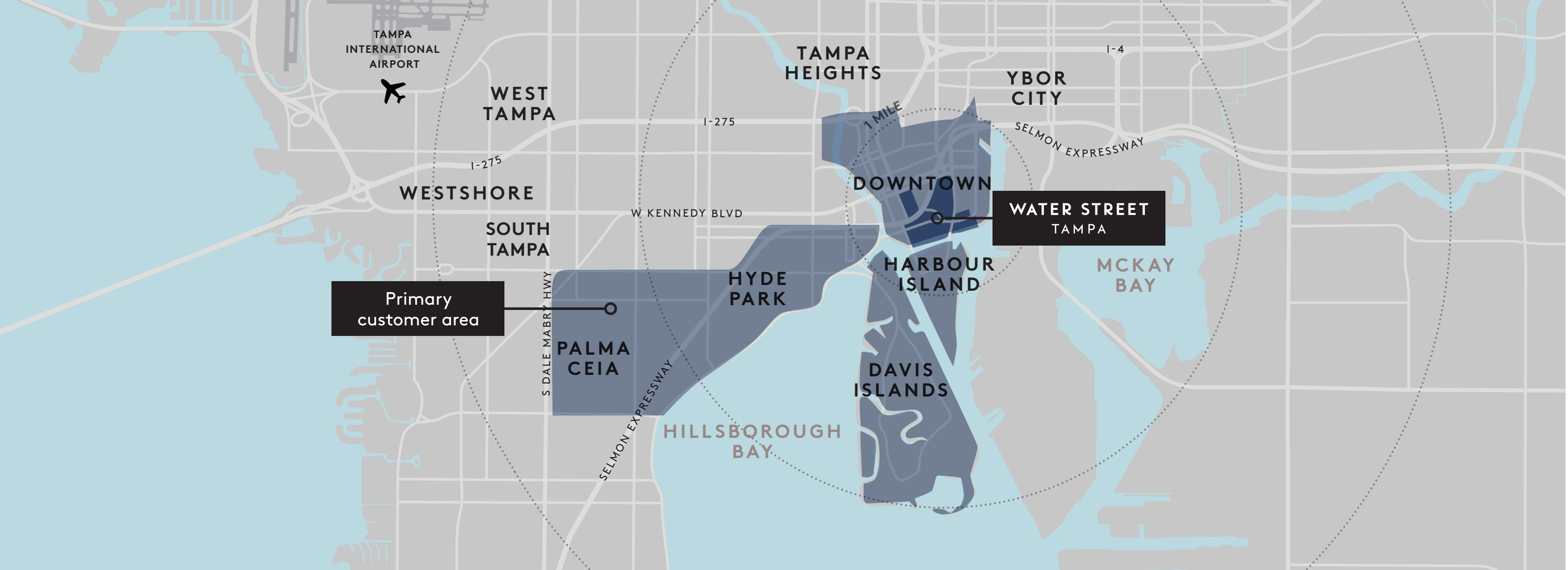
13%

2,200 / 17,140

Digital natives

Downtown Tampa

Tech-savvy, established millennials living in fashionable, urban locales



Your customer

Comprised of Downtown, Harbour Island, Davis Islands, Hyde Park, and Palma Ceia, the Primary Customer Area is as dynamic as it is discerning. New development will spur growth over the next decade, making the market ever more energized, ever more affluent, ever more compelling.



Population

36,260 → **45,440***
2017 2027



Households

19,340 → **25,620***
2017 2027



Employment

59,040 → **86,940***
2017 2027



Annual visitors

3,169,300 → **4,191,300***
2017 2027



HH income > \$75K

45% → **70%**
2017 2027

*Projected; ESRI, Streetsense 2018

PHASE 1	RETAIL	ANCHOR	RESI.	OFFICE	CIVIC	HOTEL	TOTAL
	303 K	63 K	1.4 M	1.5 M	0 K	1.5 M	5.2 M
			1,335 DU			1,419 KEYS	

DISTRICT COOLING PLANT	
301 S NEBRASKA	12,500 GSF
COOLING	12,500 GSF
BUILDING DELIVERY - Q3/19	

1010 WATER ST		
RESI-APT	439,395 GSF	481 UNITS
RETAIL	29,833 GSF	
BUILDING DELIVERY - Q4/2021		

1077 WATER ST		
RESI-APT	387,373 GSF	388 UNITS
RETAIL	13,394 GSF	
BUILDING DELIVERY - Q3/2021		

EAST GARAGE	
RETAIL	10,654 GSF
BUILDING DELIVERY - Q4/2020	

USF	
OFFICE	388,580 GSF
RETAIL	6,420 GSF
BUILDING DELIVERY - Q1/20	

1001 WATER ST	
OFFICE	354,306 GSF
RETAIL	10,568 GSF
BUILDING DELIVERY - Q2/2021	

SPARKMAN WHARF	
OFFICE	188,523 GSF
RETAIL	76,320 GSF
PARK DELIVERED - Q4/18	
BUILDING DELIVERY - Q2/2020	

815 WATER ST		
RESI-APT	538,435 GSF	420 UNITS
GROCERY	29,730 GSF	
RETAIL	23,118 GSF	
BUILDING DELIVERY - Q4/2020		

THE EDITION HOTEL AND RESIDENCES		
F1 BLOCK	323,147 GSF	TOTAL
HOTEL	192,675 GSF	173 KEYS
RESI-CONDO	130,472 GSF	37 UNITS
BUILDING DELIVERY - Q2/2021		

MARRIOTT WATER STREET	
HOTEL	645,518 GSF 727 KEYS

400 CHANNELSIDE	
OFFICE	564,883 GSF
GYM	33,000 GSF
RETAIL	122,650 GSF
BUILDING DELIVERY - Q3/2021	

JW MARRIOTT TAMPA		
B1 BLOCK	685,723 GSF	TOTAL
HOTEL	675,243 GSF	519 KEYS
RETAIL	10,480 GSF	
BUILDING DELIVERY - Q4/2020		

GRAND RETAIL OPENING
TARGETED - Q4/2021

LEGEND

- Phase 1 Extents
- Retail
- Anchor
- Residential
- Hotel
- Office
- Civic
- Parking
- BOH
- District Cooling
- Context
- Open Space

Master plan

WATER STREET TAMPA



Water Street Tampa Master Plan

Phase 1

Office	1.1 Million SF
Residential	1,300 Units
Hotel	1,420 Keys
Retail / Entertainment	300,000 SF

Full Build-out

Office	2.0 Million SF
Residential	3,500 Units
Hotel	1,420 Keys
Retail / Entertainment	1.0 Million SF

Phase 1
 Phase 2

WATER STREET TAMPA

George Mosle,

Retail Consultant

gmosle@ofplace.com

301.219.8225

For leasing details:

Melissa Riccardi,

Associate, Retail Services

melissa.riccardi@colliers.com

917.744.1745

Lisa McCaffrey,

Executive Managing Director, Retail Services

lisa.mccaffrey@colliers.com

813.598.0303



Colliers International Tampa Bay Florida

4830 West Kennedy Boulevard, Suite 300 Tampa, FL 33609

813.221.2290

retail.waterstreettampa.com