

ENTIRE 8TH FLOOR DOWNTOWN TAMPA TROPHY ASSET

SELLER FINANCING

707 North Franklin Street Ste 8, Tampa, FL 33602

SALE BROCHURE • NOVEMBER 09, 2025

George William

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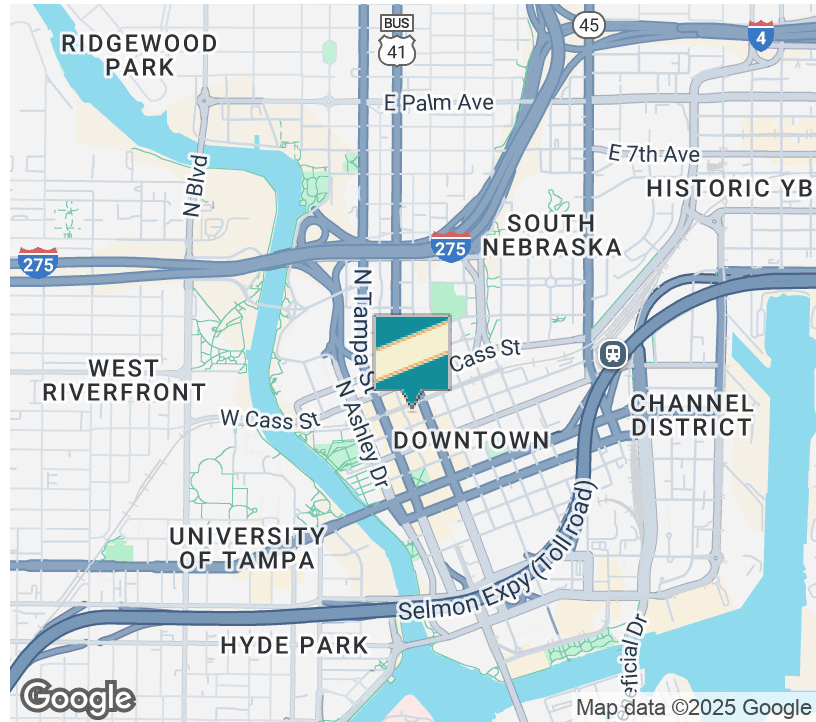
Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldicommercialrealty.com



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SELLER FINANCING AVAILABLE



OFFERING SUMMARY

Sale Price:	\$1,450,000
Available SF:	4,112
Year Built:	1926
Renovated:	2010
Zoning:	CBD-1 CENTRAL BUSINESS DISTRICT
Market:	Tampa Metro
Submarket:	Downtown Tampa
Price / SF:	\$352.63
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

A once-in-a-lifetime opportunity to own the entire 8th floor of the iconic Tampa Theatre Building, one of the city's most photographed and celebrated landmarks. Situated in the heart of Downtown Tampa's Central Business District (CBD-1 zoning), this full-floor offering provides unmatched prestige, history, and visibility. Paintings, art, and merchandise have been inspired by this very building, underscoring its cultural and architectural significance.

Positioned just steps from Water Street, Riverwalk, the Convention Center, Sparkman Wharf, Amalie Arena, Gas Worx, The Edition Hotel, JW Marriott, and the Hillsborough County Courthouse, this location places owners and tenants at the epicenter of Tampa's booming urban core. The property's proximity to Ybor City, Tampa General Hospital, University of Tampa, and multiple law, medical, and financial institutions makes it ideal for professional, legal, or medical office users, or for investors seeking a true "trophy" asset in one of Florida's fastest-growing downtown markets.

Owning this space means securing a piece of Tampa's history while capitalizing on its next wave of growth.

Association fee is \$2,966.40 a month for the entire 8th floor of this DTPA Skyrise

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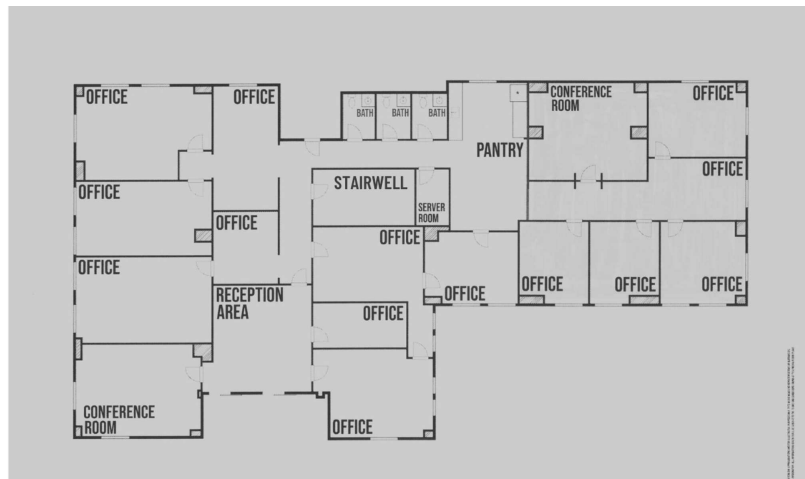
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET- Elevator Doors open into your Reception Room (Elevators equipped with Passcode access for privacy)
- 10 private Offices, 2 Conference rooms, reception/waiting room, 3 bathrooms, Data/IT Room, Large kitchen/break room, Several Support/Admin stations
- Iconic Architecture & Cultural Significance – Featured in countless paintings, art pieces, and merchandise, representing the soul of Downtown Tampa.
- Proximity to Key Destinations – Near Ybor City, Hillsborough County Courthouse, Tampa General Hospital, University of Tampa, Channelside, and Harbour Island
- Unmatched Walkability – Surrounded by restaurants, hotels, and entertainment, including Tampa Theatre, Moxies, Armature Works, and multiple new luxury Apartments
- Easy Access – Minutes to I-275, Selmon Expressway, Tampa International Airport, and public transit routes.
- Association is only \$2,966.40 covers entire 8th floor including Utilities



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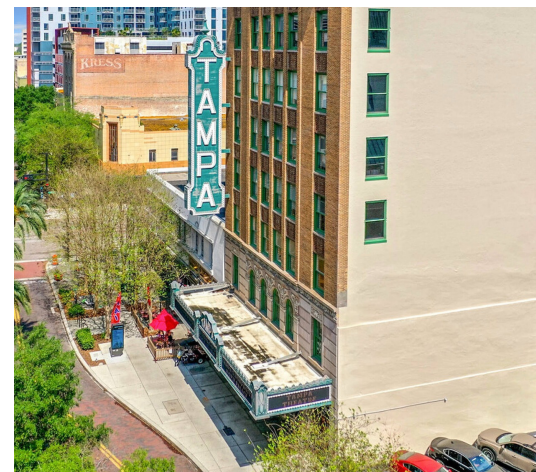
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ADDITIONAL PHOTOS



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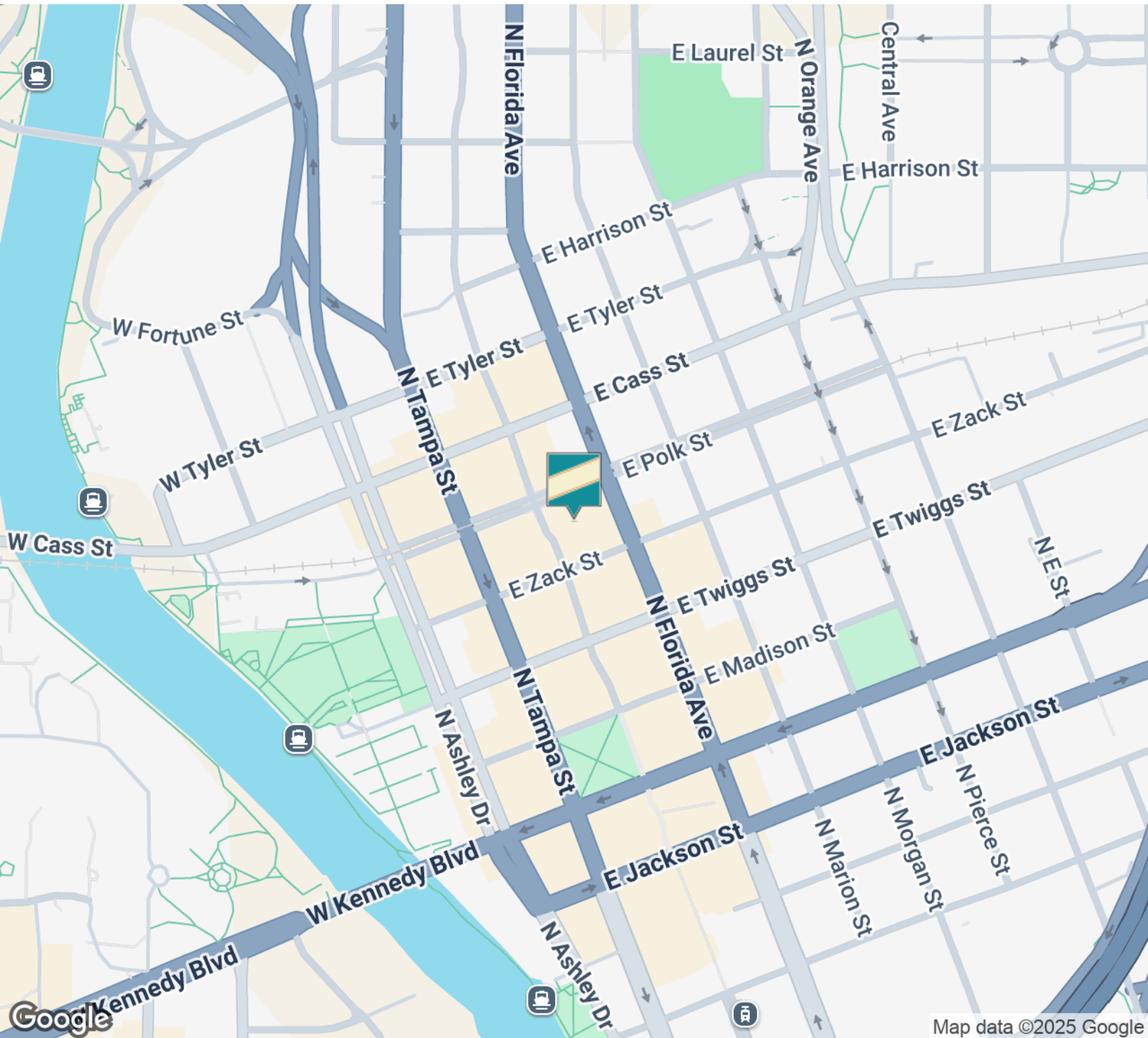
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LOCATION MAP



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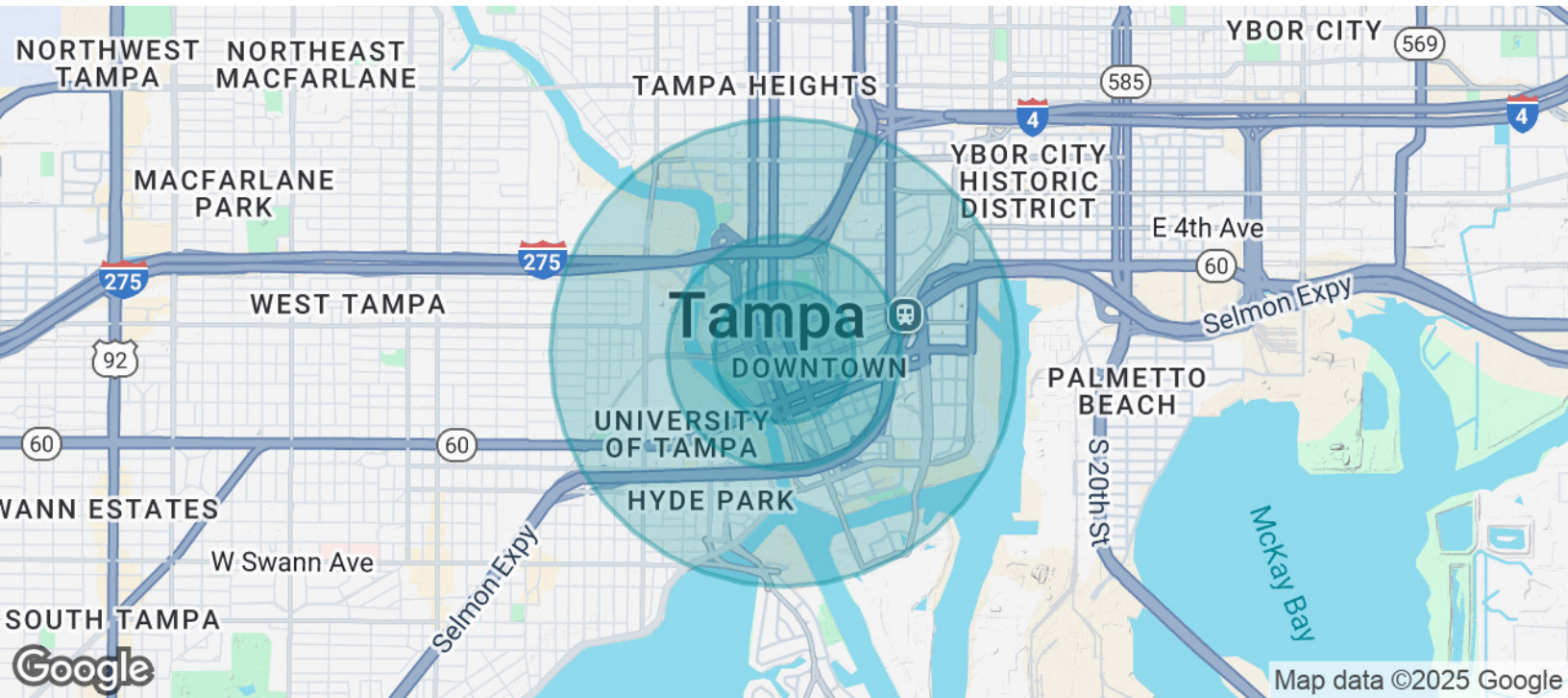
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,058	6,576	26,747
Average Age	39	38	37
Average Age (Male)	39	38	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,260	3,489	12,570
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$129,959	\$100,147	\$106,761
Average House Value	\$431,926	\$382,470	\$479,454

Demographics data derived from AlphaMap

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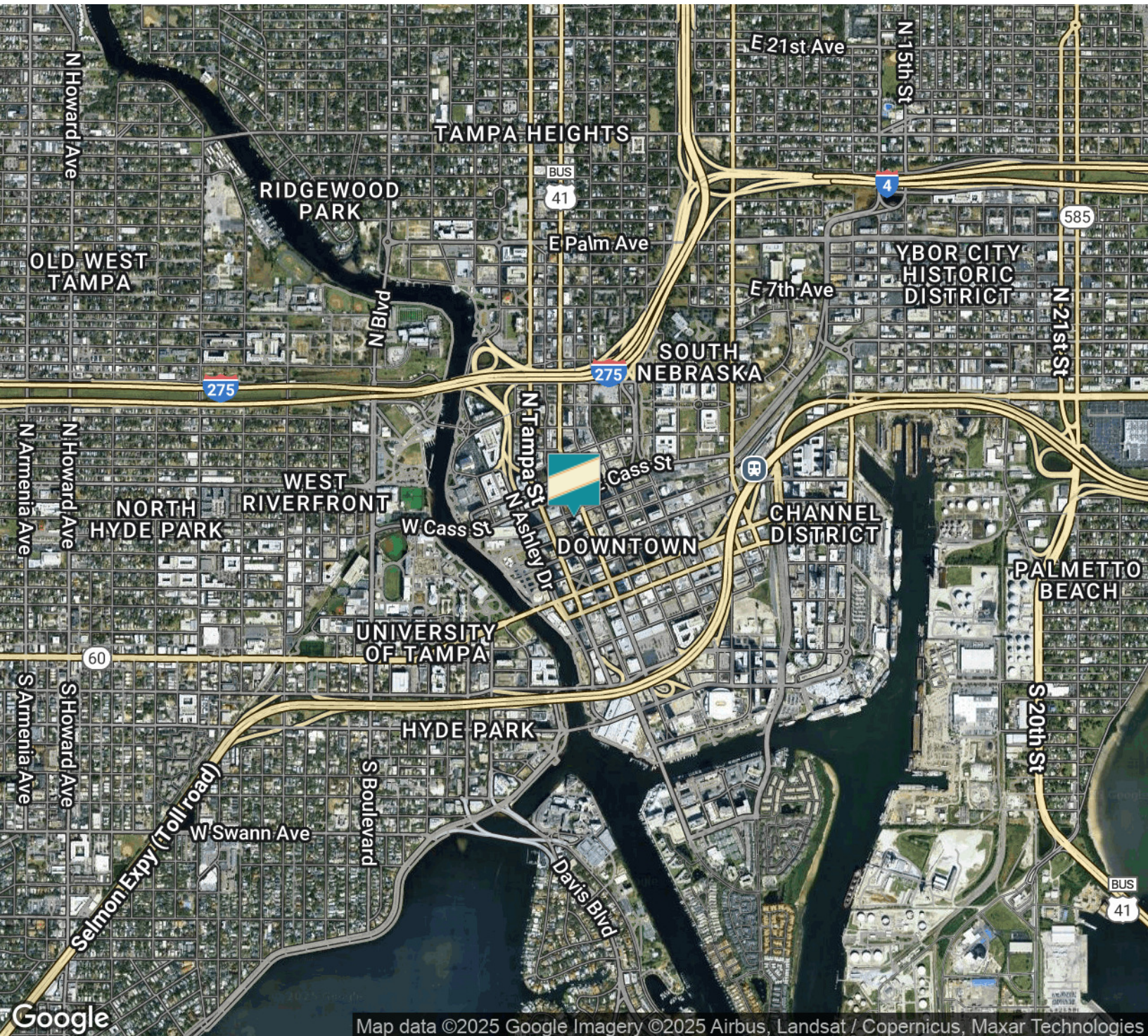
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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