



at

927 SOUTH HOWARD AVENUE  
TAMPA

Developed by SOHO Square Group LLC

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A LESSEE.



*Original Photo  
1920s*

TRUE BEAUTY HAS  
THE POWER TO  
INSPIRE AND ELEVATE.  
IT IS TIMELESS, AS  
ARE THE ARTISANS  
WHO POUR HEART  
AND SOUL INTO  
ITS CREATION.





A fiercely independent spirit and a rich and prestigious history define The SOHO Square as truly unique in the South Tampa area.



# A RICH HISTORY, AN EXCITING FUTURE

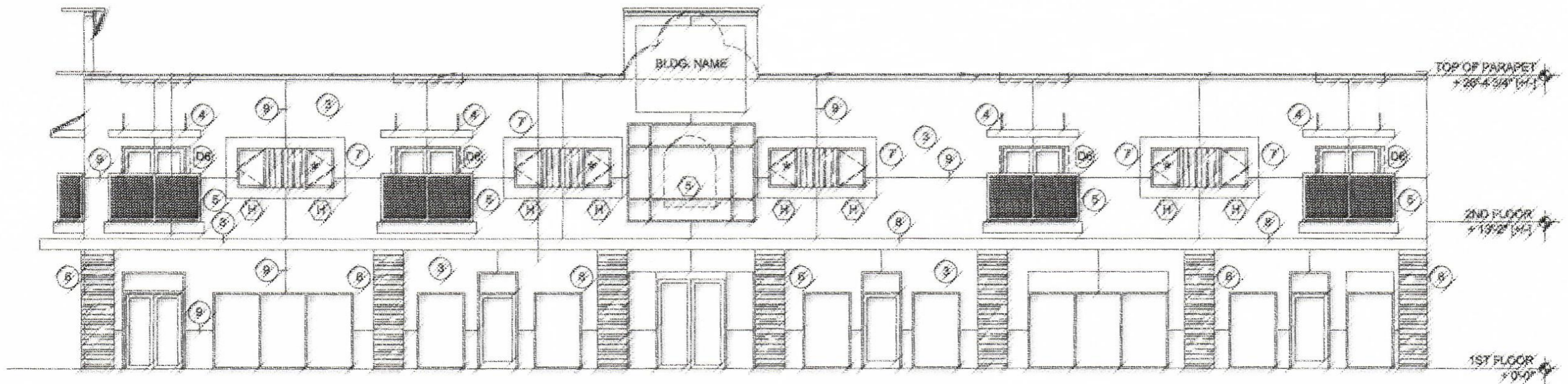
Unrivalled prestige, unequalled craftsmanship, uncompromising standards. For their vision of 927 S Howard Ave in Historic Hyde Park North Tampa, developers partnered to translate its legendary design into an exclusive real estate venture. The result is a prestigious, one-of-a-kind building that represents the pinnacle of elegant living without compromising the property's historic and architectural elements.



“In this, our first mixed-use development, the interiors are inspired by the group, but take into consideration Tampa’s diverse environment. Our design language is based on beauty and the honesty and authenticity of materials. It’s simple and pure and it has an elegance attached to beautiful proportions. We are incorporating our [developers’] DNA through subtle details and fine craftsmanship, with an emphasis on architectural details. This building is for people and businesses who appreciate the finest quality and craftsmanship, who love the feeling of something that is unique and timeless.”

SOHO Square Group

## TIMELESS LINES, EXTRAORDINARY VISION



“Looking at the city of Tampa and its powerful connection with the bay, the idea of smooth waves came instantly to our minds. The ripple of the water and the soft lines of its coastline made us wonder how to create a connection between architecture and Tampa’s distinct shapes. The work of carving a new niche in this city led to the creation of a one-of-a-kind mixed-use building that speaks in the language of luxury.”

Jerome Uhan  
Innovative Quest II Corp  
Full-Service Architecture

PERFECTLY REFLECTING  
A NAME OF LEGEND



ARTISTIC CONCEPTUAL RENDERING

# MASTERFULLY DESIGNED TO EXPERIENCE A WORLD-CLASS LIFESTYLE



The SOHO Square development at 927 S Howard Ave melds a brilliant design aesthetic with an ideal location to create Tampa's most striking, coveted property.



AN ARRIVAL  
TO  
THE PERFECT PLACE  
IN  
THE PERFECT WORLD



Panoramic views  
of Downtown Tampa and the  
dynamic Riverwalk, providing an  
ever-changing, dramatic backdrop.



Panoramic views  
of The SOHO Square



SOPHISTICATED STYLE  
USING THE MOST  
NOBLE MATERIALS

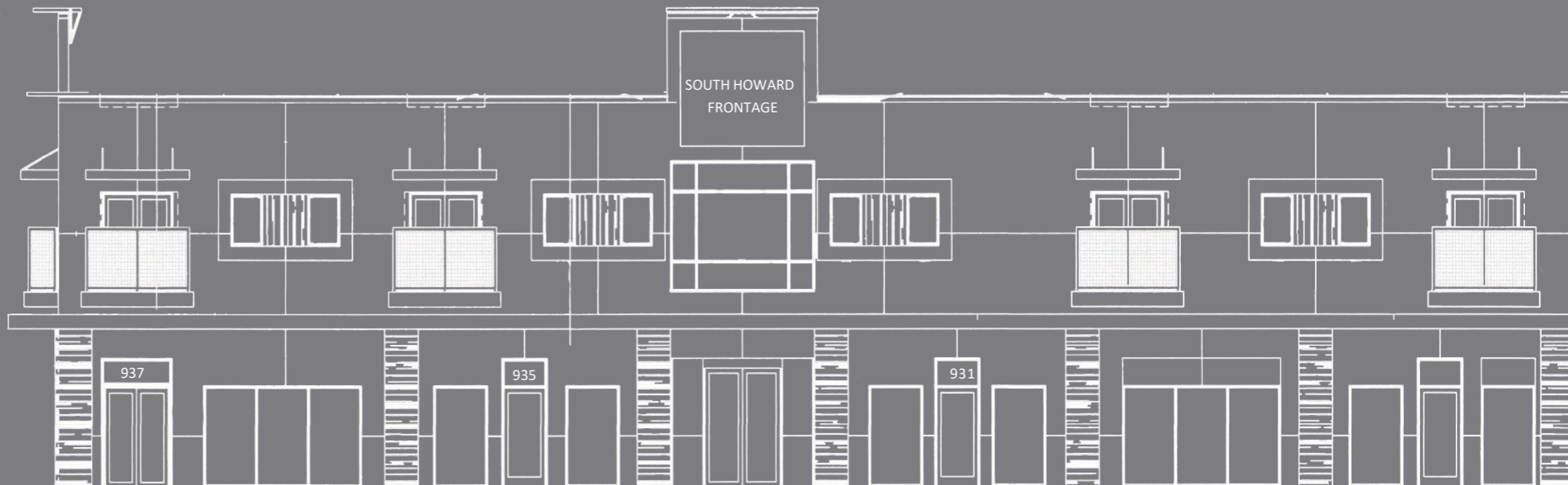


# THE BUILDING

Every aspect of The SOHO Square at 927 S Howard Ave has been carefully considered to provide the perfect balance between maximisation of space, optimal light and visibility, and the needs of maximum convenience and accessibility.

## SPACE DETAILS

<sup>SUITE</sup>  
**931** - **937**  
93 Feet of Restaurant and Lounge Frontage on South Howard  
3 Suites combined; 931, 935, 937 totaling 4,660 SF of Restaurant Space  
600 SF of Courtyard/Outdoor Space  
11'5 FT Ceiling Height  
1,250-Gal Grease Trap  
400-AMP Panel  
Grey Shell Condition



SUITE 937  
1,300 SF Corner Space on Morrison and South Howard

SUITE 935  
980 SF Space on South Howard

SUITE 931  
2,380 SF Space on South Howard

KEYPLAN  
SPACES  
LEVEL 1

SUITE  
2305

SUITE  
2303

SUITE  
937

SUITE  
935

SUITE  
931

South Howard

West Morrison



# LEGENDARY PLACE, EXTRAORDINARY LOCATION



TWO-LEVEL  
MIXED-USE  
DEVELOPMENT

## EXHIBIT “A” STANDARD GREY SHELL SPECIFICATIONS

### LANDLORD’S WORK

Landlord agrees to construct in the Premises the following, except to the tenant prohibited, restricted, or modified by applicable law (collectively, “Landlord’s Work”):

- Storefronts: New 3’ X 8’ store front doors with 8’ windows side by side, in color as selected by the
- Landlord to coordinate with the building architecture.
- Tenant Demising Walls: provide 1 TDW between space and neighboring space to the South side of premises, floor and ceiling tenant separations to meet code, with 5/8” type “X” gypsum board taped and sanded ready to receive paint or wall covering. Paint finish to be done by tenant.
- Flooring: Existing concrete slab ready for tenant finishes
- Electrical: 1 (one) 200-amp, 3 (three) phase, electrical panel in rear of the space. Exit signs and emergency lighting as required by code for grey shell only.
- Plumbing: Stub up at rear of space.
- Fire Protection/ Sprinkler System: New fire alarm and existing sprinklers system updated to the code.
- HVAC: Tenant to take existing unit in “AS-IS” conditions



PROPOSED ARTISTIC CONCEPTUAL RENDERING





Open your mind to the endless possibilities.  
An exciting world of sophistication,  
meticulously designed, and crafted by  
artisans using the most noble materials.



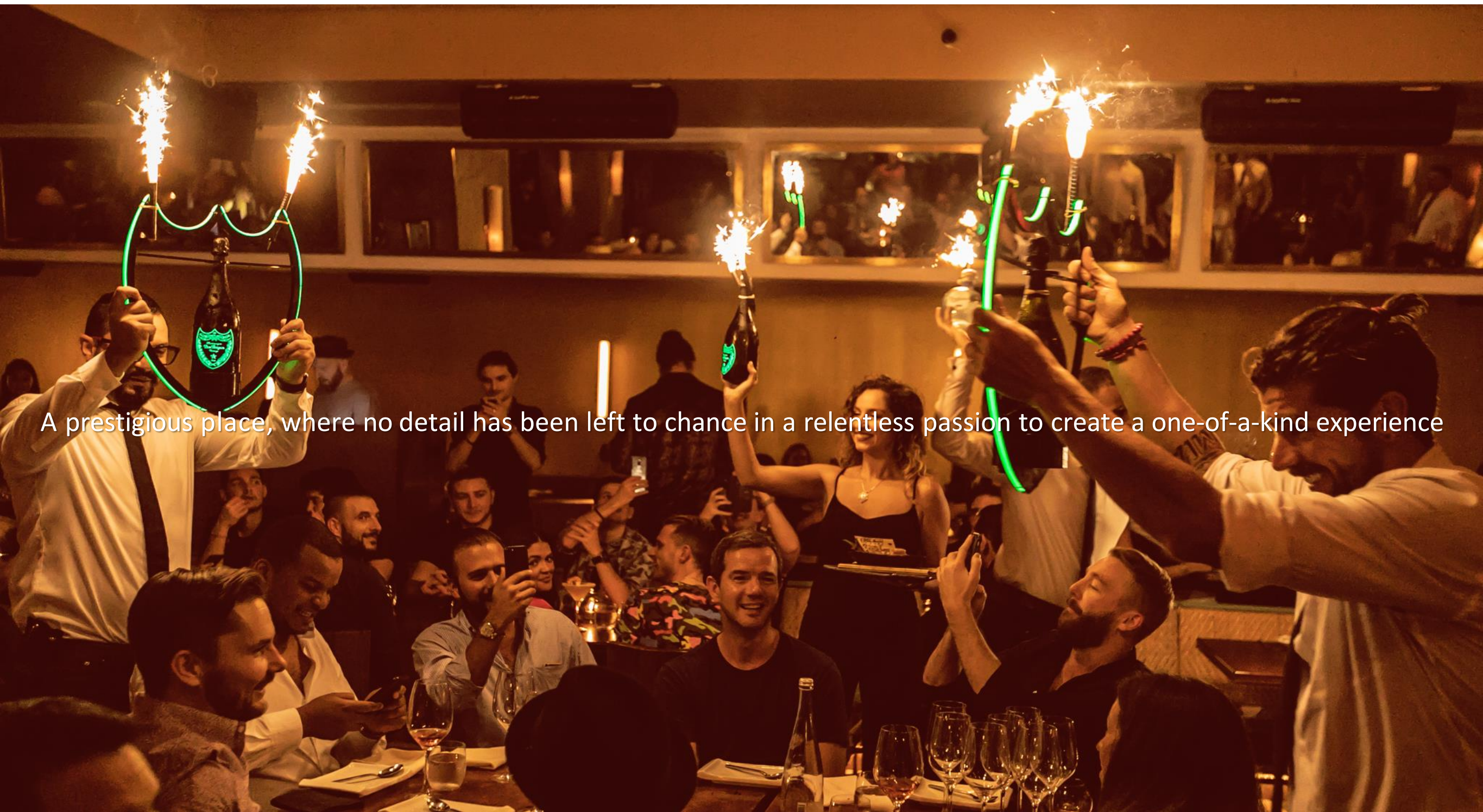
PROPOSED ARTISTIC CONCEPTUAL RENDERING



PROPOSED ARTISTIC CONCEPTUAL RENDERING



# EXPERIENCE TAMPA'S FINEST DINING

A group of people in a restaurant are celebrating. In the foreground, a man in a white shirt and tie holds a champagne bottle in a green neon ring with two lit sparklers. To his right, a woman in a black dress holds a champagne bottle with a lit sparkler. Further right, another man in a white shirt holds a champagne bottle with a lit sparkler. The background shows other people at tables, some taking photos with their phones. The atmosphere is festive and celebratory.

A prestigious place, where no detail has been left to chance in a relentless passion to create a one-of-a-kind experience

# A PLACE OF ARTISTRY, LUXURY AND CHOICE



PROPOSED ARTISTIC CONCEPTUAL RENDERING

A PLACE OF ARTISTRY,  
LUXURY AND CHOICE



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PROPOSED ARTISTIC CONCEPTUAL RENDERING

A PLACE OF ARTISTRY,  
LUXURY AND CHOICE



PROPOSED ARTISTIC CONCEPTUAL RENDERING



THE PERFECT SPACE  
DESIGNED FOR  
THE ELEVATED  
EXPERIENCE



Destined for fine dining, glamour and incredible entertainment

# THE TEAM

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A real estate investment company recognized for quickly establishing success in the global market, attracting investors seeking well-funded, innovative projects and delivering exceptional results. SOHO Square Group is managed by its owners who contribute their solid management knowledge, strategic business vision, and the financial support to nurture new Real Estate projects.

*"We love Tampa, and we are genuinely committed to Central Florida for the long term."*



Headquartered in Tampa, Gabler Brothers provides personalized construction services for custom Real Estate developments, both commercial and residential. For over 20 years, Gabler Brothers have completed multiple new construction projects, building upgrades, renovations and tenant improvements. Founded with a commitment to provide our clients with quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, over the past two decades, has been the cornerstone of the success of many of our projects.



Innovative Quest II is an integrated architectural office focused on the design of buildings of all typologies and scales. Founded in 1994 BMA has become one of the most important offices in the region being awarded national and international awards such as ICSC, Vitruvio and MNBA, among others. Our biggest challenge is the creation of intelligent and original solutions for each one of our projects. We believe the best design is the result of an open-minded search, with no conditioning or preconceptions.

