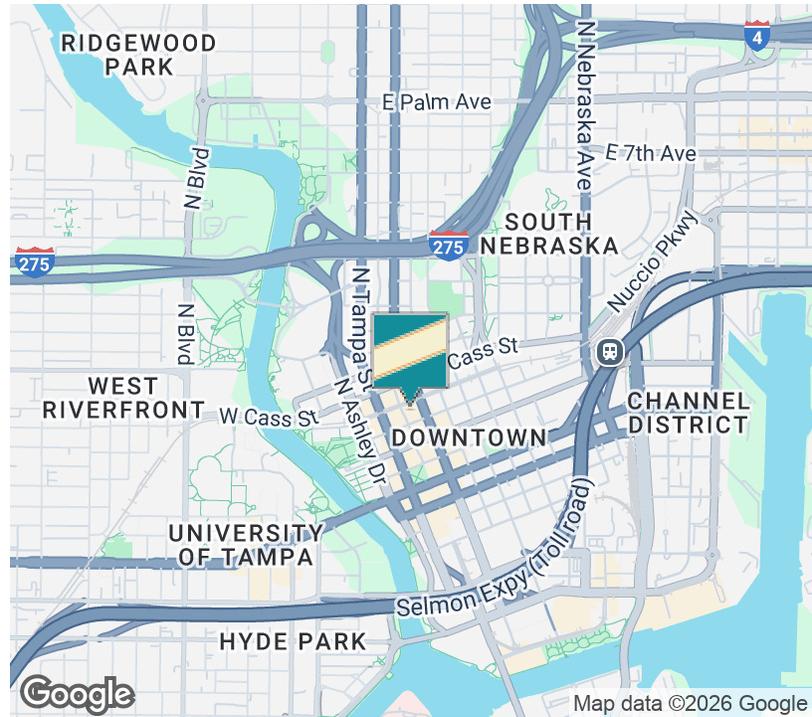




ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$9,000.00 per month (NNN)
Year Built:	1926
Building Size:	4,112 SF
Renovated:	2010
Zoning:	CBD-1 CENTRAL BUSINESS DISTRICT
Market:	Tampa Metro
Submarket:	Downtown Tampa

PROPERTY OVERVIEW

Now available for lease, this entire 8th floor office suite in the historic Tampa Theatre Building offers a rare opportunity for an occupier seeking a prestigious downtown address with character and visibility. Ideally situated in Tampa’s Central Business District (CBD-1 zoning), the space features approximately 4,112 SF of thoughtfully configured workspace with 10 private offices, two conference rooms, a welcoming reception area, three restrooms, a large kitchen/break room, data/IT room, and multiple support/admin stations all accessible directly from private elevator lobbies. With excellent walkability and surrounded by premier restaurants, hotels, entertainment venues, and waterfront amenities, this space is perfectly suited for professional, legal, creative, or medical office users looking to elevate their brand presence in one of Florida’s most dynamic urban cores. Easy access to major highways, transit routes, and key destinations such as Water Street, Riverwalk, the Convention Center, and Amalie Arena enhances convenience for employees and clients alike. Historic architectural details, modern infrastructure (including fiber connectivity and controlled access), and competitive lease terms make this a standout offering in the Tampa market.

George William

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Kari L. Grimaldi/ Broker

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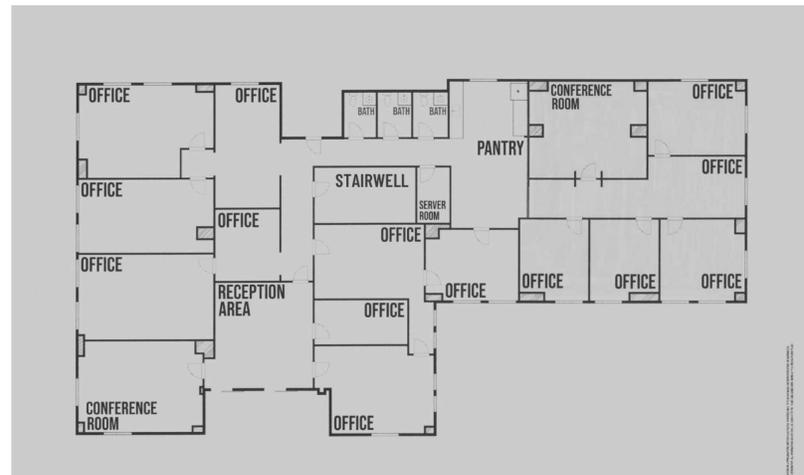
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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Entire 8th floor available for lease a rare full-floor opportunity in the iconic Tampa Theatre Building
- Prestigious downtown Tampa CBD location (CBD-1 zoning) with unmatched brand presence
- Approx. 4,112 SF of fully built-out, move-in-ready office space
- Private elevator access opening directly into the suite for maximum security and exclusivity
- 10 private offices plus multiple conference rooms and support/admin workstations
- Dedicated reception and waiting area creating a strong first impression for clients
- Three private restrooms located on the floor for tenant convenience
- Large kitchen and break room ideal for staff and client meetings
- Dedicated IT / data room and additional storage areas
- Historic architectural character combined with modern infrastructure and fiber connectivity
- 24-hour secure building access with professional on-site management
- Surrounded by top restaurants, hotels, entertainment, and Tampa Riverwalk amenities
- Excellent walkability and visibility in the heart of downtown Tampa
- Minutes from Water Street, Amalie Arena, Convention Center, and major highways
- Ideal for legal, financial, professional, creative, or medical office users
- Outstanding value for a full-floor downtown office virtually impossible to replicate at this price point



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ADDITIONAL PHOTOS



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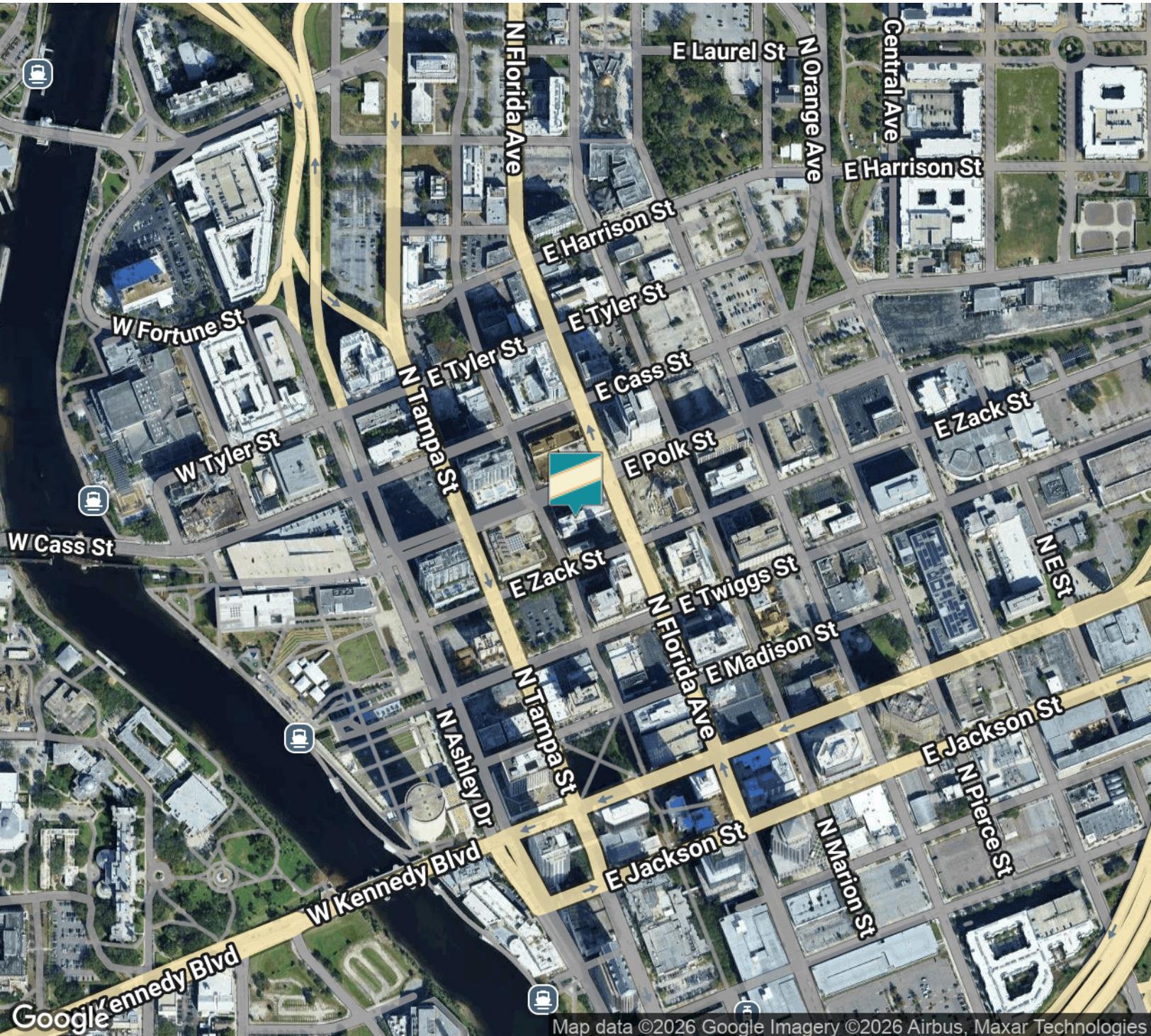
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LOCATION MAP



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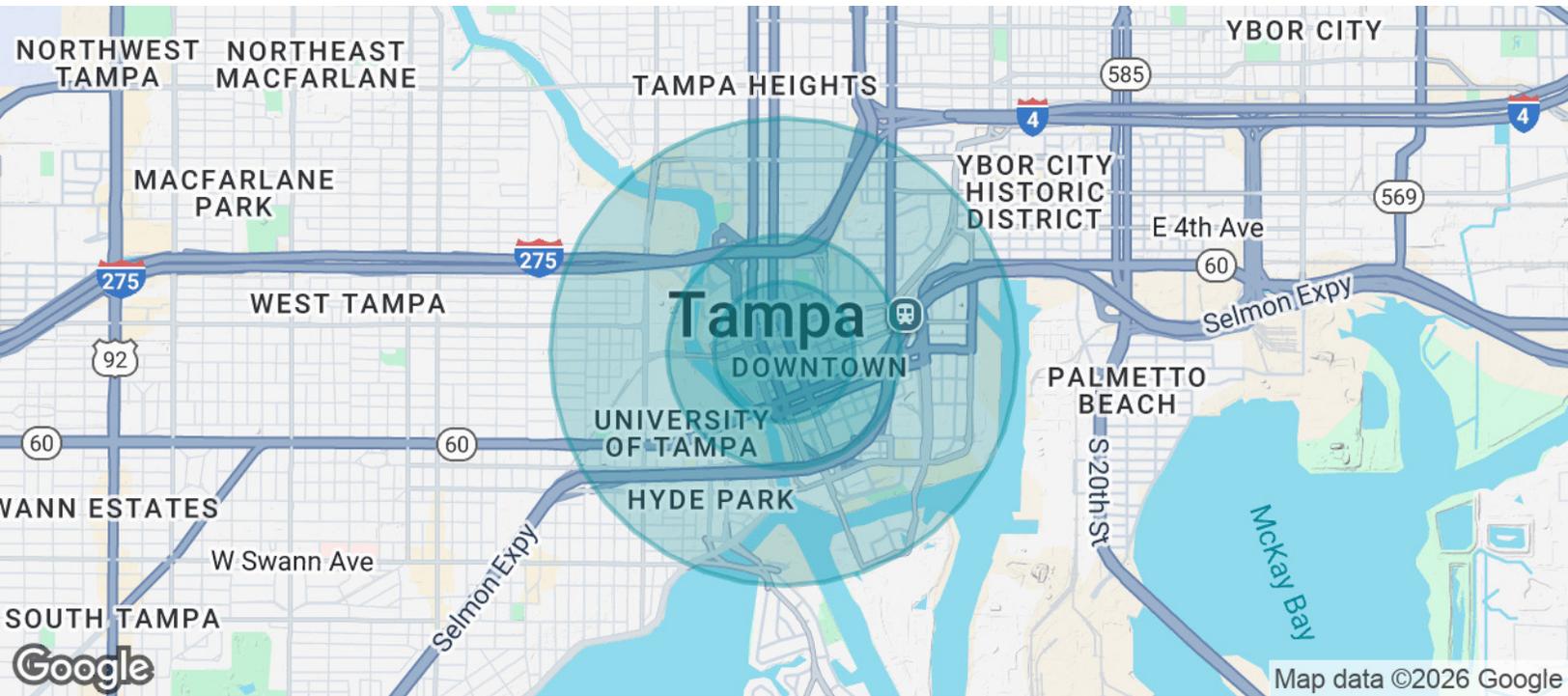
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DEMOGRAPHICS MAP & REPORT



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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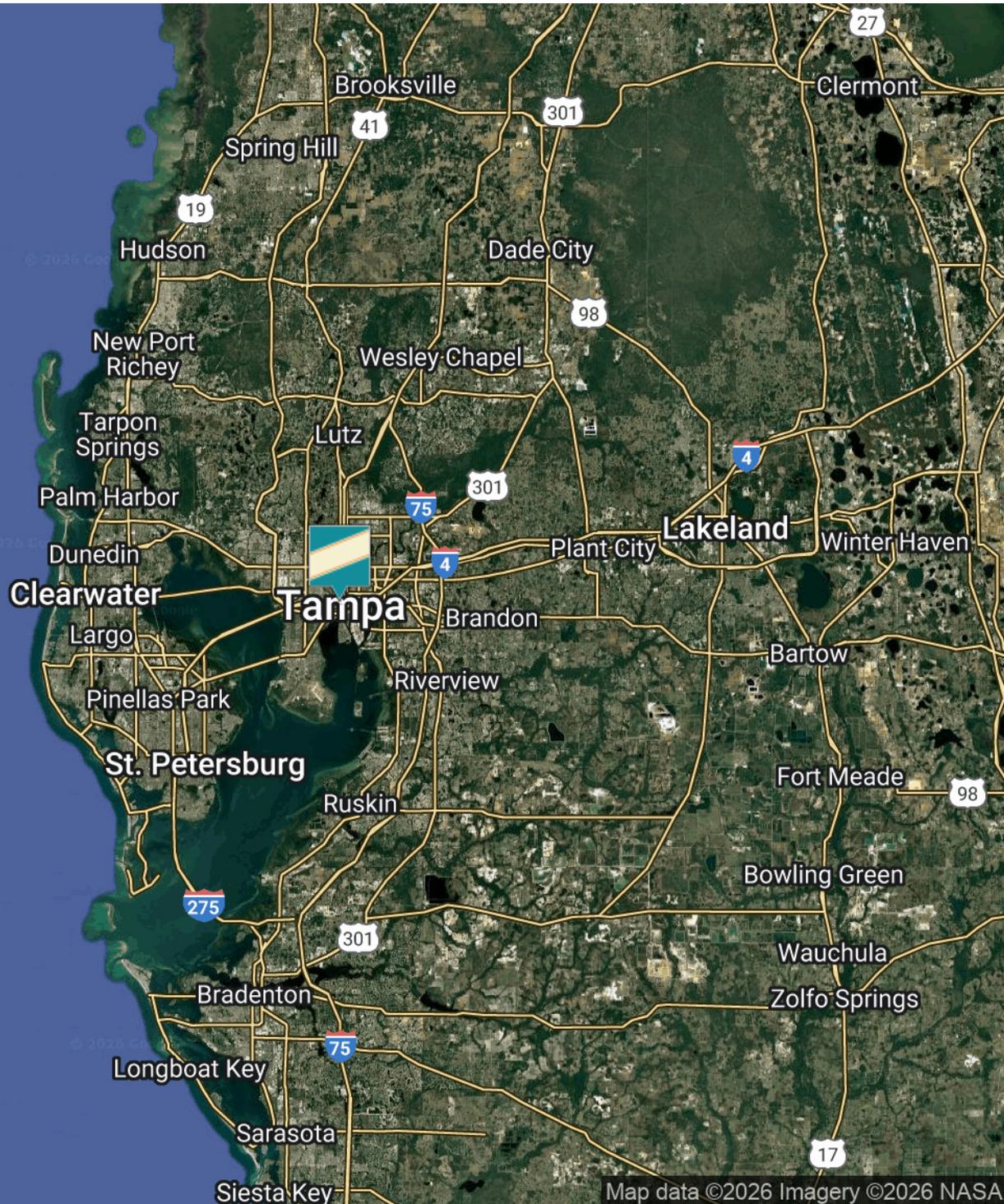
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AERIAL MAP



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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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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

George William

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