



Office | Medical Condo for Sale or Lease - Grand Central at Kennedy

1120 E. Kennedy Boulevard, Tampa, FL 33602



Features prime location within sought out Channelside District

- Live, work, play environment - retail, restaurants and many more amenities within the vibrant Channelside District
- Separate air handler provides control over temperature and air circulation
- Free garage parking @ 5.0/1,000 sf
- \$1.5 million court yard renovations



Three units for sale or lease



Incredible views of downtown Tampa and Channelside



On-site concierge service



Zoned CD-2; includes office and medical

Get more information

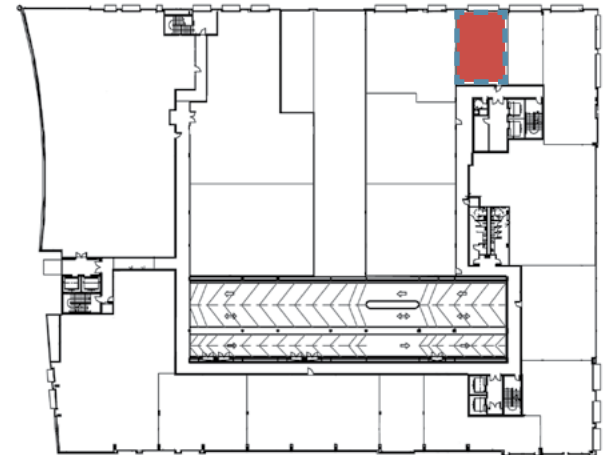
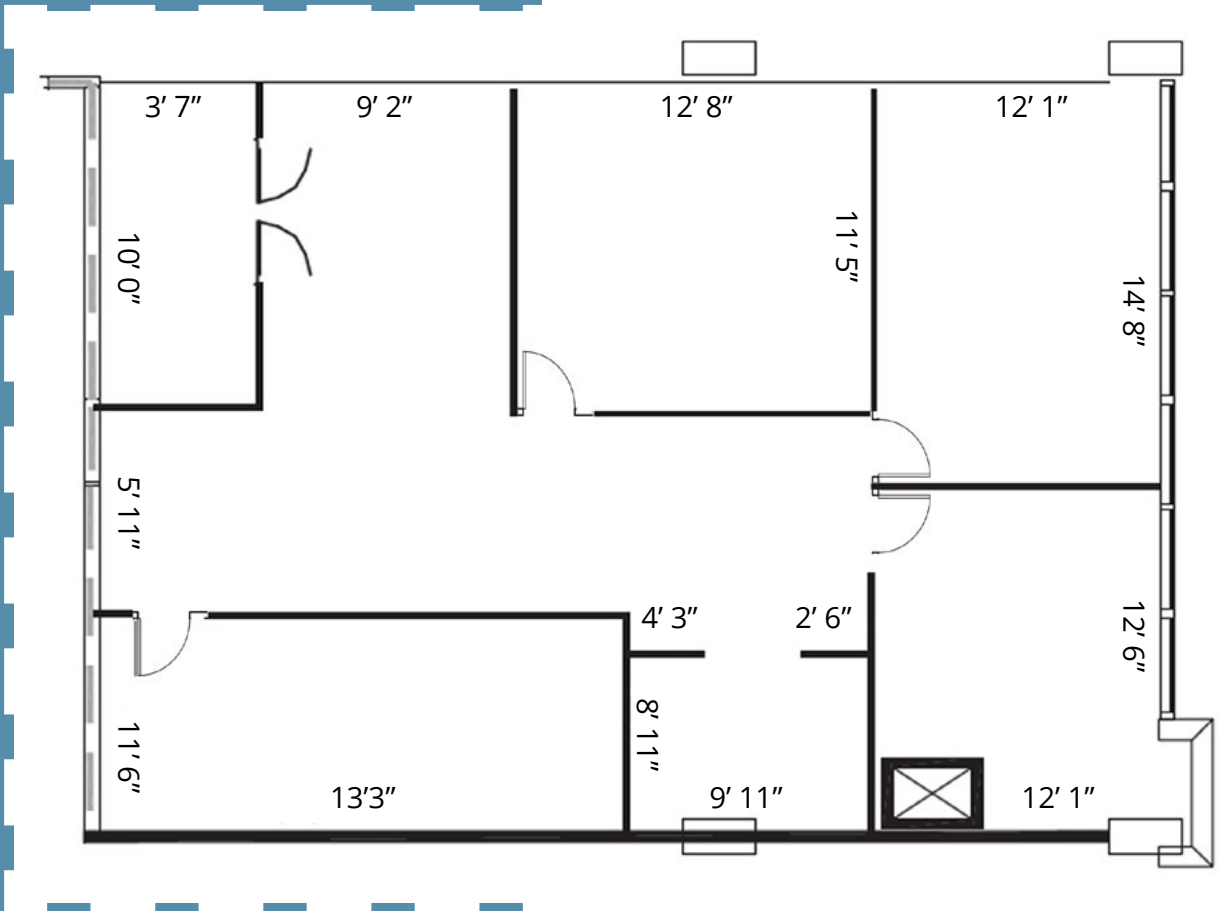
Kenneth E. Lane III
Managing Director | Principal
+1 813 444 0623

John Bencivenga
Associate
+1 813 280 8993

**AVISON
YOUNG**

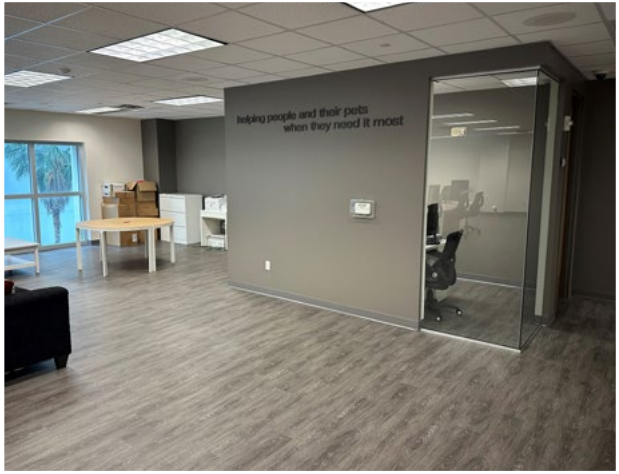
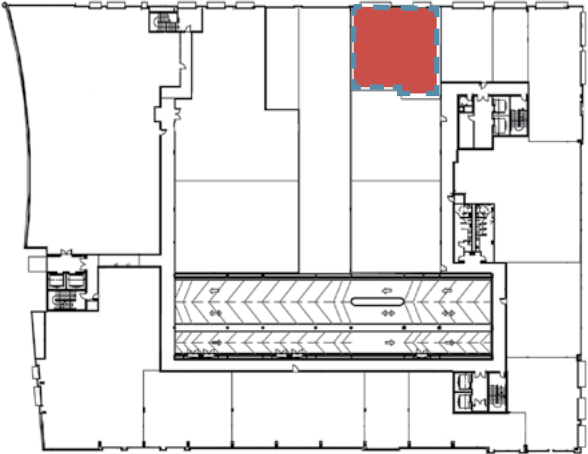
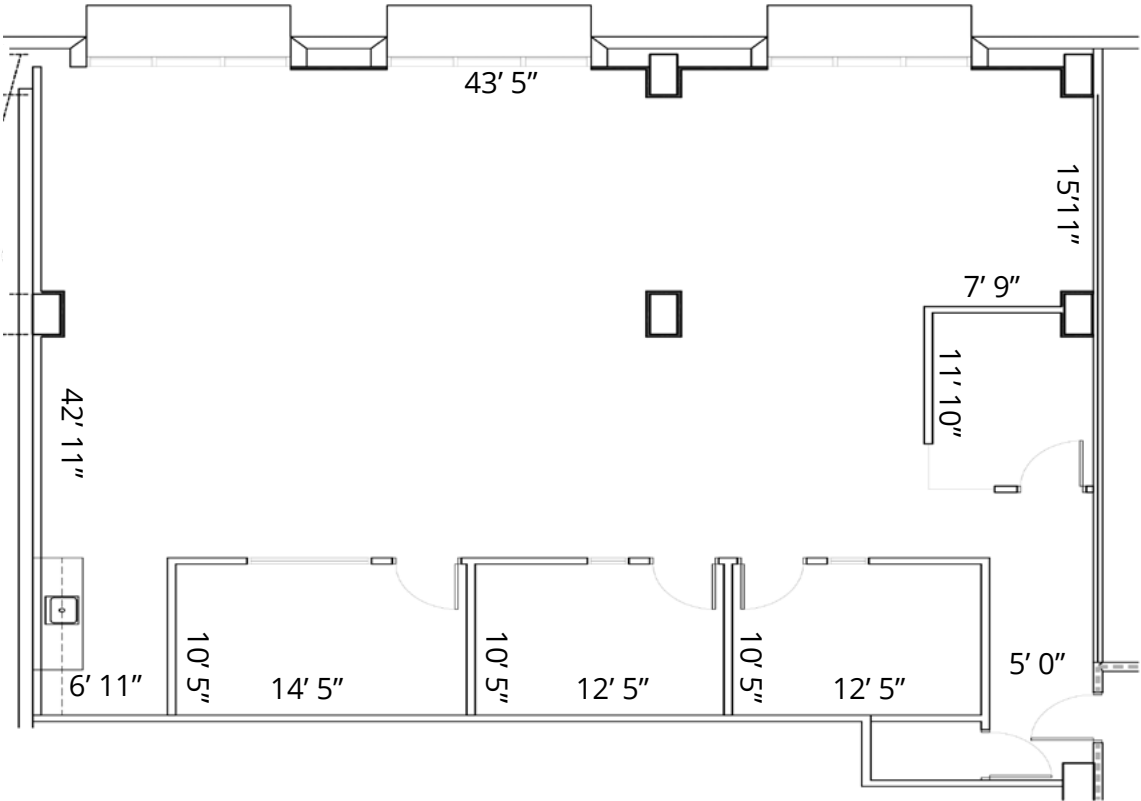
SUITE 207 - 1,198 SF

- This space offers an efficient layout with 3 offices, a conference room, small break area and open area
- Windows that span nearly floor to ceiling in the private offices offers great natural lighting



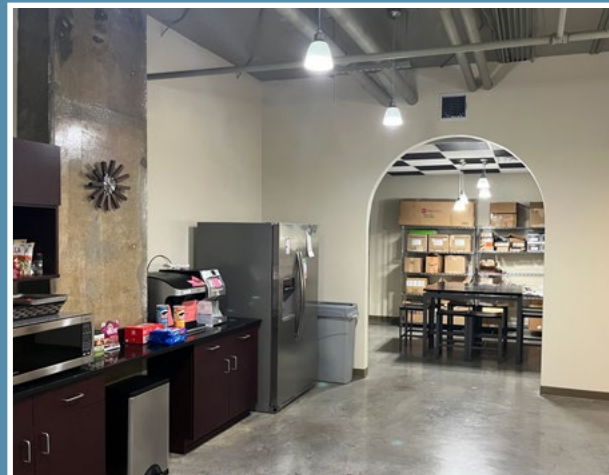
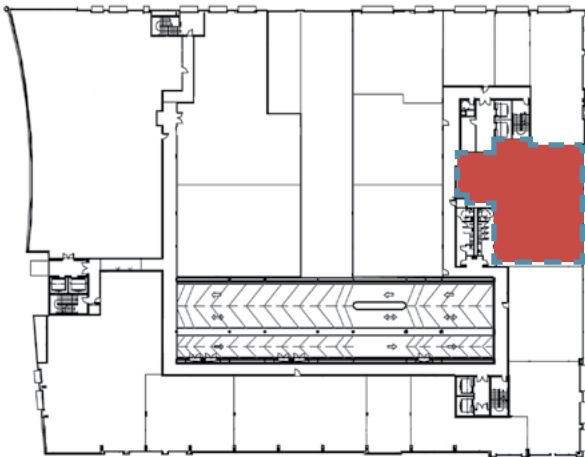
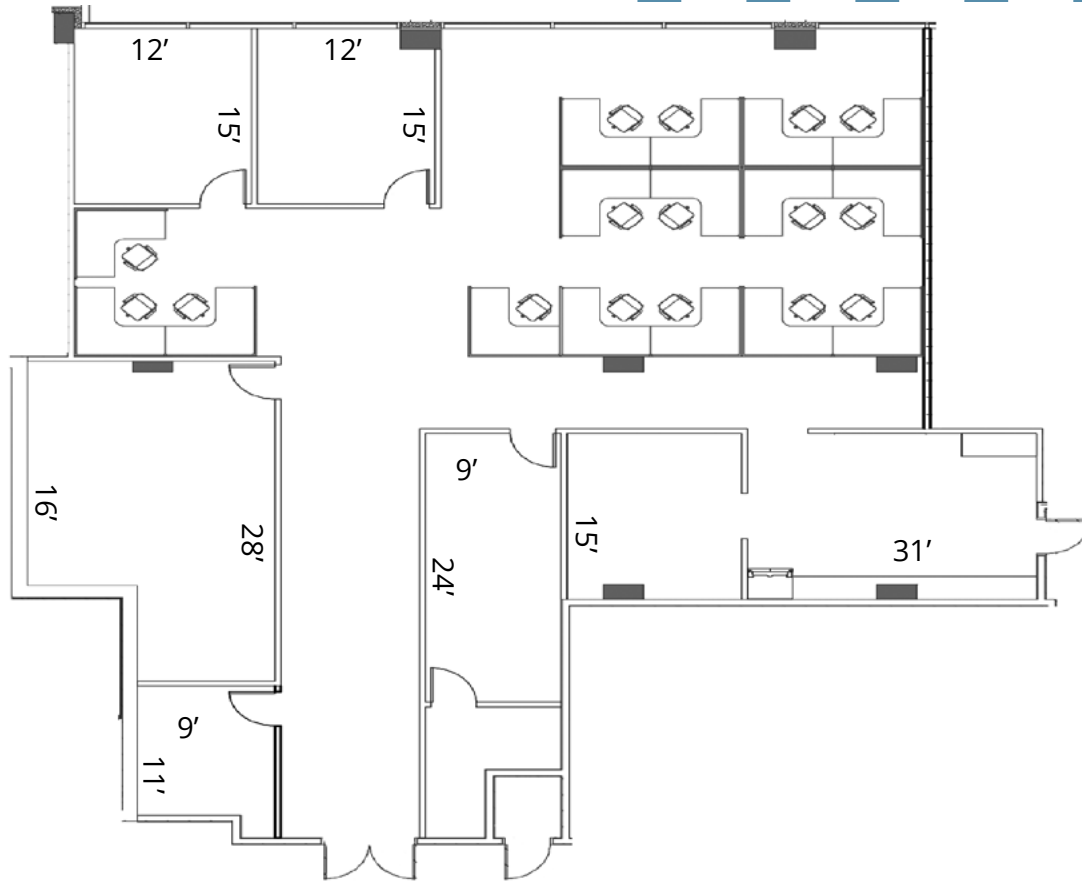
SUITE 228 - 2,219 SF

- Windows that span nearly floor to ceiling in the private offices offers great natural lighting
- This space features 2 large offices and 1 small sized office, a conference room and break area
- Modern build-out with large open work area



SUITE 227 - 3,609 SF

- This space features 3 private offices, a conference room, a break room, an oversized storage room, and bullpen area
- Windows that span nearly floor to ceiling offering great natural light into the private offices and bullpen area
- Tech build-out with open ceilings and high-end finishes





AMENITIES



70,571 sf of office space



Security and camera systems on property.



108,969± sf of retail space which includes, shopping, entertainment, dining along with nightlife on the ground floor.



State-of-art communications network.



392 residential units on 3rd floor and above.



12,000 sf retail courtyard with outdoor seating surrounded by restaurants, bars and other amenities.



2 hours free visitor parking.



TECO Trolley in proximity providing easy access to Ybor City and Channelside District.





BUILDING INFORMATION

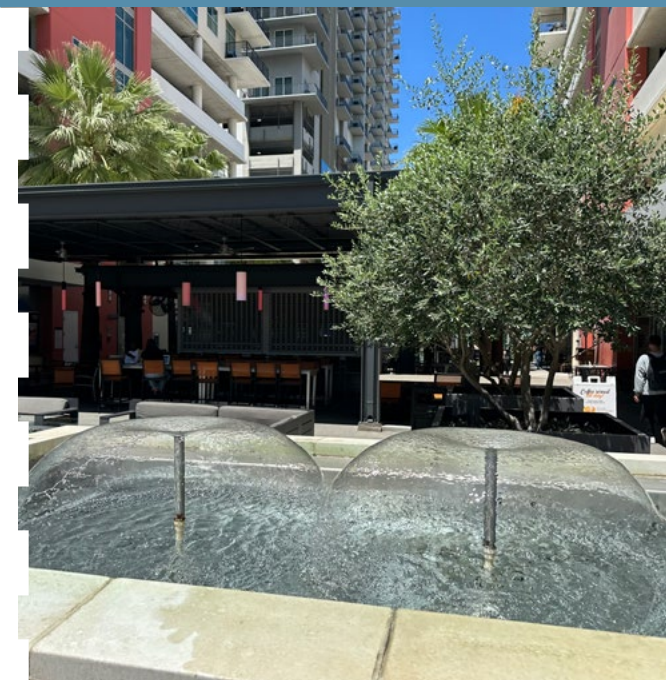
West Building Office.....	44,892 sf
East Building Office.....	25,679 sf
Total Office Space.....	70,571 sf
2024 Annual Budget Office.....	\$701,965.29

Grand Central Office West, located at 1120 E Kennedy, offers a premium experience at the heart of Tampa's vibrant Channel District. This meticulously designed mixed-use building hosts a variety of offices, restaurants, and 392 luxurious residential condos, reflecting the area's lively atmosphere.

Office tenants benefit from convenient amenities including on-site parking and ground floor dining options. Situated within easy reach of The University of Tampa and just a 15-minute drive from Tampa International Airport, the property enjoys a prime location overlooking Selmon Expressway and is less than a mile from Amalie Arena, home to the Tampa Bay Lightning hockey team.

Just to name a few businesses that are already capitalizing on the opportunities presented by Grand Central at Kennedy and its neighboring areas.

- Crunch Fitness
- Ginger Beard Coffee
- Gelato-Go
- CVS Pharmacy
- Massage Envy
- Pour House Tampa
- CENA Restaurant
- Stageworks Theatre
- Maloney's Irish Pub
- City Dog Cantina
- The Poké Company
- Pour House Tampa





HOA ASSESSMENT FEES

Master Fees (includes all below)

- Building Insurance
- Building Maintenance
- Ground Maintenance
- Trash Collection
- Water
- Security
- Janitorial Common Areas
- Reserves & Replacements

Management Contract Expenses

Audit | CPA

HVAC Maintenance Contract

Window Cleaning

MASTER CONDO ASSOCIATION

MASTER PROPERTY OWNERS ASSOCIATION, INC.

Five (5) Member Board

Retail - One (1) member

Office - One (1) member

Residential - One (1) member

Independent - Two (2) members

The two independent members are appointed by the Retail | Office | Residential

MASTER ASSOCIATION MANAGEMENT CONTRACT

- Provide for the operation, management and maintenance of the Common Areas
- Subject to a management fee

CONDOMINIUM ASSOCIATION RESIDENTIAL

- 392 Units
- Expense Share - 52%
- Non-exclusive use of common areas
- Exclusive use of Residential portion of garage

CONDOMINIUM ASSOCIATION OFFICE

- 37 Units
- Expense Share - 14%
- Non-exclusive use of common areas
- Non-exclusive use of garage - 5/1,000

CONDOMINIUM ASSOCIATION RETAIL

- 37 Units
- Expense Share - 34%
- Non-exclusive use of common areas
- Non-exclusive use of garage - 3/1,000

COMMON AREAS

The expenses of maintenance, operations, repairs, replacement, administration, insurance and betterments of the facilities constituting Common Areas of the Master Association will be shared by the Residential Unit Owners, the Office Unit Owners and the Retail Unit Owners in accordance with their pro-rata shares of such Common Expenses.



IN THE NEWS

Ybor Harbor is considered one of Tampa's most transformative developments and it recently received the first round of approvals. City Council approved a plan amendment and rezoning request for the nearly 40 acres that sit on the north end of the Ybor channel. This mixed-use development will transform the area by providing a vibrant district where people will "live, work, and play."

Upon completion of this development, the new district will feature up to 6 million square feet of residential, office, hotel, and retail space. It is expected that this development will be broken up into roughly 4,750 residential units, 500,000 square feet of office space, 800 hotel rooms, and 156,00 square feet of retail space spread across 20 blocks.

The Ybor Harbor will activate an area that will strategically connect the Channel District to Historic Ybor City. This bridge will furthermore connect Ybor city to Water Street and Downtown Tampa. This connectivity will have a strong impact on the businesses that sit within these areas.





Meridian Tower
Apartments

The Slade at Channelside
Apartments

Encore!
Mixed-Use Development

Gasworx
Mixed-Use Development

Water Street - Phase II
Mixed-Use Development

The Fitzgerald
Apartments

Channel Club
Apartments

Publix

Hampton Inn

Ventana Tampa
Condos

Bell Channelside
Apartments





NEIGHBORHOOD

- Drinks & Dining
 - Arts & Entertainment
 - Parks & Recreation
 - Education
 - Hotels & Tourism
 - Medical
 - Salon & Spa
 - Public Parking
 - Services
 - Publix
 - Shopping
 - Marked Bike Lane
-
- Future Development
 - Public Docks
 - Teco Line Streetcar
 - Teco Line Streetcar Stop
 - Riverwalk
 - Waterfront Walkway

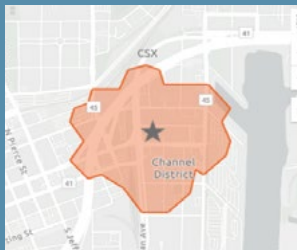


MAP SCALE
1/10 MILES

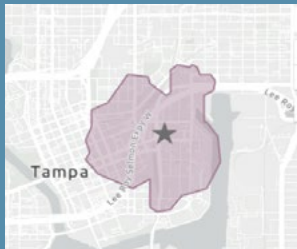


WALKING DISTANCE

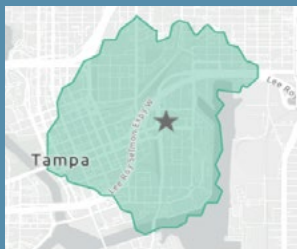
Demographics within walking distance from Grand Central at Kennedy.



5 minute walk
 Total population: 3,293
 Total businesses: 238
 Total employees: 2,613



10 minute walk
 Total population: 5,059
 Total businesses: 645
 Total employees: 8,236



15 minute walk
 Total population: 9,140
 Total businesses: 2,016
 Total employees: 28,656



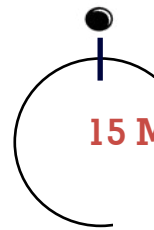
5 MILE

Total population.....107,140
 Total businesses.....10,135
 Total employees.....113,759



10 MILES

Total population.....238,710
 Total businesses.....20,356
 Total employees.....227,655



15 MILES

Total population.....791,975
 Total businesses.....45,376
 Total employees.....510,777