

490 1st Ave S



Location: **AKA 100 5th St S**
Pinellas Cluster
Downtown St Petersburg Submarket
Pinellas County
Saint Petersburg, FL 33701

Building Type: **Class A Office**

Status: **Built 1926, Renov 1988**

Stories: **8**

RBA: **239,585 SF**

Typical Floor: **30,000 SF**

Total Avail: **78,491 SF**

% Leased: **100%**

Developer: **-**
 Management: **Lincoln Property Company**
 Recorded Owner: **MCP 490 St Pete LLC**

Expenses: **2020 Tax @ \$2.80/sf**
 Parcel Number: **19-31-17-90995-001-0020**
 Parking: **Ratio of 2.00/1,000 SF**
 Amenities: **Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 7th / Suite 1	3,100	3,100	3,100	Withheld	Vacant	Thru Apr 2031	Sublet

150 2nd Ave N - Morgan Stanley Tower



Location: **Morgan Stanley Tower**
Pinellas Cluster
Downtown St Petersburg Submarket
Pinellas County
Saint Petersburg, FL 33701

Building Type: **Class A Office/Office Building**

Status: **Built 1985**

Stories: **17**

RBA: **279,856 SF**

Typical Floor: **13,460 SF**

Total Avail: **49,834 SF**

% Leased: **97.9%**

Developer: **-**

Management: **Tower Realty Partners, Inc.**

Recorded Owner: **Second Avenue Tower Ltd Ptr**

Expenses: **2020 Tax @ \$1.58/sf; 2004 Ops @ \$5.66/sf, 2005 Est Ops @ \$5.87/sf**

Parcel Number: **19-31-17-74466-022-0050**

Parking: **Ratio of 2.00/1,000 SF**

Amenities: **Energy Star Labeled, Property Manager on Site, Security System, Storage Space**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 410	7,423	7,423	7,423	Withheld	Vacant	Thru Mar 2026	Sublet
P 5th / Suite 520	3,480	3,480	3,480	Withheld	30 Days	Thru Dec 2026	Sublet
P 5th / Suite 550	4,235	4,235	4,235	Withheld	30 Days	Thru May 2024	Sublet
P 8th / Suite 800	5,226	6,947	6,947	\$33.00/fs	Vacant	Thru Dec 2021	Sublet
P 8th / Suite 860	1,721	6,947	6,947	\$33.00/fs	Vacant	Thru Dec 2021	Sublet
P 9th	10,498	10,498	10,498	Withheld	60 Days	Thru Dec 2022	Sublet

1515 22nd Ave N



Location: **Pinellas Cluster**
South Pinellas Submarket
Pinellas County
Saint Petersburg, FL 33704

Building Type: **Class B Office/Medical**

Status: **Built 1938, Renov Oct 2008**

Stories: **1**

RBA: **3,922 SF**

Typical Floor: **3,922 SF**

Total Avail: **2,324 SF**

% Leased: **100%**

Developer: **-**

Management: **David Skidmore**

Recorded Owner: **Skidrow Properties LLC**

Expenses: **2020 Tax @ \$2.40/sf**

Parcel Number: **12-31-16-98838-000-0150**

Parking: **10 free Surface Spaces are available; Ratio of 2.55/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	2,324	2,324	2,324	\$25.00/fs	Vacant	Thru Aug 2026	Sublet

4400 140th Ave N - Building 4400 - Meridian Concourse Center



Location: **Building 4400**
Pinellas Cluster
Gateway Submarket
Pinellas County
Clearwater, FL 33762

Building Type: **Class B Office**

Status: **Built 1988, Renov 2007**

Stories: **1**

RBA: **44,554 SF**

Typical Floor: **44,554 SF**

Total Avail: **10,484 SF**

% Leased: **100%**

Developer: **American Tectonics**

Management: **-**

Recorded Owner: **Albany Road-Meridian Concourse, LLC**

Expenses: **2020 Tax @ \$1.02/sf**

Parcel Number: **03-30-16-00118-000-0060**

Parking: **240 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 230	10,484	10,484	10,484	\$12.00/nnn	Vacant	Thru Jan 2025	Sublet

5106 Armenia Ave



Location: **Central Tampa Cluster**
Westshore Submarket
Hillsborough County
Tampa, FL 33603

Building Type: **Class C Office/Medical**

Status: **Built 1985**

Stories: **1**

RBA: **12,000 SF**

Typical Floor: **12,000 SF**

Total Avail: **2,040 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: **Abt Ventures Llc**

Expenses: **2020 Tax @ \$0.30/sf**

Parcel Number: **A-03-29-18-3HY-000000-00001.0**

Parking: **12 Surface Spaces are available; Ratio of 5.88/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Hardwood Floors, Kitchen, Plug & Play, Reception, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	2,040	2,040	2,040	No	Withheld	Vacant	Negotiable	Sublet

400 N Ashley Dr - Rivergate Tower



Location: **Rivergate Tower**
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class A Office**

Status: **Built 1988**

Stories: **31**

RBA: **515,965 SF**

Typical Floor: **16,644 SF**

Total Avail: **88,856 SF**

% Leased: **87.2%**

Developer: **Faison Enterprises, Inc.**
 Management: **-**
 Recorded Owner: **Banyan Street Rivergate, LLC**

Expenses: **2020 Tax @ \$3.08/sf; 2010 Est Ops @ \$8.69/sf**

Parcel Number: **193353-0500, 193353-0501**

Parking: **735 free Covered Spaces are available; Reserved Spaces @ \$165.00/mo; Ratio of 1.50/1,000 SF**

Amenities: **Banking, Convenience Store, Dry Cleaner, Fitness Center, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 14th	5,107 - 16,369	16,369	16,369	Withheld	30 Days	Thru Apr 2024	Sublet

100 S Ashley Dr - Wells Fargo Center



Location: **Wells Fargo Center**
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class A Office**

Status: **Built 1985, Renov 2014**

Stories: **22**

RBA: **389,000 SF**

Typical Floor: **17,682 SF**

Total Avail: **58,595 SF**

% Leased: **91.2%**

Developer: **Trammell Crow Company**
 Management: **Tower Realty Partners, Inc.**
 Recorded Owner: **MSVEF-FG WFC Property Owner LP**

Expenses: **2020 Tax @ \$4.15/sf, 2012 Est Tax @ \$1.74/sf; 2010 Ops @ \$10.39/sf, 2012 Est Ops @ \$7.22/sf**

Parcel Number: **A-24-29-18-4ZM-000093-00006.0**

Parking: **200 free Surface Spaces are available; 308 free Covered Spaces are available; Ratio of 1.31/1,000 SF**

Amenities: **Air Conditioning, Banking, Concierge, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 450	4,398	4,398	4,398	\$28.00/fs	90 Days	Thru Apr 2023	Sublet

5426 Bay Center Dr - Highwoods Bay Center 1 - Highwoods Bay Center



Location: **Highwoods Bay Center 1**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class A Office/Office Building**

Status: **Built Aug 2007**

Stories: **7**

RBA: **209,079 SF**

Typical Floor: **30,163 SF**

Total Avail: **21,391 SF**

% Leased: **94.8%**

Developer: **Highwoods Properties, Inc.**
 Management: **Highwoods Properties, Inc.**
 Recorded Owner: **Bay Center I, LLC**

Expenses: **2020 Tax @ \$4.48/sf**

Parcel Number: **A-19-29-18-ZZZ-000005-49550.0**

Parking: **Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Banking, Bicycle Storage, Bus Line, Controlled Access, Fitness Center, Monument Signage, Outdoor Seating, Property Manager on Site, Restaurant, Shower Facilities, Signage, Waterfront, Wi-Fi**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 7th / Suite 725	2,479	2,479	2,479	Withheld	Vacant	Thru Oct 2021	Sublet

15950 Bay Vista Dr - Bay Vista Office Building



Location: **Bay Vista Office Building**
Pinellas Cluster
Bayside Submarket
Pinellas County
Clearwater, FL 33760

Building Type: **Class A Office/Telecom Hotel/Data Hosting**

Status: **Built 1988**

Stories: **3**

RBA: **59,514 SF**

Typical Floor: **19,838 SF**

Total Avail: **48,467 SF**

% Leased: **100%**

Developer: **Trammell Crow Company**
 Management: **Franklin Street**
 Recorded Owner: **MBGlen Company, LLC**

Expenses: **2018 Tax @ \$2.09/sf; 2008 Ops @ \$8.88/sf**

Parking: **Ratio of 0.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	19,838	19,838	39,676	\$17.00/fs	30 Days	Thru Oct 2026	Sublet
P 2nd	19,838	19,838	39,676	\$17.00/fs	30 Days	Thru Oct 2026	Sublet
P 3rd	8,791	8,791	8,791	\$17.00/fs	30 Days	Thru Oct 2026	Sublet

3000 Bayport Dr - Bayport Plaza



Location: **Bayport Plaza**
AKA 6200 Courtney Campbell Cswy
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **11**

RBA: **264,718 SF**

Typical Floor: **22,253 SF**

Total Avail: **65,064 SF**

% Leased: **89.6%**

Developer: **The Wilson Company**

Management: **-**

Recorded Owner: **GVI-IP Tampa Hotel Owner, LLC**

Expenses: **2020 Tax @ \$5.09/sf, 2003 Est Tax @ \$3.03/sf; 2009 Est Ops @ \$10.89/sf**

Parcel Number: **A-18-29-18-ZZZ-000005-34540.0**

Parking: **100 free Surface Spaces are available; 1,300 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Energy Star Labeled, Fitness Center, LEED Certified, Pond, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd	16,823 - 26,823	26,823	26,823	Withheld	30 Days	Thru Jul 2024	Sublet
P 4th / Suite 470	6,393	6,393	6,393	Withheld	30 Days	Negotiable	Sublet
P 7th / Suite 750	2,652	2,652	2,652	Withheld	Vacant	Thru Jan 2024	Sublet

601 Bayshore Blvd - Bayshore Place



Location: **Bayshore Place**
Central Tampa Cluster
South Tampa Submarket
Hillsborough County
Tampa, FL 33606

Building Type: **Class A Office**

Status: **Built 1989**

Stories: **9**

RBA: **83,452 SF**

Typical Floor: **18,500 SF**

Total Avail: **5,849 SF**

% Leased: **100%**

Developer: **-**

Management: **Highwoods Properties, Inc.**

Recorded Owner: **Highwoods Properties, Inc.**

Expenses: **2020 Tax @ \$4.33/sf**

Parcel Number: **A-24-29-18-4ZX-000017-00017.0**

Parking: **Ratio of 2.00/1,000 SF**

Amenities: **Balcony, Banking, Plug & Play, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 150	2,107	2,107	2,107	Withheld	Vacant	Thru Mar 2028	Sublet
P 6th / Suite 630	3,742	3,742	3,742	Withheld	Vacant	Thru Mar 2028	Sublet

100 Beach Dr NE - The Florencia - Retail/Office space



Location: **The Florencia - Retail/Office space**
Pinellas Cluster
Downtown St Petersburg Submarket
Pinellas County
Saint Petersburg, FL 33701

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 2002**
 Building Size: **1,500 SF**
 Typical Floor Size: **1,500 SF**
 Stories: **1**

Developer: -
 Management: -
 Recorded Owner: **Bionx Of America Inc**
 Expenses: **2020 Tax @ \$7.77/sf**

Total Avail: **1,500 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,500 SF**
 Bldg Vacant: **1500**

Parcel Number: **19-31-17-28250-000-0101**

Street Frontage: **163 feet on 1st Avenue**
 Parking: **Ratio of 0.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,500	1,500	1,500	No	Withheld	Vacant	Negotiable	Sublet

5421 Beaumont Center Blvd - Meridian 589



Location: **North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33634**

Building Type: **Class B Office**

Status: **Built 1986, Renov 2001**

Stories: **1**

RBA: **27,269 SF**

Typical Floor: **27,269 SF**

Total Avail: **12,505 SF**

% Leased: **74.8%**

Developer: **Kroh Brothers**
Management: **JLL**
Recorded Owner: **Meridian 589, LLC**

Expenses: **2020 Tax @ \$2.32/sf; 2017 Combined Est Tax/Ops @ \$9.49/sf**

Parcel Number: **U-31-28-18-17E-000000-00004.0**

Parking: **96 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Food Service**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,505	4,505	4,505	Withheld	Vacant	Thru Jan 2023	Sublet

5426 Beaumont Center Blvd - Meridian 589



Location: **North Hillsborough Cluster**
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class B Office**

Status: **Built 1986, Renov 2001**

Stories: **1**

RBA: **19,831 SF**

Typical Floor: **19,831 SF**

Total Avail: **2,974 SF**

% Leased: **100%**

Developer: **-**
 Management: **JLL**
 Recorded Owner: **Meridian 589, LLC**

Expenses: **2020 Tax @ \$1.54/sf; 2017 Combined Est Tax/Ops @ \$14.25/sf**

Parcel Number: **027993-0205**

Parking: **66 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Food Service, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 300	2,974	2,974	2,974	Withheld	30 Days	Negotiable	Sublet

For More Info call Pam Pester (813) 300-2227

4221 W Boy Scout Blvd - Corporate Center III - Corporate Centers at Interna



Location: **Corporate Center III**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 2004**

Stories: **10**

RBA: **292,357 SF**

Typical Floor: **29,235 SF**

Total Avail: **3,738 SF**

% Leased: **100%**

Developer: **Crescent Communities, LLC**

Management: **Cousins Properties**

Recorded Owner: -

Expenses: **2020 Tax @ \$4.24/sf**

Parcel Number: **A-16-29-18-ZZZ-000005-47620.7**

Parking: **73 free Surface Spaces are available; 1,160 free Covered Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Energy Star Labeled, Fitness Center, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	3,738	3,738	3,738	Withheld	Vacant	Thru Dec 2023	Sublet



4301 W Boy Scout Blvd - Corporate Center IV - Corporate Centers at Interna



Location: **Corporate Center IV**
NWC
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 2008**

Stories: **8**

RBA: **250,097 SF**

Typical Floor: **31,262 SF**

Total Avail: **58,052 SF**

% Leased: **94.3%**

Developer: **Crescent Communities, LLC**

Management: **Cousins Properties**

Recorded Owner: -

Expenses: **2020 Tax @ \$4.23/sf, 2013 Est Tax @ \$2.46/sf; 2011 Ops @ \$9.64/sf, 2013 Est Ops @ \$8.85/sf**

Parcel Number: **A-16-29-18-ZZZ-000005-47621.9**

Parking: **100 free Surface Spaces are available; 300 free Covered Spaces are available; Ratio of 4.25/1,000 SF**

Amenities: **Banking, Energy Star Labeled, Fitness Center, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 150	6,114	6,114	6,114	Withheld	Vacant	Thru Jul 2029	Sublet
P 1st / Suite 170	5,010	5,010	5,010	Withheld	Vacant	Thru Jul 2029	Sublet
P 6th	32,677	32,677	32,677	Withheld	Vacant	Thru Jul 2029	Sublet

For More Info call Pam Pester (813) 300-2227

501 Brooker Creek Blvd - Nielsen Media Research - Bldg A - Brooker Creek



Location: **Nielsen Media Research - Bldg A**
Pinellas Cluster
North Pinellas Submarket
Pinellas County
Oldsmar, FL 34677

Building Type: **Class A Office/Office Building**

Status: **Built Aug 2005**

Stories: **4**

RBA: **140,224 SF**

Typical Floor: **35,056 SF**

Total Avail: **107,325 SF**

% Leased: **100%**

Developer: **Hardin Construction Company, LLC**
 Management: **Nielsen Company**
 Recorded Owner: **Nielsen Company**

Expenses: **2020 Tax @ \$5.60/sf**

Parcel Number: **13-28-16-00000-130-0100, 13-28-16-60135-000-0010**

Parking: **Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 200	35,775	35,775	107,325	\$22.00/fs	30 Days	Negotiable	Sublet
P 3rd / Suite 300	35,775	35,775	107,325	\$22.00/fs	30 Days	Negotiable	Sublet
P 4th / Suite 400	35,775	35,775	107,325	\$22.00/fs	30 Days	Negotiable	Sublet



3550 Buschwood Park Dr - Buschwood I - Buschwood Office Park



Location: **Buschwood I**
AKA 3550 W Busch Blvd
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33618

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **3**

RBA: **83,147 SF**

Typical Floor: **28,000 SF**

Total Avail: **49,189 SF**

% Leased: **64.5%**

Developer: **-**

Management: **Meridian Management**

Recorded Owner: **Bucschwood Tampa, LLC**

Expenses: **2020 Tax @ \$1.71/sf, 2011 Est Tax @ \$1.08/sf; 2011 Ops @ \$9.23/sf, 2013 Est Ops @ \$8.71/sf**

Parcel Number: **U-22-28-18-15F-000000-00006.0**

Parking: **328 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Atrium, Balcony, Conferencing Facility, Fitness Center, Pond, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 150	4,883	4,883	4,883	\$12.00/fs	Vacant	Thru Jan 2022	Sublet
P 3rd / Suite 300	14,756	14,756	14,756	Withheld	Vacant	Thru Jun 2022	Sublet

100 Carillon Pkwy - Carillon Office Park



Location: **Pinellas Cluster**
Gateway Submarket
Pinellas County
Saint Petersburg, FL 33716

Building Type: **Class A Office**

Status: **Built 1987, Renov 2005**

Stories: **3**

RBA: **77,955 SF**

Typical Floor: **25,985 SF**

Total Avail: **77,955 SF**

% Leased: **100%**

Developer: **-**

Management: **Colliers International**

Recorded Owner: **Sh 100 St Pete Llc**

Expenses: **2020 Tax @ \$2.35/sf; 2006 Combined Est Tax/Ops @ \$10.46/sf**

Parcel Number: **11-30-16-13461-008-0010**

Parking: **465 free Surface Spaces are available; 20 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Energy Star Labeled, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd	9,431	9,431	9,431	Withheld	30 Days	Thru Jul 2021	Sublet

450 Carillon Pky - 450 Castille at Carillon - Carillon Office Park



Location: **450 Castille at Carillon**
Pinellas Cluster
Gateway Submarket
Pinellas County
Saint Petersburg, FL 33716

Building Type: **Class A Office**

Status: **Built 1999**

Stories: **2**

RBA: **40,436 SF**

Typical Floor: **20,699 SF**

Total Avail: **25,380 SF**

% Leased: **95.4%**

Developer: **Echelon Development LLC**
 Management: **Tower Realty Partners, Inc.**
 Recorded Owner: **Castille Feldman Tower, LLC**

Expenses: **2020 Tax @ \$6.55/sf; 2012 Ops @ \$10.39/sf**

Parcel Number: **12-30-16-13463-004-0010**

Parking: **154 free Surface Spaces are available; 280 free Covered Spaces are available; Reserved Spaces @ \$40.00/mo; Ratio of 3.80/1,000 SF**

Amenities: **24 Hour Access, Controlled Access, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	2,489	2,489	2,489	\$15.00/fs	Vacant	Negotiable	Sublet
P 2nd / Suite 200	13,376	13,376	13,376	\$15.00/fs	Vacant	Thru Apr 2023	Sublet

360 Central Ave - First Central Tower



Location: **First Central Tower**
Pinellas Cluster
Downtown St Petersburg Submarket
Pinellas County
Saint Petersburg, FL 33701

Building Type: **Class A Office**

Status: **Built 1984**

Stories: **17**

RBA: **247,575 SF**

Typical Floor: **14,563 SF**

Total Avail: **42,589 SF**

% Leased: **95.1%**

Developer: **-**

Management: **Tower Realty Partners, Inc.**

Recorded Owner: **First Central Tower Limited**

Expenses: **2020 Tax @ \$2.46/sf**

Parcel Number: **19-31-17-74530-001-0010**

Parking: **387 Covered Spaces @ \$75.00/mo; Reserved Spaces @ \$95.00/mo; Ratio of 1.50/1,000 SF**

Amenities: **Air Conditioning, Conferencing Facility, Controlled Access, Fitness Center, High Ceilings, Natural Light, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 9th / Suite 900	3,166	3,166	3,166	Withheld	Vacant	Thru Nov 2024	Sublet
P 9th / Suite 900	3,166	3,166	3,166	Withheld	Vacant	Thru Nov 2024	Sublet

10933 Countryway Blvd



Location: **North Hillsborough Cluster**
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33626

Building Type: **Class B Office**

Status: **Built 2006**

Stories: **1**

RBA: **3,000 SF**

Typical Floor: **3,000 SF**

Total Avail: **3,000 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: **Advait LLC**

Expenses: **2020 Tax @ \$4.24/sf**
 Parcel Number: **003530-0195**
 Parking: **Ratio of 0.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,000	3,000	3,000	Withheld	Vacant	Thru Dec 2023	Sublet

7650 W Courtney Campbell Cswy - Waterford Plaza



Location: **Waterford Plaza**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1986**

Stories: **12**

RBA: **245,016 SF**

Typical Floor: **24,287 SF**

Total Avail: **53,318 SF**

% Leased: **95.7%**

Developer: **Vantage**
 Management: **Parmenter, LLC**
 Recorded Owner: **PGPC Waterford Plaza, LLC**

Expenses: **2020 Tax @ \$3.91/sf; 2009 Est Ops @ \$7.95/sf**

Parcel Number: **A-14-29-17-ZZZ-000005-34680.0**

Parking: **100 free Surface Spaces are available; 300 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Energy Star Labeled, Fitness Center, Food Service, Security System, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th	24,287	24,287	24,287	Withheld	Vacant	Thru Dec 2025	Sublet

4350 W Cypress St - Meridian One



Location: **Meridian One**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1984, Renov 2014**

Stories: **10**

RBA: **199,359 SF**

Typical Floor: **19,613 SF**

Total Avail: **140,939 SF**

% Leased: **55.0%**

Developer: **The Opus Group**

Management: **Highwoods Properties, Inc.**

Recorded Owner: **Highwoods Realty LP**

Expenses: **2020 Tax @ \$3.66/sf, 2003 Est Tax @ \$2.53/sf; 2003 Est Ops @ \$5.66/sf**

Parcel Number: **A-21-29-18-3LJ-000016-00007.0**

Parking: **250 Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Balcony, Bicycle Storage, Bus Line, Courtyard, Energy Star Labeled, Food Service, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th / Suite 600	14,338	14,338	14,338	Withheld	30 Days	Thru Jun 2021	Sublet
P 8th / Suite 860	1,590	1,590	1,590	Withheld	Vacant	Thru Feb 2023	Sublet
P 8th / Suite 875	7,059	7,059	7,059	Withheld	30 Days	Thru Sep 2021	Sublet

5404 Cypress Center Dr - Cypress Center I - Cypress Center



Location: **Cypress Center I**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class B Office**

Status: **Built 1982**

Stories: **3**

RBA: **152,758 SF**

Typical Floor: **50,919 SF**

Total Avail: **96,552 SF**

% Leased: **87.2%**

Developer: **The Wilson Company**

Management: **-**

Recorded Owner: **Fairway East Kennedy Owner, LLC**

Expenses: **2020 Tax @ \$2.67/sf, 2013 Est Tax @ \$1.44/sf; 2009 Ops @ \$7.11/sf, 2013 Est Ops @ \$8.49/sf**

Parcel Number: **A-19-29-18-ZZZ-000005-49360.0**

Parking: **300 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Atrium, Fitness Center, Monument Signage, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 210	7,077	7,077	7,077	Withheld	30 Days	Thru Apr 2024	Sublet
P 3rd / Suite 350	54,793	54,793	54,793	Withheld	30 Days	Thru Apr 2024	Sublet

1 N Dale Mabry Hwy - Tampa Commons



Location: **Tampa Commons**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class A Office**

Status: **Built 1984**

Stories: **13**

RBA: **254,808 SF**

Typical Floor: **21,550 SF**

Total Avail: **57,969 SF**

% Leased: **85.4%**

Developer: **Morley Properties**
 Management: **Bridge Commercial Real Estate**
 Recorded Owner: **BOF II FL Tampa Commons, LLC**

Expenses: **2020 Tax @ \$3.71/sf; 2005 Ops @ \$9.89/sf, 2003 Est Ops @ \$8.30/sf**

Parcel Number: **A-21-29-18-ZZZ-000005-49750.0**

Parking: **100 free Surface Spaces are available; 990 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Atrium, Conferencing Facility, Food Service, Property Manager on Site, Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 12th / Suite 1200	20,800	20,800	20,800	Withheld	30 Days	Thru Mar 2028	Sublet

10008 N Dale Mabry Hwy - Bldg D - Cypress Point Office Park



Location: **Bldg D**
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33618

Building Type: **Class B Office**

Status: **Built 1981**

Stories: **2**

RBA: **35,266 SF**

Typical Floor: **17,633 SF**

Total Avail: **35,266 SF**

% Leased: **100%**

Developer: **Lincoln Harris LLC**
 Management: **Colliers International Tampa Bay Florida**
 Recorded Owner: **WS Cypress Point Office LLC**

Expenses: **2020 Tax @ \$8.70/sf**

Parcel Number: **U-16-28-18-ZZZ-000000-89670.0**

Parking: **127 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	4,773	4,773	4,773	Withheld	60 Days	Thru Jul 2021	Sublet
P 1st / Suite 120	9,265	9,265	9,265	Withheld	60 Days	Thru Jul 2021	Sublet
P 2nd / Suite 250	9,839	9,839	9,839	Withheld	60 Days	Thru Jul 2021	Sublet

14499 N Dale Mabry Hwy - Grand Plaza Office Center South Bldg



Location: **Grand Plaza Office Center South Bldg**
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33618

Building Type: **Class B Office**

Status: **Built 1986**

Stories: **2**

RBA: **67,421 SF**

Typical Floor: **33,710 SF**

Total Avail: **11,603 SF**

% Leased: **88.1%**

Developer: -

Management: -

Recorded Owner: **ROIB2 Grand Plaza, LLC**

Expenses: **2020 Tax @ \$3.53/sf, 2018 Est Tax @ \$2.91/sf**

Parcel Number: **U-04-28-18-ZZZ-000000-79700.0**

Parking: **500 free Surface Spaces are available; Ratio of 4.50/1,000 SF**

Amenities: **24 Hour Access, Courtyard, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 149-S	2,177	2,177	2,177	Withheld	Vacant	Thru Apr 2023	Sublet

3111 W Dr Martin Luther King Blvd - LakePointe Two - Tampa Bay Park



Location: **LakePointe Two**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1999, Renov 2014**

Stories: **8**

RBA: **223,644 SF**

Typical Floor: **28,000 SF**

Total Avail: **22,221 SF**

% Leased: **100%**

Developer: **-**

Management: **Highwoods Properties, Inc.**

Recorded Owner: **Highwoods Florida Holdings**

Expenses: **2020 Tax @ \$5.96/sf**

Parcel Number: **A-03-29-18-ZZZ-000005-44260.0**

Parking: **Ratio of 5.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Banking, Bicycle Storage, Bus Line, Car Charging Station, Controlled Access, Courtyard, Fitness Center, Monument Signage, Natural Light, Property Manager on Site, Restaurant, Shower Facilities, Signage, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd	2,715 - 11,475	11,475	11,475	\$25.50/fs	Vacant	Thru May 2026	Sublet

4902 Eisenhower Blvd - One President's Plaza - President's Plaza



Location: **One President's Plaza**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class B Office/Office Building**

Status: **Built 1980, Renov 1998**

Stories: **3**

RBA: **93,163 SF**

Typical Floor: **31,054 SF**

Total Avail: **11,375 SF**

% Leased: **90.5%**

Developer: **Corporex**
 Management: **Tampa Kennedy LLC**
 Recorded Owner: **Rees 625 Llc**

Expenses: **2020 Tax @ \$2.57/sf**

Parcel Number: **U-06-29-18-ZZZ-000001-06370.0**

Parking: **360 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Food Service, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 297	2,535	2,535	2,535	Withheld	30 Days	Thru Feb 2022	Sublet

4904 Eisenhower Blvd - Presidents Plaza II - President's Plaza



Location: **Presidents Plaza II**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **3**

RBA: **103,044 SF**

Typical Floor: **32,676 SF**

Total Avail: **46,652 SF**

% Leased: **79.3%**

Developer: **-**

Management: **L & W Commercial Property Management**

Recorded Owner: **GPT TPG Eisenhower Owner, LLC**

Expenses: **2020 Tax @ \$2.37/sf, 2012 Est Tax @ \$1.32/sf; 2010 Ops @ \$7.46/sf, 2012 Est Ops @ \$7.46/sf**

Parcel Number: **U-06-29-18-ZZZ-000001-06380.0**

Parking: **200 free Surface Spaces are available; Ratio of 4.25/1,000 SF**

Amenities: **Convenience Store, Energy Star Labeled, Fitness Center**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	12,643	12,643	12,643	Withheld	30 Days	Negotiable	Sublet

5110 Eisenhower Blvd - Sunforest II - Sunforest



Location: **Sunforest II**
AKA 5110 Sunforest Dr
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class B Office**

Status: **Built 1986**

Stories: **3**

RBA: **75,821 SF**

Typical Floor: **25,273 SF**

Total Avail: **13,839 SF**

% Leased: **84.3%**

Developer: **-**

Management: **L & W Commercial Property Management**

Recorded Owner: **Sunforest Holdings LLC**

Expenses: **2020 Tax @ \$2.20/sf, 2011 Est Tax @ \$1.35/sf; 2010 Ops @ \$8.79/sf, 2011 Est Ops @ \$8.79/sf**

Parcel Number: **U-06-29-18-18M-000000-00002.1**

Parking: **288 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Day Care, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 250	1,957	1,957	1,957	Withheld	Vacant	Thru Jun 2022	Sublet

877 Executive Center Dr W - Glades Building



Location: **Glades Building**
Pinellas Cluster
Gateway Submarket
Pinellas County
Saint Petersburg, FL 33702

Building Type: **Class B Office**

Status: **Built 1988**

Stories: **3**

RBA: **69,792 SF**

Typical Floor: **23,264 SF**

Total Avail: **21,441 SF**

% Leased: **95.3%**

Developer: **-**

Management: **The Feil Organization**

Recorded Owner: **K P Holdings Florida LLC**

Expenses: **2020 Tax @ \$1.76/sf, 2010 Est Tax @ \$1.87/sf; 2010 Est Ops @ \$6.84/sf**

Parcel Number: **19-30-17-47060-001-0010**

Parking: **200 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Plug & Play, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 202/250	14,757	14,757	14,757	Withheld	30 Days	Thru Feb 2023	Sublet
P 2nd / Suite 206	3,411	3,411	3,411	\$20.00/fs	Vacant	Thru Jun 2025	Sublet

201 N Franklin St - Tampa City Center



Location: **Tampa City Center**
AKA 1 Tampa City Ct
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class A Office**

Status: **Built 1981, Renov 1993**

Stories: **38**

RBA: **757,425 SF**

Typical Floor: **15,658 SF**

Total Avail: **151,973 SF**

% Leased: **88.9%**

Developer: -

Management: **Cushman & Wakefield**

Recorded Owner: -

Expenses: **2020 Tax @ \$3.74/sf; 2011 Ops @ \$7.84/sf**

Parcel Number: **A-24-29-18-4ZI-000089-00000.0, A-24-29-18-4ZI-810000-00000.0**

Parking: **1,600 Covered Spaces @ \$87.00/mo; Reserved Spaces @ \$156.00/mo; Ratio of 2.20/1,000 SF**

Amenities: **Banking, Dry Cleaner, Energy Star Labeled, Fitness Center, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 8th / Suite 875	7,313	7,313	7,313	Withheld	Vacant	Thru Jan 2023	Sublet
P 9th	13,000 - 27,728	27,728	27,728	Withheld	Vacant	Thru Oct 2022	Sublet
P 16th / Suite 1600	11,580	11,580	11,580	Withheld	Vacant	Thru Mar 2027	Sublet
P 18th / Suite 1850	1,978	1,978	1,978	Withheld	Vacant	Thru Feb 2023	Sublet
P 33rd / Suite 3300	16,691	16,691	16,691	Withheld	Vacant	Thru Jul 2025	Sublet

3507 E Frontage Rd - Concourse Center 4 - Concourse Center



Location: **Concourse Center 4**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class B Office**

Status: **Built 1984**

Stories: **3**

RBA: **73,468 SF**

Typical Floor: **24,489 SF**

Total Avail: **9,287 SF**

% Leased: **98.3%**

Developer: **Paragon Group, Inc.**

Management: **-**

Recorded Owner: **VP Investments, LLC**

Expenses: **2020 Tax @ \$2.75/sf**

Parcel Number: **A-18-29-18-3JZ-000033-00002.1**

Parking: **290 free Surface Spaces are available; 100 free Covered Spaces are available; Ratio of 5.31/1,000 SF**

Amenities: **Energy Star Labeled, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	6,631	6,631	6,631	\$25.95/fs	Vacant	Thru Feb 2025	Sublet

4110 George Rd - Independence Park I - Independence Park



Location: **Independence Park I**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class A Office**

Status: **Built 1983, Renov Feb 2009**

Stories: **3**

RBA: **115,740 SF**

Typical Floor: **115,740 SF**

Total Avail: **62,073 SF**

% Leased: **100%**

Developer: **The Wilson Company**
 Management: **Highwoods Properties, Inc.**
 Recorded Owner: **Highwoods Realty LP**

Expenses: **2020 Tax @ \$3.92/sf; 2009 Ops @ \$10.59/sf**

Parcel Number: **A-12-29-17-ZZZ-000005-34310.0**

Parking: **1,000 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Bus Line, Fitness Center, Property Manager on Site, Shower Facilities, Wi-Fi**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	15,096	15,096	15,096	Withheld	06/2021	Thru Dec 2022	Sublet
P 1st / Suite 150	12,627	12,627	12,627	Withheld	Vacant	Thru Dec 2022	Sublet
P 3rd	34,350	34,350	34,350	Withheld	Vacant	Thru Dec 2022	Sublet

12353 Hampton Park Blvd



Location: **North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33624**

Building Type: **Class B Office/Loft/Creative Space**

Status: **Built 2005**

Stories: **1**

RBA: **12,000 SF**

Typical Floor: **12,000 SF**

Total Avail: **2,820 SF**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: **Wexford Tampa, LLC**

Expenses: **2020 Tax @ \$2.31/sf**

Parcel Number: **U-07-28-18-ZZZ-000000-81060.1**

Parking: **48 Surface Spaces are available; Ratio of 4.10/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Automatic Blinds, Central Heating, Courtyard, High Ceilings, Kitchen, Natural Light, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,820	2,820	2,820	\$16.00/mg	Vacant	Thru Oct 2022	Sublet

8461 Henderson Rd - Renaissance Center VII



Location: **Renaissance Center VII**
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class A Office**

Status: **Built Jun 2020**

Stories: **4**

RBA: **114,807 SF**

Typical Floor: **29,372 SF**

Total Avail: **114,807 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2019 Tax @ \$12.32/sf**

Parcel Number: **U-19-28-18-ZZZ-000000-91430.3**

Parking: **640 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Air Conditioning, Central Heating, Fitness Center, Kitchen, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	29,372	29,372	114,807	Withheld	30 Days	Thru Feb 2035	Sublet
E 2nd	28,571	28,571	114,807	Withheld	30 Days	Thru Feb 2035	Sublet
E 3rd	28,485	28,485	114,807	Withheld	30 Days	Thru Feb 2035	Sublet
E 4th	28,379	28,379	114,807	Withheld	30 Days	Thru Feb 2035	Sublet

8705 Henderson Rd - Renaissance III - Renaissance Center



Location: **Renaissance III**
AKA 8704 Henderson Rd
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class A Office**

Status: **Built Sep 1999**

Stories: **4**

RBA: **142,881 SF**

Typical Floor: **35,000 SF**

Total Avail: **142,881 SF**

% Leased: **100%**

Developer: **Capital One Services, Inc.**

Management: **-**

Recorded Owner: **Ren Center Tampa, LLC**

Expenses: **2020 Tax @ \$10.73/sf**

Parcel Number: **U-19-28-18-ZZZ-000000-91430.0**

Parking: **20 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 6.00/1,000 SF**

Amenities: **Energy Star Labeled, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	32,373	32,373	142,881	Withheld	30 Days	Thru Aug 2024	Sublet
P 2nd	36,780	36,780	142,881	Withheld	30 Days	Thru Aug 2024	Sublet
P 3rd	37,233	37,233	142,881	Withheld	30 Days	Thru Aug 2024	Sublet
P 4th	36,495	36,495	142,881	Withheld	30 Days	Thru Aug 2024	Sublet

2800 N Highland Ave



Location: **Central Tampa Cluster**
Westshore Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class C Office/Office Building**

Status: **Built 1925**

Stories: **2**

RBA: **7,000 SF**

Typical Floor: **3,500 SF**

Total Avail: **3,500 SF**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: **Highland Avenue Church Of Christ Inc**

Expenses: **2020 Tax @ \$0.09/sf**

Parcel Number: **A-12-29-18-4R6-000002-00001.0**

Parking: **7 Surface Spaces are available; Ratio of 2.86/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	3,500	3,500	3,500	\$14.00/mg	Vacant	Negotiable	Sublet

5710 Hoover Blvd



Location: **North Hillsborough Cluster**
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33634

Building Type: **Class B Office**

Status: **Built 1980**

Stories: **1**

RBA: **45,284 SF**

Typical Floor: **45,284 SF**

Total Avail: **45,284 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: **G&I IX Apollo FL, LLC**

Expenses: **2020 Tax @ \$1.40/sf**
 Parcel Number: **027993-0502**
 Parking: **145 free Surface Spaces are available; Ratio of 3.20/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	45,284	45,284	45,284	Withheld	30 Days	Thru Feb 2027	Sublet

401 E Jackson St - Truist Place



Location: Truist Place
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: Class A Office

Status: Built 1992

Stories: 36

RBA: 526,505 SF

Typical Floor: 14,625 SF

Total Avail: 65,623 SF

% Leased: 96.9%

Developer: The Landmarks Group
Management: Highwoods Properties, Inc.
Recorded Owner: HRLP ST Tampa LLC

Expenses: 2020 Tax @ \$4.32/sf; 2010 Ops @ \$11.31/sf

Parcel Number: A-24-29-18-4ZI-000082-00001.0

Parking: 540 Covered Spaces @ \$140.00/mo; Reserved Spaces @ \$205.00/mo; Ratio of 1.03/1,000 SF

Amenities: 24 Hour Access, Atrium, Balcony, Banking, Conferencing Facility, Controlled Access, Dry Cleaner, Fitness Center, Kitchen, Natural Light, Property Manager on Site, Reception, Roof Terrace, Security System, Shower Facilities, Signage, Storage Space, Wi-Fi

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 30th	20,000	20,000	20,000	\$36.00/mg	30 Days	Thru Dec 2024	Sublet

101 E Kennedy Blvd - Bank of America Plaza



Location: Bank of America Plaza
AKA 203 N Ashley Dr
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: Class A Office

Status: Built 1986

Stories: 41

RBA: 786,419 SF

Typical Floor: 20,155 SF

Total Avail: 90,272 SF

% Leased: 90.9%

Developer: Paragon Group
Management: Banyan Street Capital
Recorded Owner: Banyan Street/Gap 101 East Kennedy Owner, LLC

Expenses: 2020 Tax @ \$3.94/sf; 2010 Ops @ \$10.80/sf

Parcel Number: A-24-29-18-4ZI-000078-00000.0

Parking: 1,260 Covered Spaces @ \$150.00/mo; Ratio of 1.50/1,000 SF

Amenities: 24 Hour Access, Atrium, Banking, Car Charging Station, Concierge, Conferencing Facility, Controlled Access, Courtyard, Dry Cleaner, Fitness Center, Food Court, Outdoor Seating, Property Manager on Site, Reception, Restaurant, Security System, Shower Facilities

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 8th / Suite 850	8,485	8,485	8,485	Withheld	Vacant	Thru Mar 2024	Sublet
P 30th / Suite 3040	5,596	5,596	5,596	Withheld	Vacant	Thru Apr 2024	Sublet

201 E Kennedy Blvd - Fifth Third Center



Location: **Fifth Third Center**
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class A Office**

Status: **Built 1981**

Stories: **19**

RBA: **281,187 SF**

Typical Floor: **16,489 SF**

Total Avail: **81,597 SF**

% Leased: **77.6%**

Developer: **Paragon Group**

Management: **Roc li Fairlead Fifth Third Center Llc**

Recorded Owner: **-**

Expenses: **2020 Tax @ \$3.47/sf; 2010 Ops @ \$10.50/sf**

Parcel Number: **A-24-29-18-4ZI-000077-00001.0**

Parking: **244 Covered Spaces @ \$150.00/mo; Ratio of 1.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Banking, Bus Line, Conferencing Facility, Fitness Center, Food Service, Property Manager on Site, Restaurant, Security System, Skyway**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 19th / Suite 1975	2,154	2,154	2,154	Withheld	Vacant	Thru Feb 2024	Sublet

501 E Kennedy Blvd - 501 East Kennedy



Location: **501 East Kennedy**
AKA 406 N Morgan St
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class A Office/Office Building**

Status: **Built 1981, Renov 1997**

Stories: **20**

RBA: **296,082 SF**

Typical Floor: **14,953 SF**

Total Avail: **53,539 SF**

% Leased: **92.0%**

Developer: -

Management: -

Recorded Owner: **Fairway East Kennedy Owner, LLC**

Expenses: **2020 Tax @ \$3.35/sf; 2008 Ops @ \$10.22/sf, 2009 Est Ops @ \$11.07/sf**

Parcel Number: **A-24-29-18-4ZI-000074-00001.0**

Parking: **385 Covered Spaces are available; Ratio of 1.30/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Banking, Conferencing Facility, Convenience Store, Fitness Center, Property Manager on Site, Restaurant, Security System, Signage, Wi-Fi**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 8th / Suite 801	4,539	4,539	4,539	\$19.50/fs	Vacant	Thru Apr 2022	Sublet

4830 W Kennedy Blvd - 1 Urban Centre - Urban Centre



Location: **1 Urban Centre**
AKA 123 S West Shore Blvd
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class A Office**

Status: **Built 1987**

Stories: **9**

RBA: **278,100 SF**

Typical Floor: **30,900 SF**

Total Avail: **134,978 SF**

% Leased: **83.3%**

Developer: **-**

Management: **JLL**

Recorded Owner: **TUC Office Owner, L.P.**

Expenses: **2020 Tax @ \$4.29/sf; 2007 Ops @ \$9.95/sf, 2008 Est Ops @ \$10.56/sf**

Parcel Number: **A-20-29-18-3L4-000000-00007.0**

Parking: **100 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Atrium, Banking, Car Charging Station, Conferencing Facility, Dry Cleaner, Energy Star Labeled, Fitness Center, Food Court, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 350	12,704	31,072	31,072	Withheld	90 Days	Thru Jun 2025	Sublet
P 9th / Suite 900	31,853	31,853	31,853	Withheld	90 Days	Thru Jun 2025	Sublet

4890 W Kennedy Blvd - 2 Urban Centre - Urban Centre



Location: **2 Urban Centre**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **9**

RBA: **269,954 SF**

Typical Floor: **29,995 SF**

Total Avail: **111,084 SF**

% Leased: **84.7%**

Developer: **Trammell Crow Company**

Management: **JLL**

Recorded Owner: **TUC Office Owner, L.P.**

Expenses: **2020 Tax @ \$4.30/sf; 2007 Ops @ \$10.76/sf, 2008 Est Ops @ \$11.48/sf**

Parcel Number: **A-20-29-18-3L4-000000-00008.0**

Parking: **100 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Atrium, Banking, Car Charging Station, Conferencing Facility, Dry Cleaner, Energy Star Labeled, Fitness Center, Food Court, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th / Suite 500	33,005	33,005	33,005	Withheld	Vacant	Thru Nov 2023	Sublet
P 6th / Suite 600	6,772	6,772	6,772	Withheld	Vacant	Thru Jul 2022	Sublet
P 9th / Suite 985	5,403	5,403	5,403	\$24.00/fs	30 Days	Thru Sep 2021	Sublet

5401 W Kennedy Blvd - Lincoln Center



Location: **Lincoln Center**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class B Office**

Status: **Built 1975, Renov 2014**

Stories: **10**

RBA: **217,695 SF**

Typical Floor: **21,665 SF**

Total Avail: **64,018 SF**

% Leased: **82.9%**

Developer: **Pargon Development**
 Management: **Redstone Commercial**
 Recorded Owner: **St. Paul Fire & Marine Insurance Company**

Expenses: **2020 Tax @ \$2.81/sf, 2012 Est Tax @ \$1.79/sf; 2011 Ops @ \$8.80/sf, 2012 Est Ops @ \$8.80/sf**

Parcel Number: **A-19-29-18-ZZZ-000005-49460.0**

Parking: **200 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 3.50/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Car Charging Station, Controlled Access, Energy Star Labeled, Property Manager on Site, Restaurant, Security System, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 130	2,665	2,665	10,096	Withheld	Vacant	Thru Sep 2025	Sublet
P 4th / Suite 450	7,431	7,431	10,096	Withheld	Vacant	Thru Sep 2025	Sublet

302 Knights Run Ave - Two Harbour Place



Location: **Two Harbour Place**
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class A Office/Office Building**

Status: **Built 1998**

Stories: **12**

RBA: **188,456 SF**

Typical Floor: **31,000 SF**

Total Avail: **52,059 SF**

% Leased: **91.7%**

Developer: **Beneficial Management Corp.**
 Management: **Crocker Partners, LLC**
 Recorded Owner: **AMP/CPL-THP Property, LLC**

Expenses: **2020 Tax @ \$3.88/sf; 2013 Combined Est Tax/Ops @ \$8.50/sf**

Parcel Number: **A-24-29-18-523-000000-00001.1**

Parking: **137 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Day Care, Food Service, Property Manager on Site, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 8th / Suite 800	11,556	11,556	11,556	Withheld	Vacant	Thru Sep 2021	Sublet
P 9th	3,738	3,738	3,738	Withheld	Vacant	Thru Feb 2024	Sublet
P 11th / Suite 1160	6,652	6,652	6,652	\$28.00/fs	30 Days	Thru Aug 2022	Sublet

5050 W Lemon St



Location: **Central Tampa Cluster**
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class C Office**

Status: **Built 1974**

Stories: **1**

RBA: **16,776 SF**

Typical Floor: **16,776 SF**

Total Avail: **16,776 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: **Hp Lemon, LLLP**

Expenses: **2020 Tax @ \$3.73/sf**

Parcel Number: **A-20-29-18-3KQ-000000-00001.0**

Parking: **78 free Surface Spaces are available; Ratio of 4.74/1,000 SF**

Amenities: **Conferencing Facility, Raised Floor**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	16,776	16,776	16,776	Withheld	Vacant	Thru Dec 2025	Sublet

2002 N Lois Ave - Westwood Center



Location: **Westwood Center**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class B Office/Office/Residential**

Status: **Built 1984, Renov 1992**

Stories: **8**

RBA: **128,737 SF**

Typical Floor: **15,750 SF**

Total Avail: **30,062 SF**

% Leased: **80.9%**

Developer: **-**

Management: **Cushman & Wakefield**

Recorded Owner: **Bvip Westwood Center Llc**

Expenses: **2020 Tax @ \$2.42/sf; 2008 Est Ops @ \$7.88/sf**

Parcel Number: **A-16-29-18-ZZZ-000005-47680.0**

Parking: **50 free Surface Spaces are available; 300 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Conferencing Facility, Property Manager on Site, Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th / Suite 670	1,000 - 3,480	3,480	3,480	\$26.77/nnn	Vacant	Negotiable	Sublet

2203 N Lois Ave - Florida Blue Tower/Airport Executive Center



Location: Florida Blue Tower/Airport Executive Center
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: Class A Office

Status: Built 1985, Renov 1999

Stories: 13

RBA: 238,325 SF

Typical Floor: 20,589 SF

Total Avail: 45,487 SF

% Leased: 84.5%

Developer: Turner Construction Company
Management: Cushman & Wakefield
Recorded Owner: BVIP Airport, LLC

Expenses: 2020 Tax @ \$2.37/sf; 2008 Est Ops @ \$8.95/sf

Parcel Number: A-16-29-18-ZZZ-000005-47780.0

Parking: 50 free Surface Spaces are available; 943 free Covered Spaces are available; Ratio of 4.00/1,000 SF

Amenities: Balcony, Banking, Property Manager on Site, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 440	3,519	3,519	3,519	Withheld	TBD	Thru Dec 2023	Sublet
P 11th / Suite 1150	4,931	4,931	4,931	Withheld	Vacant	Thru Nov 2022	Sublet

For More Info call Pam Pester (813) 300-2227

3820 Northdale Blvd - Northdale Executive Center I - Northdale Executive Center I



Location: **Northdale Executive Center I**
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33624

Building Type: **Class A Office**

Status: **Built 1986, Renov 1997**

Stories: **3**

RBA: **117,432 SF**

Typical Floor: **29,581 SF**

Total Avail: **29,839 SF**

% Leased: **85.2%**

Developer: **The Wilson Company**
Management: **MoreSpace Management LLC**
Recorded Owner: **CMNY Northdale, LLC**

Expenses: **2020 Tax @ \$1.43/sf**

Parcel Number: **U-33-27-18-ZZZ-000000-71750.0**

Parking: **250 free Surface Spaces are available; Ratio of 2.13/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Atrium, Car Charging Station, Monument Signage, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 305A & 307A	3,257 - 9,849	9,849	9,849	Withheld	Vacant	Thru Mar 2022	Sublet

2005 Pan Am Cir - Pan Am Bldg - International Exec Center



Location: **Pan Am Bldg**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class B Office**

Status: **Built 1974, Renov 2016**

Stories: **2**

RBA: **32,500 SF**

Typical Floor: **15,762 SF**

Total Avail: **10,494 SF**

% Leased: **93.7%**

Developer: **-**

Management: **First Commercial Real Estate Services, Inc.**

Recorded Owner: **First Commercial Real Estate Services, Inc.**

Expenses: **2020 Tax @ \$1.64/sf**

Parcel Number: **A-16-29-18-ZZZ-000005-47770.0**

Parking: **130 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	8,438	8,438	8,438	\$23.00/fs	30 Days	Thru May 2024	Sublet

311 Park Place Blvd - Park Place



Location: **Park Place**
Pinellas Cluster
Bayside Submarket
Pinellas County
Clearwater, FL 33759

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **6**

RBA: **119,015 SF**

Typical Floor: **19,667 SF**

Total Avail: **40,228 SF**

% Leased: **100%**

Developer: **-**
 Management: **JLL**
 Recorded Owner: **SCT Park Place, LLC**

Expenses: **2020 Tax @ \$2.82/sf, 2010 Est Tax @ \$8.96/sf**

Parcel Number: **17-29-16-00000-240-0600**

Parking: **Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Atrium, Controlled Access**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	7,780	7,780	7,780	Withheld	30 Days	Thru Jun 2023	Sublet
P 4th	21,059	21,059	21,059	Withheld	30 Days	Thru Jun 2023	Sublet
P 6th	5,920	5,920	5,920	Withheld	30 Days	Thru Jun 2023	Sublet
P 6th / Suite 630	2,502	2,502	2,502	\$27.00/fs	Vacant	Thru Oct 2021	Sublet

2502 N Rocky Point Dr - The Pointe



Location: **The Pointe**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1982**

Stories: **10**

RBA: **252,455 SF**

Typical Floor: **25,245 SF**

Total Avail: **53,073 SF**

% Leased: **89.8%**

Developer: **Lincoln Harris LLC**
 Management: **Cousins Properties**
 Recorded Owner: **-**

Expenses: **2020 Tax @ \$4.31/sf, 2011 Est Tax @ \$2.32/sf; 2008 Ops @ \$10.41/sf, 2013 Est Ops @ \$9.71/sf**

Parcel Number: **A-14-29-17-ZZZ-000005-34710.0**

Parking: **972 free Surface Spaces are available; 300 free Covered Spaces are available; Ratio of 3.50/1,000 SF**

Amenities: **24 Hour Access, Conferencing Facility, Courtyard, Energy Star Labeled, Fitness Center, Property Manager on Site, Restaurant, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 350	5,223	5,223	5,223	Withheld	30 Days	Negotiable	Sublet
P 9th / Suite 900	7,147	7,147	7,147	Withheld	30 Days	Negotiable	Sublet

2701 N Rocky Point Dr - Island Center



Location: **Island Center**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1986**

Stories: **12**

RBA: **249,797 SF**

Typical Floor: **21,000 SF**

Total Avail: **90,258 SF**

% Leased: **71.2%**

Developer: **Albritton Development**
 Management: **Parmenter, LLC**
 Recorded Owner: **-**

Expenses: **2020 Tax @ \$3.85/sf**

Parcel Number: **A-14-29-17-ZZZ-000005-34740.0**

Parking: **50 free Surface Spaces are available; 783 free Covered Spaces are available; Ratio of 3.50/1,000 SF**

Amenities: **Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, Property Manager on Site, Restaurant, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th / Suite 660	3,291	3,291	3,291	Withheld	Vacant	Thru May 2021	Sublet
P 7th / Suite 700	15,042	15,042	15,042	Withheld	Vacant	Thru May 2021	Sublet

11101 Roosevelt Blvd N - Roosevelt III - Roosevelt Corporate Center



Location: **Roosevelt III**
Pinellas Cluster
Gateway Submarket
Pinellas County
Saint Petersburg, FL 33716

Building Type: **Class A Office**

Status: **Built 2003**

Stories: **4**

RBA: **164,919 SF**

Typical Floor: **41,230 SF**

Total Avail: **164,919 SF**

% Leased: **67.4%**

Developer: **-**
 Management: **W.P. Carey Inc.**
 Recorded Owner: **Carey Wp Co Inc**

Expenses: **2020 Tax @ \$2.27/sf**

Parcel Number: **13-30-16-76535-002-0030, 13-30-16-76535-002-0040**

Parking: **Ratio of 6.00/1,000 SF**

Amenities: **24 Hour Access, Atrium, Controlled Access, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd / Suite 300	25,000 - 50,903	50,903	106,503	Withheld	30 Days	Thru Jul 2028	Sublet
P 4th / Suite 400	55,600	55,600	106,503	Withheld	30 Days	Negotiable	Sublet

4010 W State St



Location: **Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609**

Building Type: **Class C Office/Office Live/Work Unit**

Status: **Built 1986, Renov 2007**

Stories: **2**

RBA: **10,560 SF**

Typical Floor: **5,280 SF**

Total Avail: **10,560 SF**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: **4010 State Street LLC**

Expenses: **2020 Tax @ \$1.72/sf**

Parcel Number: **A-21-29-18-3LG-000007-00006.0**

Parking: **45 free Surface Spaces are available; Ratio of 4.26/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,280	5,280	5,280	Withheld	Vacant	Negotiable	Sublet
P 2nd	5,280	5,280	5,280	Withheld	Vacant	Negotiable	Sublet

For More Info call Pam Pester (813) 300-2227

730 S Sterling Ave - The Sterling Building



Location: **The Sterling Building**
Central Tampa Cluster
South Tampa Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class B Office**

Status: **Built 1976, Renov Apr 2017**

Stories: **3**

RBA: **23,000 SF**

Typical Floor: **7,666 SF**

Total Avail: **3,058 SF**

% Leased: **93.9%**

Developer: **-**

Management: **William P Curtis**

Recorded Owner: **Db Music Properties Llc**

Expenses: **2020 Tax @ \$2.40/sf**

Parcel Number: **A-28-29-18-3QK-000001-00013.0**

Parking: **Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 106	1,648	1,648	1,648	\$24.50/fs	Vacant	Thru Feb 2024	Sublet



4025 Tampa Rd - Corporate Center 200



Location: **Corporate Center 200**
Pinellas Cluster
North Pinellas Submarket
Pinellas County
Oldsmar, FL 34677

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **2**

RBA: **59,237 SF**

Typical Floor: **29,618 SF**

Total Avail: **31,544 SF**

% Leased: **70.8%**

Developer: **Harrod Properties, Inc.**
 Management: **Cardinal Point Real Estate, LLC**
 Recorded Owner: **AF4 580 Corporate, LLC**

Expenses: **2020 Tax @ \$1.35/sf; 2008 Ops @ \$4.24/sf, 2007 Est Ops @ \$4.43/sf**

Parcel Number: **24-28-16-63825-002-0040**

Parking: **10 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Air Conditioning, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1110	5,000 - 14,258	14,258	14,258	Withheld	Vacant	Thru Apr 2022	Sublet

4033 Tampa Rd - Corporate Center 500



Location: **Corporate Center 500**
Pinellas Cluster
North Pinellas Submarket
Pinellas County
Oldsmar, FL 34677

Building Type: **Class A Office**

Status: **Built Dec 2002**

Stories: **1**

RBA: **40,355 SF**

Typical Floor: **40,355 SF**

Total Avail: **30,184 SF**

% Leased: **100%**

Developer: **Harrod Properties, Inc.**
 Management: **-**
 Recorded Owner: **AF4 580 Corporate, LLC**

Expenses: **2020 Tax @ \$1.76/sf; 2007 Est Ops @ \$4.46/sf**

Parcel Number: **24-28-16-63825-001-0020**

Parking: **100 Surface Spaces are available; Ratio of 6.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	15,184	15,184	15,184	\$20.06/fs	30 Days	Thru Mar 2028	Sublet

400 N Tampa St - Park Tower



Location: **Park Tower**
AKA 111 E Madison St
Central Tampa Cluster
Downtown Tampa Submarket
Hillsborough County
Tampa, FL 33602

Building Type: **Class A Office**

Status: **Built 1973, Renov 2019**

Stories: **36**

RBA: **470,509 SF**

Typical Floor: **14,500 SF**

Total Avail: **87,422 SF**

% Leased: **87.7%**

Developer: **The Wilson Company**
 Management: **Tower Realty Partners, Inc.**
 Recorded Owner: **CIO Park Tower, LP**

Expenses: **2020 Tax @ \$3.21/sf, 2011 Est Tax @ \$1.46/sf; 2011 Est Ops @ \$9.48/sf**

Parcel Number: **A-24-29-18-4ZI-000062-00001.0**

Parking: **Free Surface Spaces; 411 Covered Spaces @ \$130.00/mo; Ratio of 0.86/1,000 SF**

Amenities: **Banking, Car Charging Station, Concierge, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 9th / Suite 975	2,178	2,178	2,178	Withheld	Vacant	Thru Jul 2025	Sublet
P 11th / Suite 1140	2,140	2,140	2,140	Withheld	30 Days	Thru Nov 2021	Sublet

17757 US Highway 19 N - Bayside Center -Bldg II - Bayside Center



Location: **Bayside Center -Bldg II**
Pinellas Cluster
Bayside Submarket
Pinellas County
Clearwater, FL 33764

Building Type: **Class A Office**

Status: **Built 1997, Renov 2007**

Stories: **6**

RBA: **167,889 SF**

Typical Floor: **27,569 SF**

Total Avail: **42,463 SF**

% Leased: **76.5%**

Developer: **-**

Management: **Cushman & Wakefield**

Recorded Owner: **BVIP Bayside Center, LLC**

Expenses: **2020 Tax @ \$1.79/sf, 2017 Est Tax @ \$0.72/sf; 2008 Ops @ \$9.17/sf**

Parcel Number: **29-29-16-70308-200-2300**

Parking: **50 free Surface Spaces are available; 700 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Energy Star Labeled, Food Service, Property Manager on Site, Restaurant, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 325	1,866	1,866	1,866	\$17.00/fs	Vacant	Thru Aug 2021	Sublet

19995 US Highway 19 N



Location: **Pinellas Cluster**
Bayside Submarket
Pinellas County
Clearwater, FL 33764

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1973**
 Building Size: **7,800 SF**
 Typical Floor Size: **3,900 SF**
 Stories: **2**
 Land Area: **1.79 AC**
 Total Avail: **7,800 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **7,800 SF**
 Bldg Vacant: **7800**

Developer: -
 Management: -
 Recorded Owner: **Tahitian Investments Inc**
 Expenses: **2020 Tax @ \$1.60/sf**
 Parcel Number: **17-29-16-00000-330-0400**

Amenities: **Pylon Sign, Signage**
 Street Frontage: **274 feet on US Highway 19(with 1 curb cut)**
 Parking: **60 free Surface Spaces are available; Ratio of 7.60/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	7,800	7,800	7,800	\$14.00/mg	Vacant	Thru Mar 2021	Sublet

29399 US Highway 19 N - Northside Square Office



Location: **Northside Square Office**
Pinellas Cluster
North Pinellas Submarket
Pinellas County
Clearwater, FL 33761

Building Type: **Class B Office**

Status: **Built 1986**

Stories: **3**

RBA: **51,340 SF**

Typical Floor: **17,113 SF**

Total Avail: **21,941 SF**

% Leased: **90.5%**

Developer: **Garcia Enterprises**
 Management: **Colliers International Tampa Bay Florida**
 Recorded Owner: **Melrose Clearwater Holdings, LLC**

Expenses: **2020 Tax @ \$1.47/sf; 2008 Ops @ \$3.77/sf**

Parcel Number: **19-28-16-61516-000-0050**

Parking: **100 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 320	8,536	8,536	8,536	\$18.00/fs	30 Days	Thru Apr 2022	Sublet

5555 W Waters Ave - Bldg I - Thompson Center Waters



Location: **Bldg I**
Central Hillsborough Ind Cluster
Westshore/Airport Ind Submarket
Hillsborough County
Tampa, FL 33634

Management: **First Industrial Realty Trust, Inc.**
 Recorded Owner: **Denholtz TCW, LLC**

Ceiling Height: **12'0"**
 Column Spacing: **-**
 Drive Ins: **5**
 Loading Docks: **None**
 Power: **-**

Expenses: **2020 Tax @ \$1.30/sf**
 Parcel Number: **U-19-28-18-89R-000000-00004.0**
 Parking: **88 free Surface Spaces are available; Ratio of 7.00/1,000 SF**
 Amenities: **Air Conditioning, Day Care**

Building Type: **Class B Flex**
 Status: **Built 1990**
 Tenancy: **Multiple Tenant**

Land Area: **2.04 AC**
 Stories: **1**
 RBA: **23,947 SF**

Total Avail: **6,000 SF**
 % Leased: **100%**

Crane: **-**
 Rail Line: **-**
 Cross Docks: **-**
 Const Mat: **Masonry**
 Utilities: **-**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 607	6,000	6,000	\$14.50/mg	30 Days	Thru Oct 2023	Sublet



600 N Westshore Blvd - Westshore Corporate Center



Location: **Westshore Corporate Center**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33609

Building Type: **Class A Office**

Status: **Built 1988**

Stories: **12**

RBA: **173,556 SF**

Typical Floor: **14,463 SF**

Total Avail: **35,137 SF**

% Leased: **85.5%**

Developer: **Austin Companies**

Management: **-**

Recorded Owner: **Fairway East Kennedy Owner, LLC**

Expenses: **2020 Tax @ \$3.27/sf; 2006 Ops @ \$11.80/sf, 2013 Est Ops @ \$9.20/sf**

Parcel Number: **A-20-29-18-3K6-000012-00001.6**

Parking: **100 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Air Conditioning, Monument Signage, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 9th / Suite 900	9,948	9,948	9,948	Withheld	30 Days	Negotiable	Sublet

1408 N Westshore Blvd - Tower II - The Towers at Westshore - The Towers a



Location: **Tower II - The Towers at Westshore**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1982**

Stories: **10**

RBA: **145,923 SF**

Typical Floor: **14,592 SF**

Total Avail: **27,783 SF**

% Leased: **85.2%**

Developer: **-**

Management: **Edgewood General Partnership**

Recorded Owner: **Edgewood General Partnership**

Expenses: **2020 Tax @ \$2.84/sf**

Parcel Number: **A-17-29-18-ZZZ-000005-48850.0**

Parking: **200 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Atrium, Dry Cleaner, Food Service, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th / Suite 506	2,627	2,627	2,627	Withheld	05/2021	Thru Mar 2023	Sublet

1410 N Westshore Blvd - Tower I - The Towers at Westshore - The Towers at



Location: **Tower I - The Towers at Westshore**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class B Office**

Status: **Built 1978**

Stories: **8**

RBA: **101,626 SF**

Typical Floor: **12,703 SF**

Total Avail: **45,693 SF**

% Leased: **74.8%**

Developer: **-**

Management: **Edgewood General Partnership**

Recorded Owner: **Fourteen-ten Partnership**

Expenses: **2020 Tax @ \$3.16/sf**

Parcel Number: **A-17-29-18-ZZZ-000005-48830.0**

Parking: **200 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Atrium, Dry Cleaner, Food Service, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	15,565	15,565	15,565	Withheld	30 Days	Thru Dec 2023	Sublet
P 4th / Suite 400	4,468	4,468	4,468	Withheld	30 Days	Thru Dec 2023	Sublet

1511 N Westshore Blvd - Tower Place



Location: **Tower Place**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1988**

Stories: **11**

RBA: **180,075 SF**

Typical Floor: **16,370 SF**

Total Avail: **52,304 SF**

% Leased: **84.0%**

Developer: **-**

Management: **Highwoods Properties, Inc.**

Recorded Owner: **Hrhp Llc**

Expenses: **2020 Tax @ \$3.30/sf**

Parcel Number: **A-17-29-18-ZZZ-000005-48760.0**

Parking: **Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Balcony, Banking, Bicycle Storage, Bus Line, Conferencing Facility, Fitness Center, Monument Signage, Natural Light, Property Manager on Site, Restaurant, Shower Facilities, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 225	3,912	3,912	3,912	Withheld	30 Days	Thru Mar 2021	Sublet
P 4th / Suite 450	3,999	3,999	3,999	Withheld	Vacant	Thru May 2024	Sublet
P 4th / Suite 450	3,999	3,999	3,999	Withheld	Vacant	Thru Jun 2024	Sublet
P 7th / Suite 750B	3,132	3,132	3,132	Withheld	Vacant	Thru Dec 2021	Sublet

1715 N Westshore Blvd - Westshore Center



Location: **Westshore Center
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607**

Building Type: **Class A Office/Office Building**

Status: **Built 1984, Renov 2014**

Stories: **9**

RBA: **226,103 SF**

Typical Floor: **24,300 SF**

Total Avail: **45,304 SF**

% Leased: **81.4%**

Developer: **Paragon Group, Inc.**
Management: **Towers At Westshore**
Recorded Owner: **Westshore Center LLC**

Expenses: **2020 Tax @ \$3.92/sf; 2019 Combined Est Tax/Ops @ \$10.16/sf**

Parcel Number: **A-17-29-18-ZZZ-000005-48720.0**

Parking: **100 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Banking, Energy Star Labeled, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 420	3,155	3,155	3,155	Withheld	30 Days	Thru Dec 2023	Sublet

2202 N Westshore Blvd - Corporate Center I - Corporate Center



Location: **Corporate Center I**
Central Tampa Cluster
Westshore Submarket
Hillsborough County
Tampa, FL 33607

Building Type: **Class A Office**

Status: **Built 1999**

Stories: **6**

RBA: **391,319 SF**

Typical Floor: **65,219 SF**

Total Avail: **47,340 SF**

% Leased: **100%**

Developer: **Crescent Communities, LLC**

Management: **Cousins Properties**

Recorded Owner: -

Expenses: **2020 Tax @ \$4.26/sf**

Parcel Number: **A-17-29-18-3JW-000000-00000.1**

Parking: **212 free Surface Spaces are available; 1,532 free Covered Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Atrium, Banking, Energy Star Labeled, Fitness Center, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND / Suite 180	12,463	12,463	12,463	Withheld	30 Days	Thru Feb 2025	Sublet

7725 Woodland Center Blvd - Bldg K - Woodland Corporate Center



Location: **Bldg K**
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33614

Building Type: **Class B Office**

Status: **Built Jan 1999**

Stories: **1**

RBA: **42,615 SF**

Typical Floor: **42,615 SF**

Total Avail: **42,615 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: **WPT LAND 2**

Expenses: **2020 Tax @ \$2.41/sf**

Parcel Number: **U-29-28-18-16S-000004-00002.0**

Parking: **250 free Surface Spaces are available; Ratio of 8.57/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	20,500 - 42,615	42,615	42,615	Withheld	Vacant	Thru Jul 2022	Sublet

For More Info call Pam Pester (813) 300-2227

4630 Woodland Corporate Blvd - Bldg R - Aetna - Woodland Corporate Cent



Location: **Bldg R - Aetna**
North Hillsborough Cluster
Northwest Tampa Submarket
Hillsborough County
Tampa, FL 33614

Building Type: **Class B Office**

Status: **Built 1999**

Stories: **3**

RBA: **140,548 SF**

Typical Floor: **48,666 SF**

Total Avail: **58,288 SF**

% Leased: **78.0%**

Developer: -

Management: **Workspace Property Trust**

Recorded Owner: -

Expenses: **2020 Tax @ \$2.74/sf**

Parcel Number: **U-29-28-18-16S-000002-00001.0**

Parking: **300 free Surface Spaces are available; Ratio of 6.00/1,000 SF**

Amenities: **Day Care**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	23,119	23,119	23,119	Withheld	30 Days	Thru Sep 2021	Sublet

