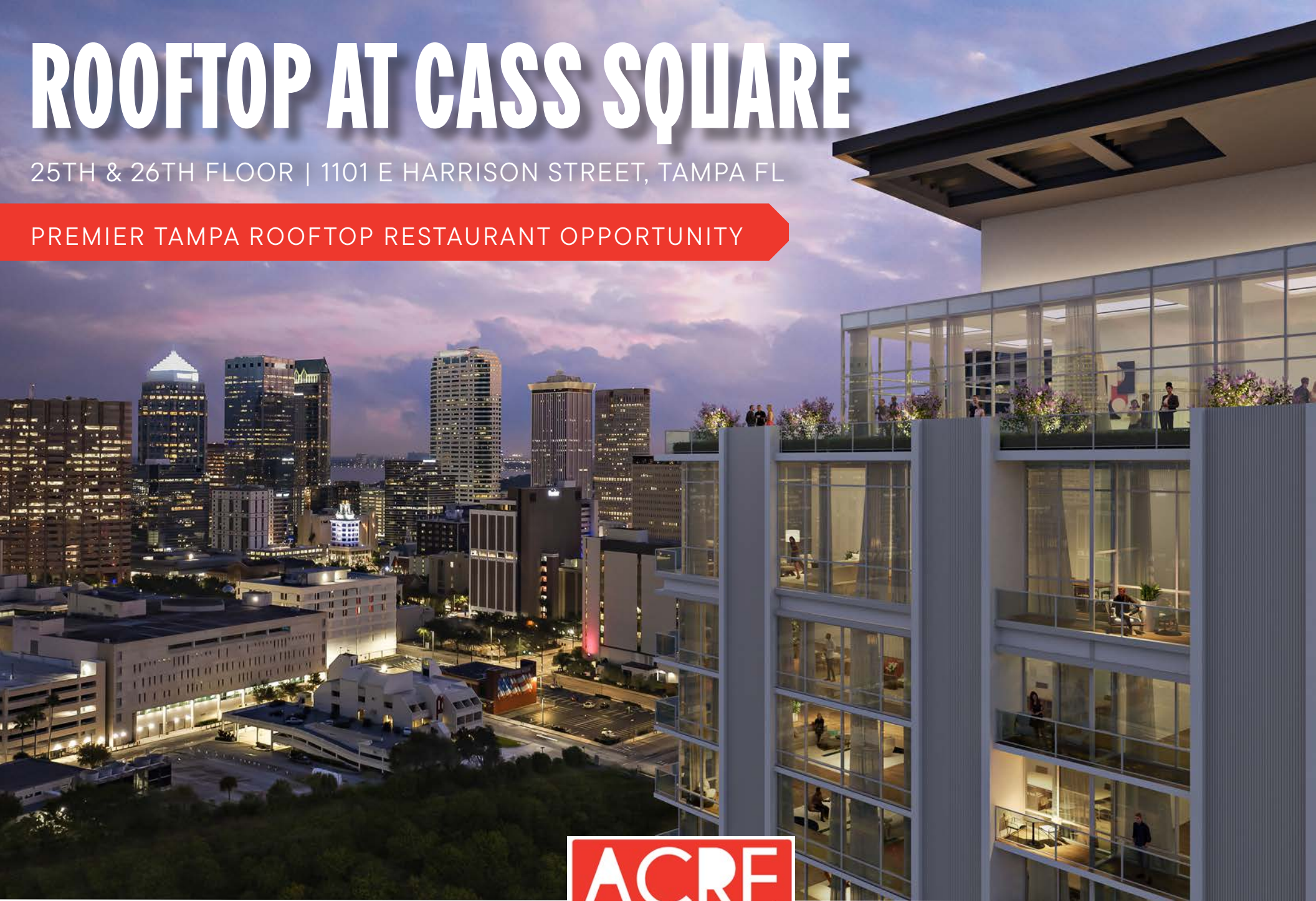


# ROOFTOP AT CASS SQUARE

25TH & 26TH FLOOR | 1101 E HARRISON STREET, TAMPA FL

PREMIER TAMPA ROOFTOP RESTAURANT OPPORTUNITY



**WILLOW FERRELLI**  
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LICENSED REAL ESTATE BROKER  
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FOLLOW US, WE'RE VERY SOCIAL!





# STUNNING SCENERY





# CONNECTIVITY IS KEY!





## Rooftop Restaurant

25th & 26th Floor | 9,575 SF

## Multi-Family

2nd - 25th Floor | 360 Units

## Retail - High End National Gym

Ground Floor | 32,518 SF

## Valet Parking

Opportunity Available

**NOW LEASING | EST. 2027 DELIVERY**



element  
BY WESTIN

2nd - 8th Floor | 178 Keys

## Amenities Deck

## Outdoor Retail

## EV Superchargers



# SITE SPECIFICATIONS

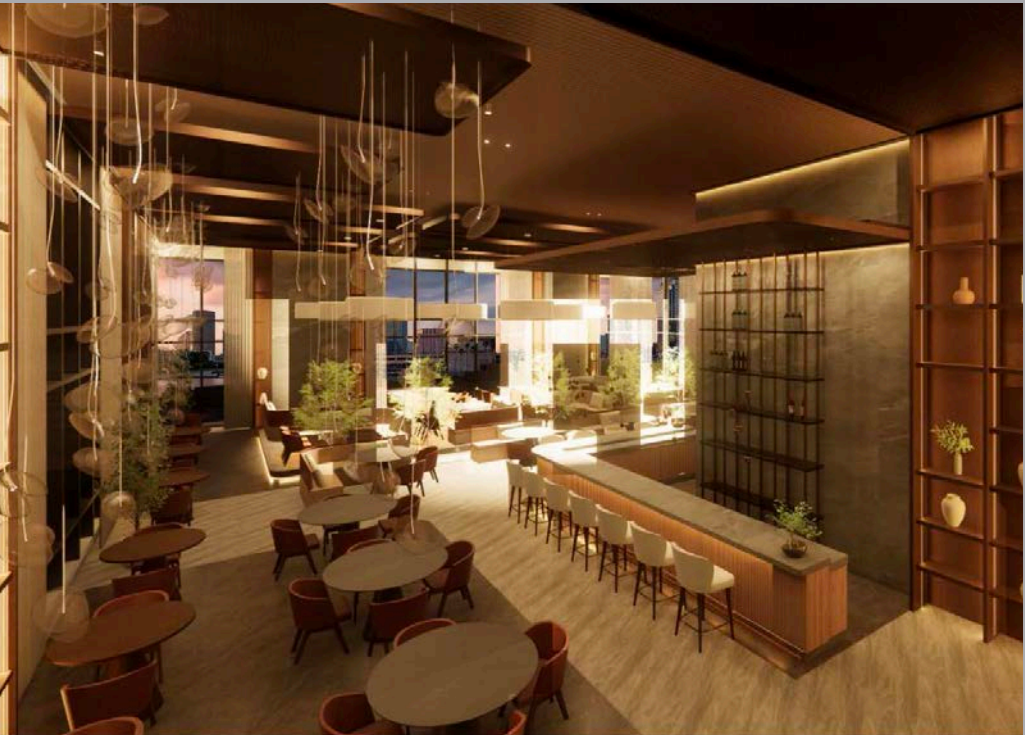
VIEW FROM ROOFTOP LEVEL



- ◇ Up to 9,575 SF  
*Two Story Restaurant Opportunity*  
*Landlord will build mezzanine with elevator access*
- ◇ Stunning 3-Sided Views of Downtown Tampa, Gasworx & The Channelside District
- ◇ 583 SF Restaurant Lobby
- ◇ Valet Parking Opportunity
- ◇ Less than a 10-Min Walk to Tampa's Premier Neighborhoods





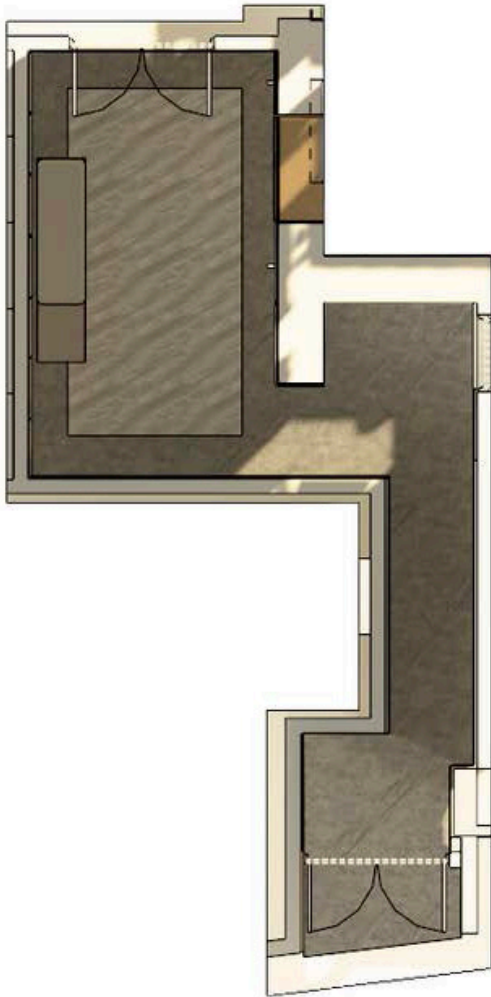




# FLOOR PLANS

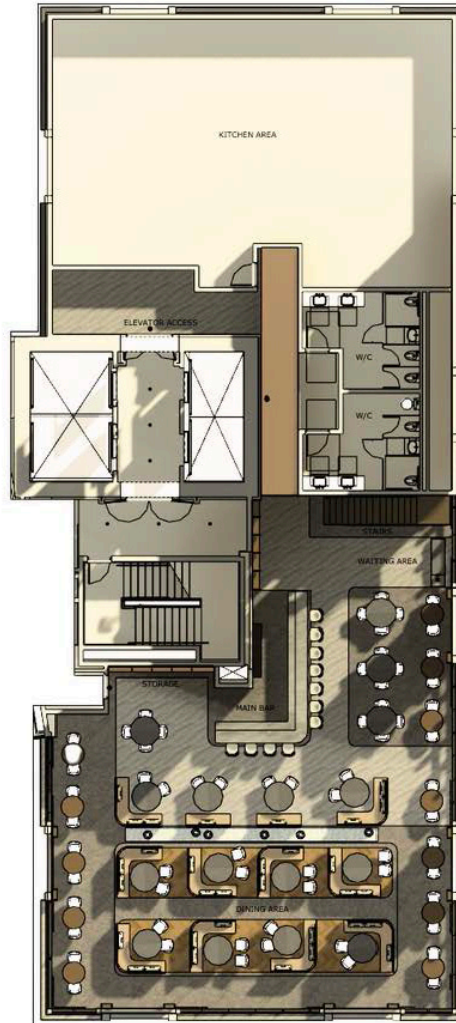
## LOBBY AREA

1ST FLOOR - 600 +/- SF



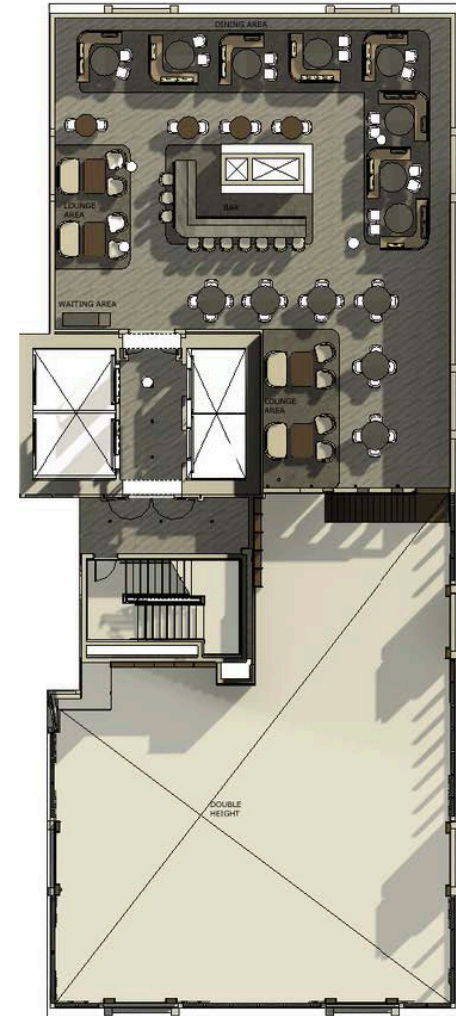
## RESTAURANT

25TH FLOOR - 6,000 +/- SF



## MEZZANINE

26TH FLOOR - 3,000 +/- SF



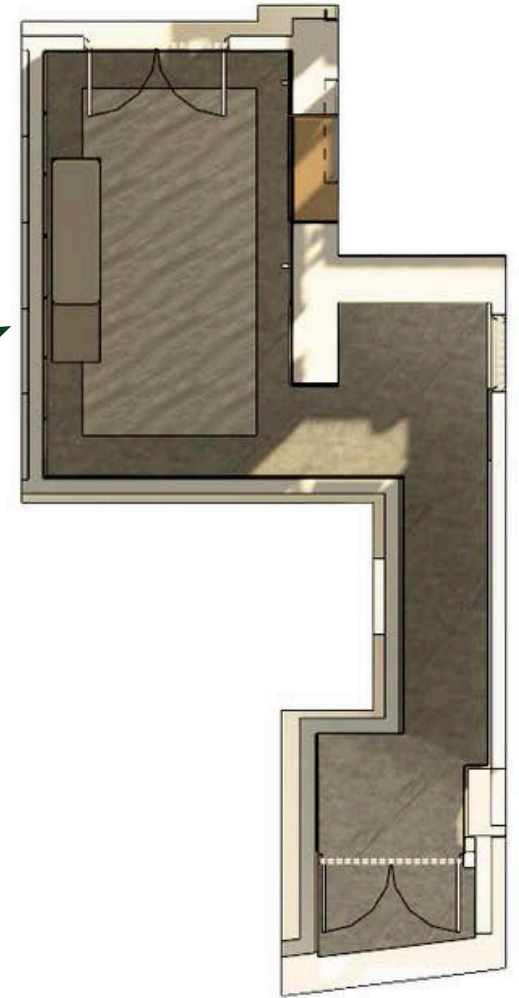
\*RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE

# SITE PLAN

## GROUND FLOOR



**LOBBY AREA**  
1ST FLOOR - 600 +/- SF



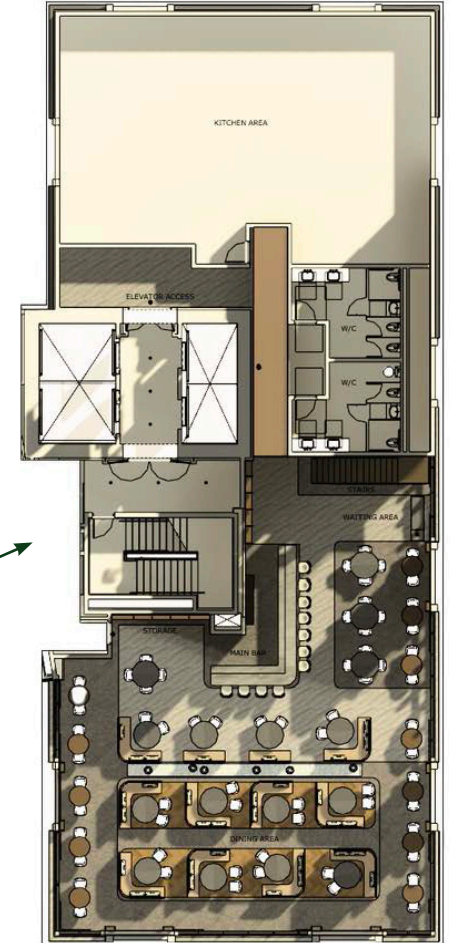


## FLOOR 25

VIEW FROM ROOFTOP LEVEL 

# RESTAURANT

25TH FLOOR - 6,000 +/- SF



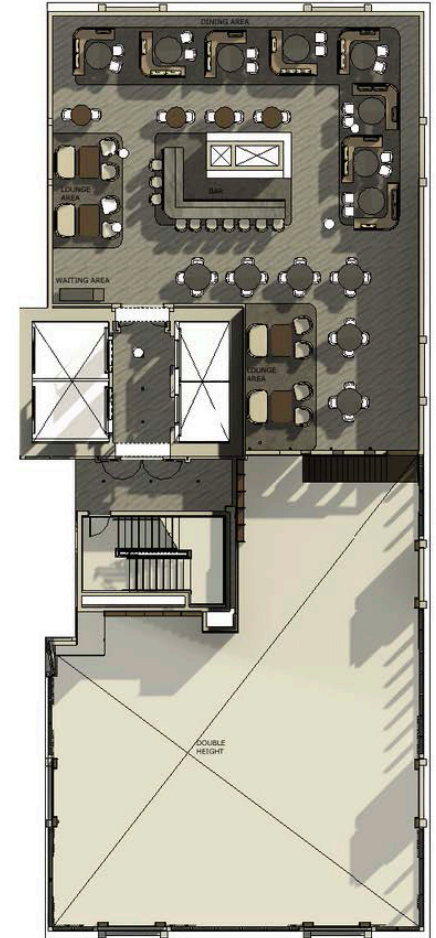


# FLOOR 26



## MEZZANINE

26TH FLOOR - 3,000 +/- SF





# 125,390

POPULATION (3 MI)

# \$132,957

HOUSEHOLD INCOME (3 MI)

# 31.5

MEDIAN AGE (1 MI)

# 109,728

DAYTIME EMPLOYEES (3 MI)

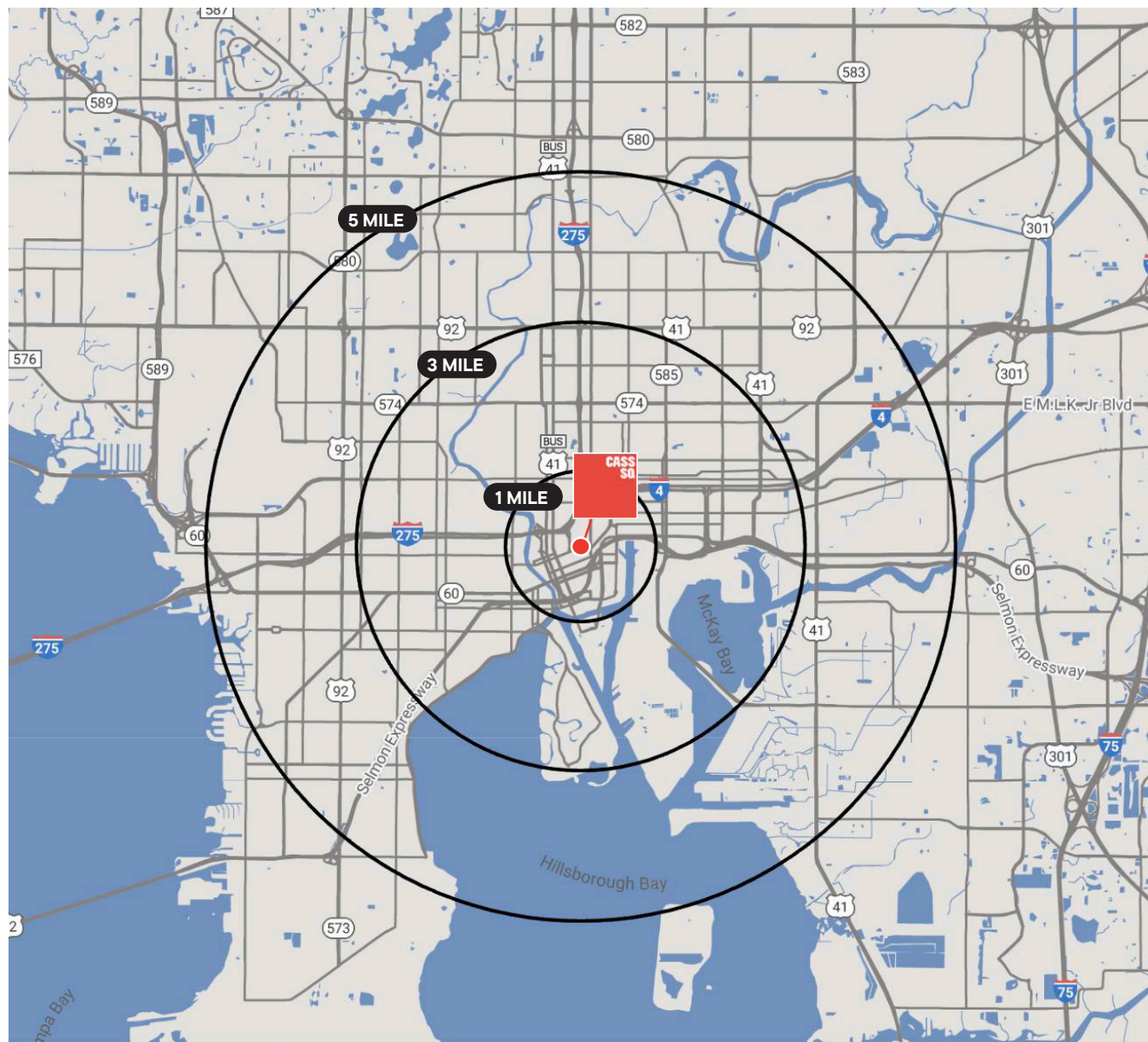
# 28,466+

MF UNITS (CURRENT AND PLANNED)

# 57,112

HOUSEHOLDS (3 MI)

# AREA DEMOGRAPHICS





# AREA GROWTH - MULTI-FAMILY



**1**

**LOT 8**  
UNDER CONSTRUCTION  
304 MF UNITS  
8,000 +/- SF  
Retail

**2**

**LOT 5**  
PLANNED MIXED-USE  
172 MF UNITS  
20,000 +/- SF  
Retail

**3**

**LOT 12**  
UNDER CONSTRUCTION  
294 MF UNITS  
25,750 +/- SF  
Grocer  
44,000 SF  
Medical/Office

**4**

**LA UNION**  
317 MF UNITS  
2,300 +/- SF  
Retail

**5**

**W2**  
UNDER CONSTRUCTION  
390 MF UNITS  
7,600 +/- SF  
Retail

**6**

**E3**  
PLANNED MIXED-USE  
140 MF UNITS  
18,000 +/- SF  
Retail

**7**

**E4**  
PLANNED MIXED-USE  
375 MF UNITS  
28,000 +/- SF  
Retail

**TOTAL: 4,373 UNITS**



# MULTI-FAMILY UNITS BY THE NUMBERS

## EXISTING DEVELOPMENTS

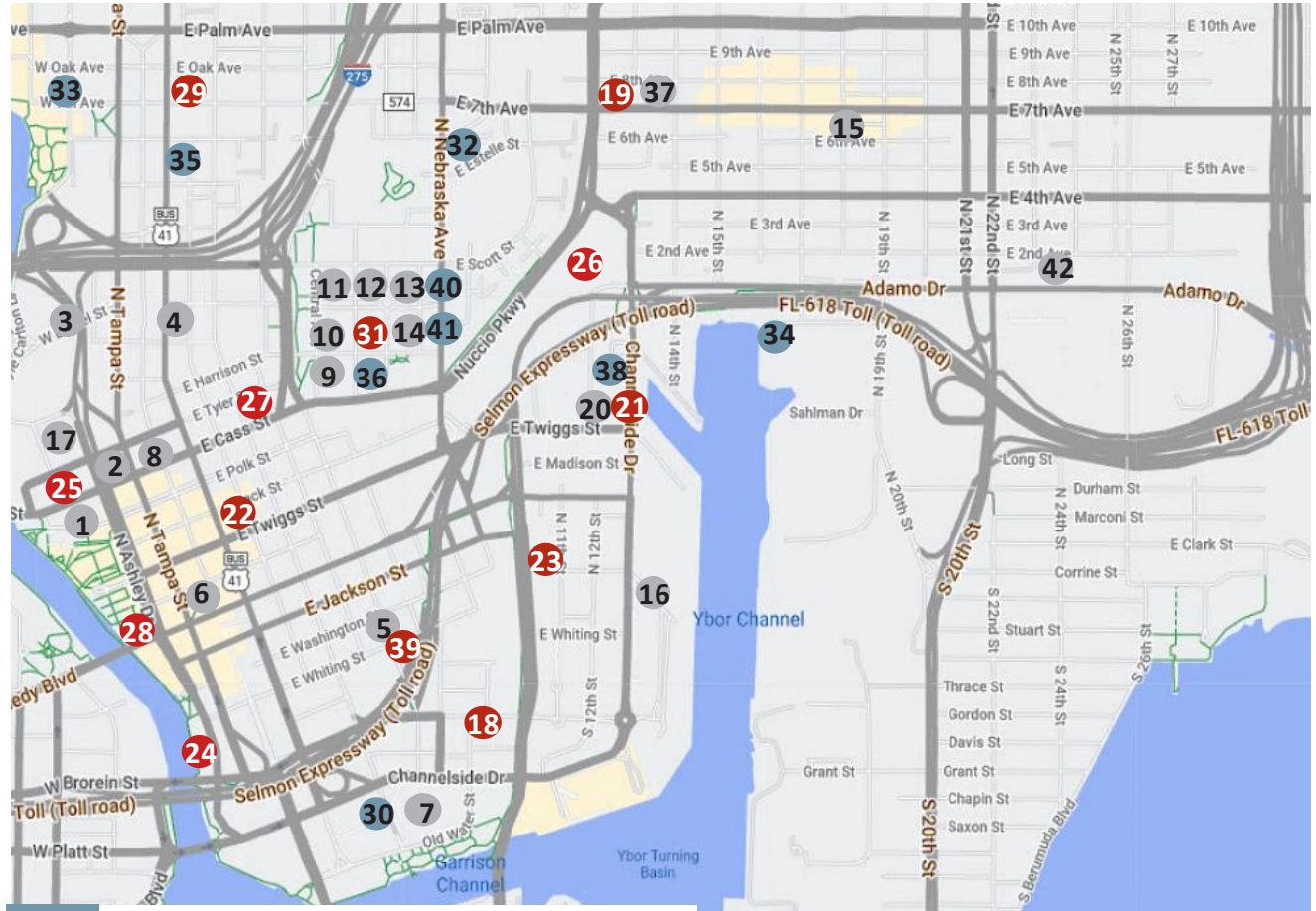
1	Skypoint Condominiums	380
2	Element	395
3	Anchor Riverwalk	394
4	Madison Heights	80
5	Aurora	351
6	220 E Madison	48
7	Water Street Apartments	808
8	Nine15	362
9	Navara at ENCORE!	288
10	Trío at ENCORE!	141
11	Tempo at ENCORE!	203
12	Ella at ENCORE!	160
13	Reed at ENCORE!	158
14	Legacy at ENCORE!	228
15	YBOR City	2,294
16	Channel District	4,000+
20	The Mav	324
17	Ave Tampa Riverwalk	353
37	Casa YBOR	57
42	Lector 85	254

**TOTAL UNITS 11,024**

## CURRENT DEVELOPMENTS

18	Water Street Apartments	527
19	Casa Marti	127
21	Parc Madison	351
22	X TAMPA	450
23	101 Meridian	330
24	The Pendry	300+
25	AER Tower	344
26	Gas Wax	5,161
27	540 E Cass	450
28	ONE Tampa	225
29	Tampa Heights	321
31	Modera at ENCORE!	304
39	Residences at 801 E Whiting	104

**TOTAL UNITS 8,994**



## FUTURE DEVELOPMENTS

30	Water Street Apartments	2,165
32	Central Park Development	236
33	The Heights	1,500+
34	YBOR Harbor Development	2,586
35	LOCI Heights	490
36	Cass Square	360
38	VeLa Channelside	532
40	Lot 5 Mixed-Use Development	172
41	Harrison	294

**TOTAL UNITS 8,340**

**28,358+**  
TOTAL MULTI-FAMILY UNITS





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