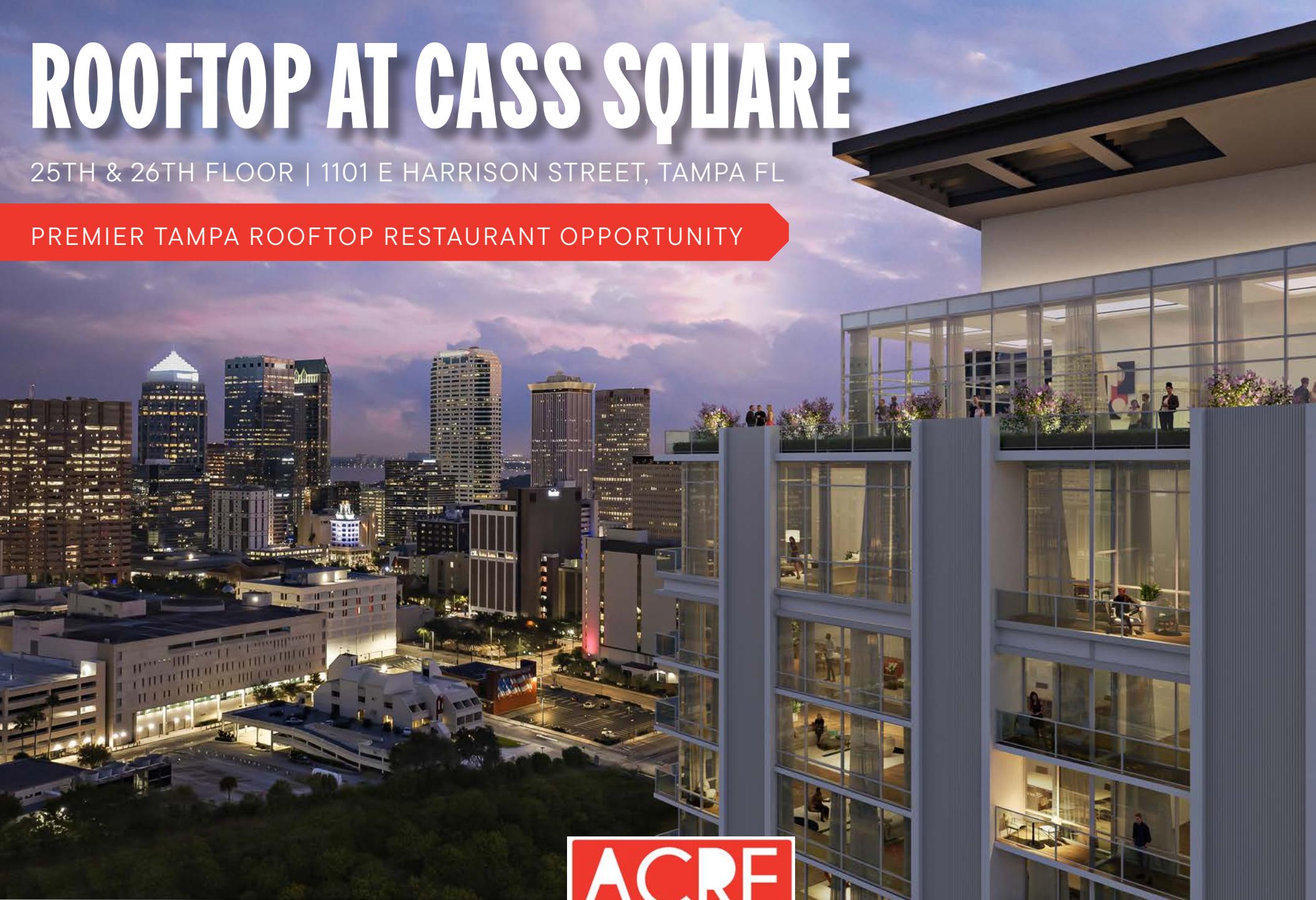


ROOFTOP AT CASS SQUARE

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

PREMIER TAMPA ROOFTOP RESTAURANT OPPORTUNITY



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

NOW LEASING | EST. 2027 DELIVERY

Multi-Family

2nd - 25th Floor | 360 Units

Retail - High End National Gym

Ground Floor | 32,518 SF

Valet Parking

Opportunity Available



element[™]
BY WESTIN

2nd - 8th Floor | 178 Keys

Amenities Deck

EV Superchargers

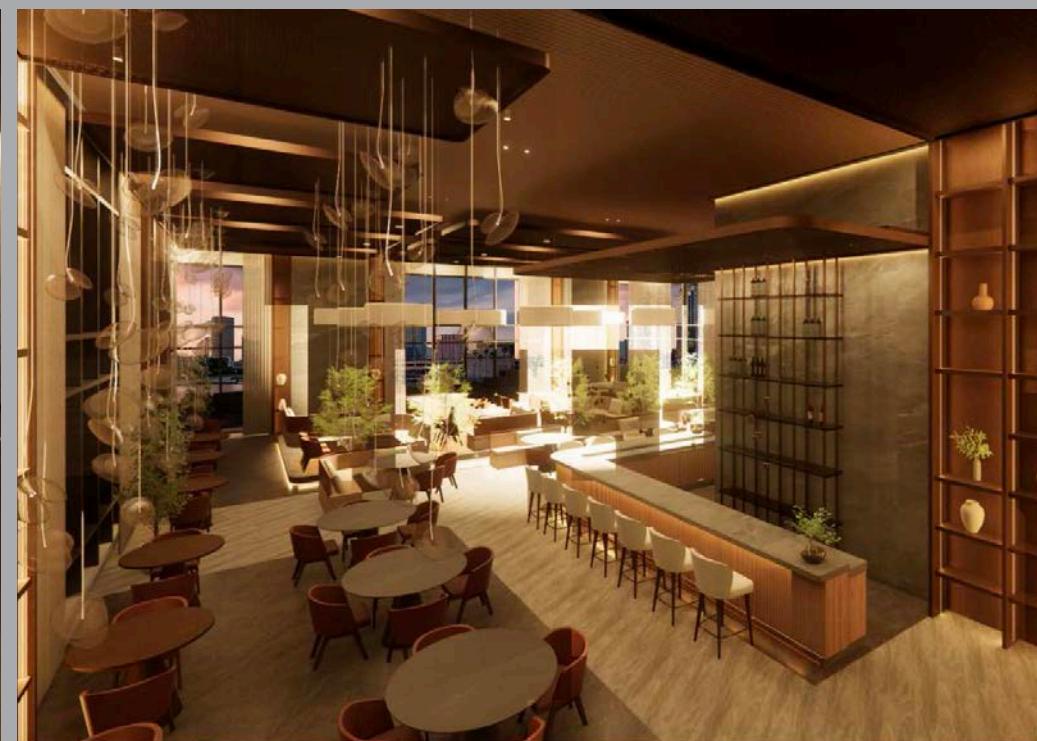
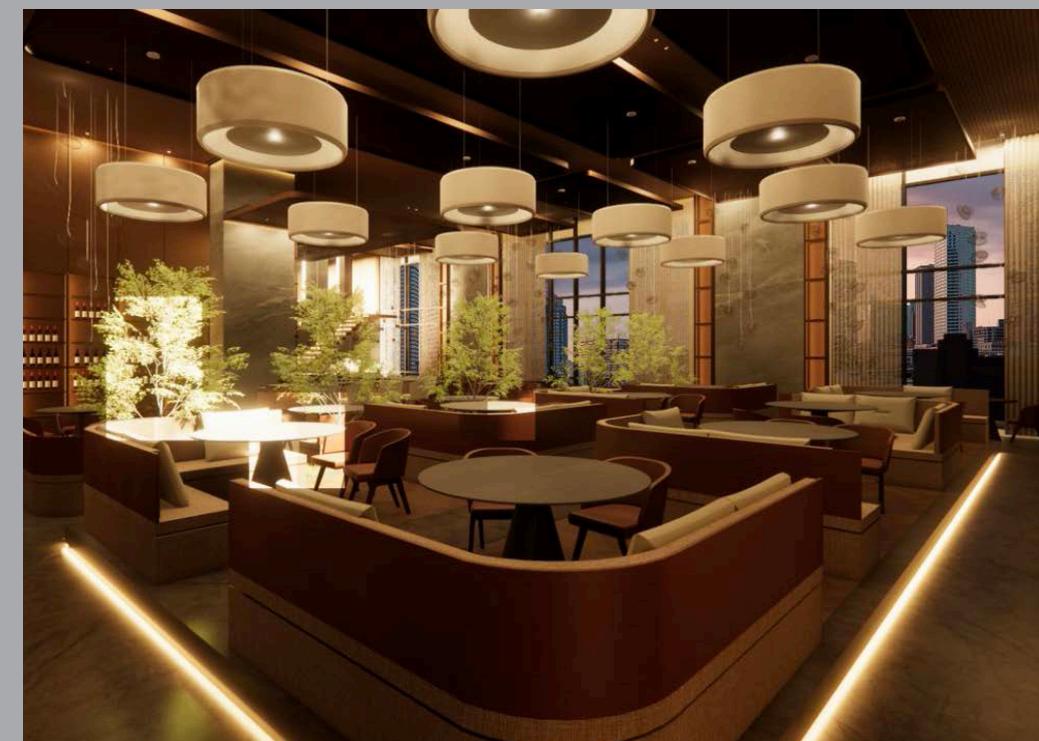
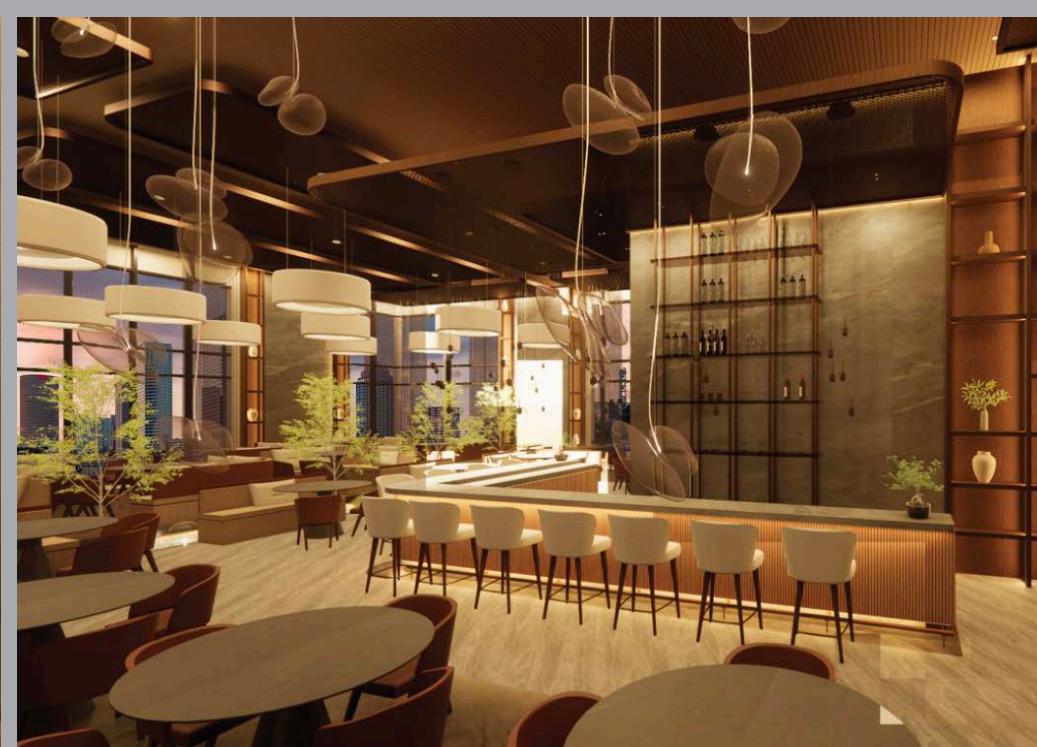
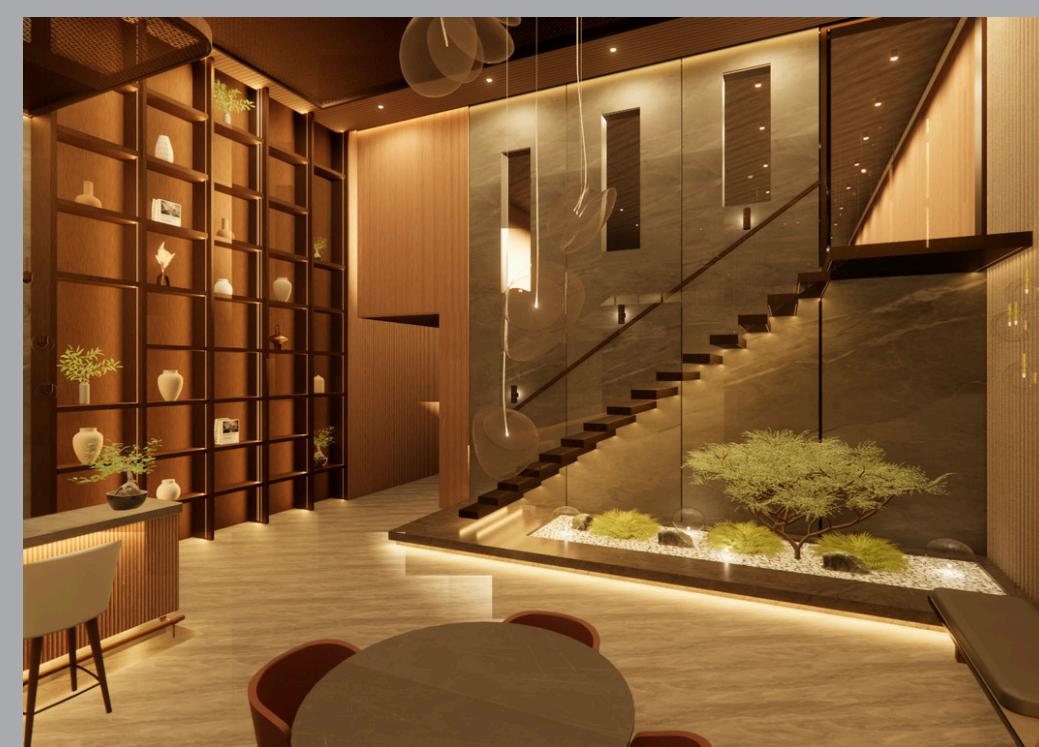
Outdoor Retail

SITE SPECIFICATIONS

- ◊ 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

VIEW FROM ROOFTOP LEVEL

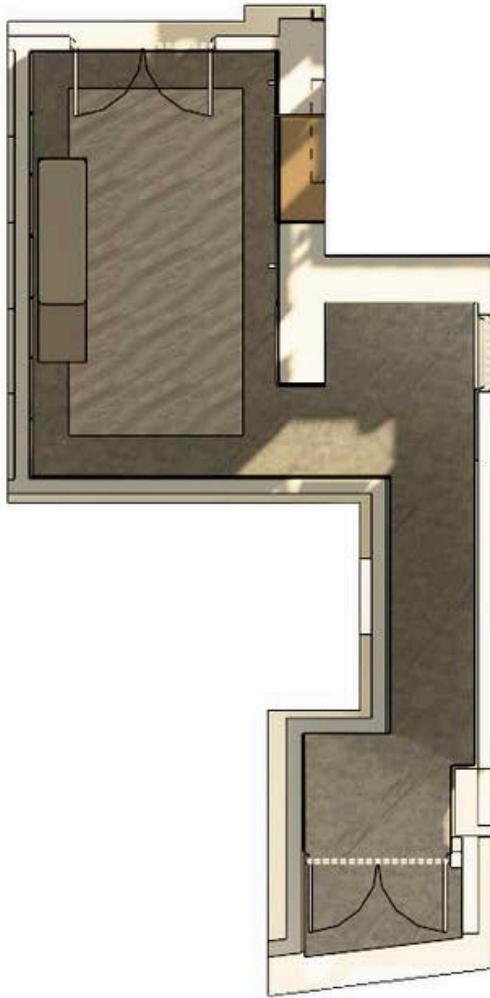




FLOOR PLANS

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

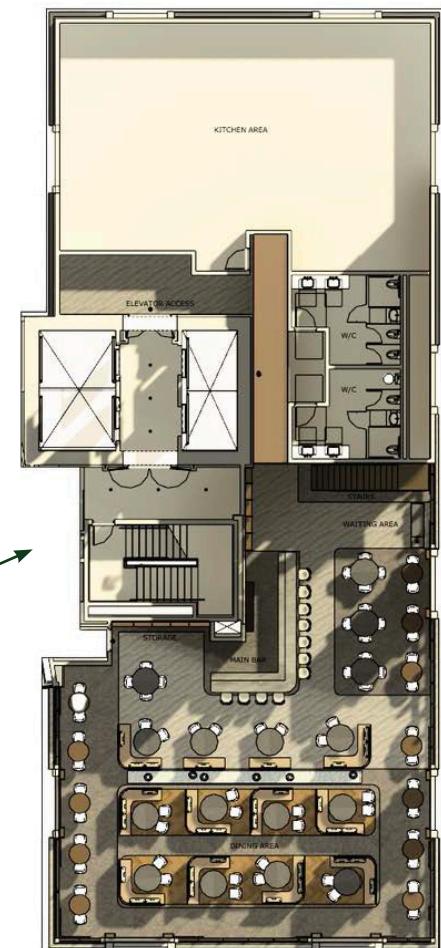


SITE PLAN FLOOR 25

VIEW FROM ROOFTOP LEVEL

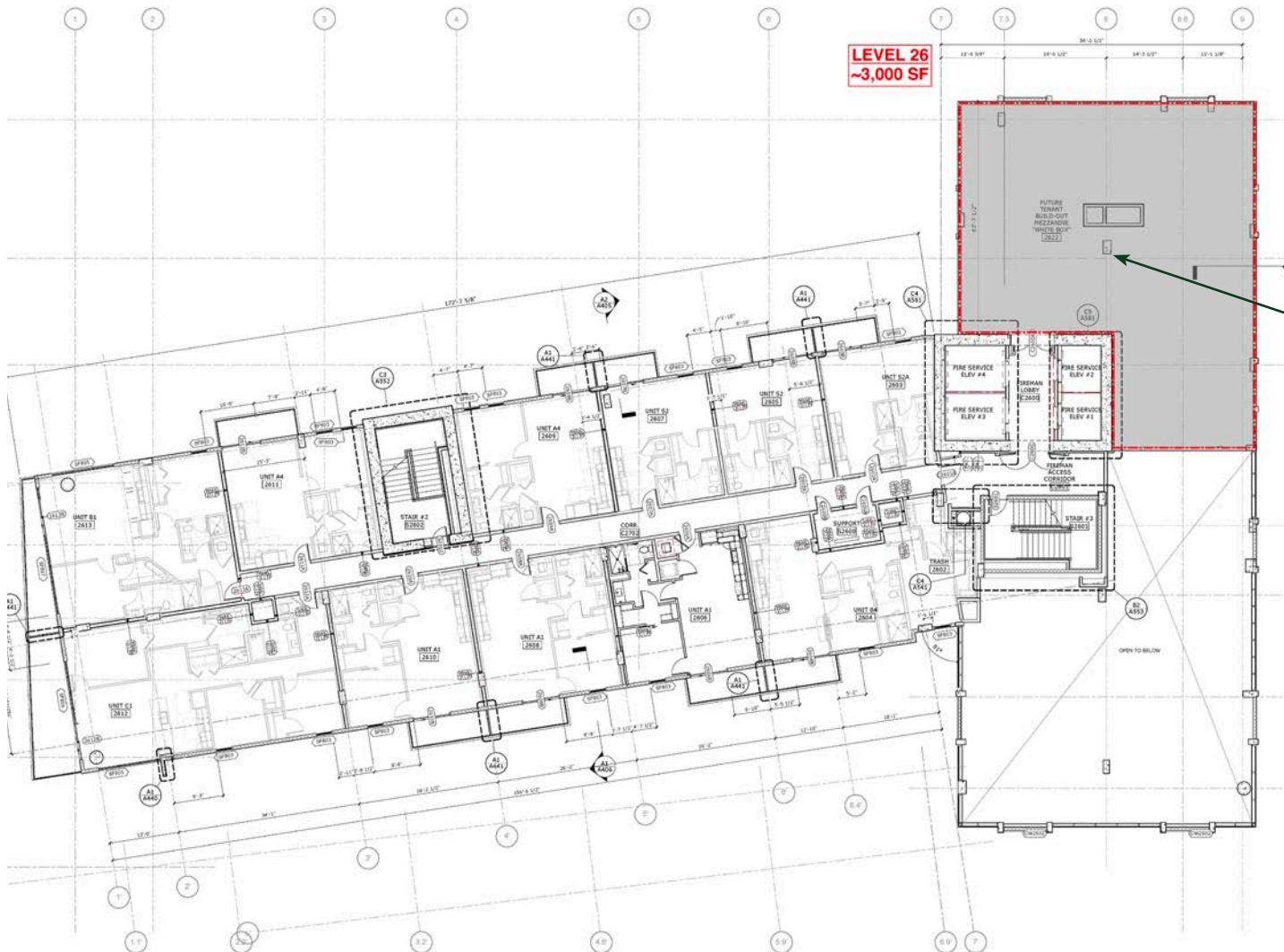
RESTAURANT

25TH FLOOR - 6,000 +/- SF



SITE PLAN FLOOR 26

VIEW FROM ROOFTOP LEVEL 



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)

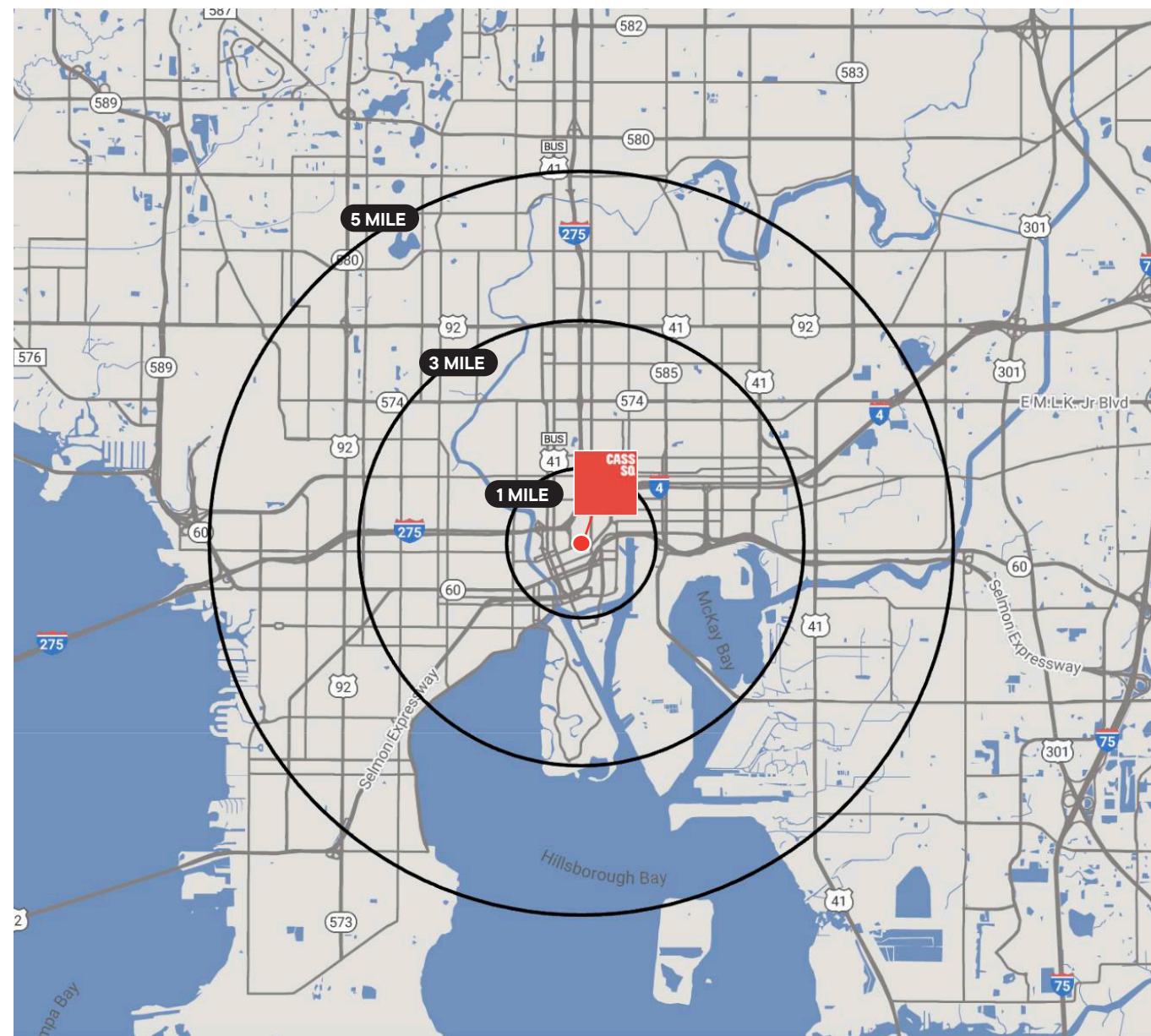
28,466+

MF UNITS (CURRENT AND PLANNED)

57,112

HOUSEHOLDS (3 MI)

AREA DEMOGRAPHICS



AREA GROWTH - MULTI-FAMILY



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

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

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

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

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

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

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

TOTAL: 4,373 UNITS

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	Trio 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

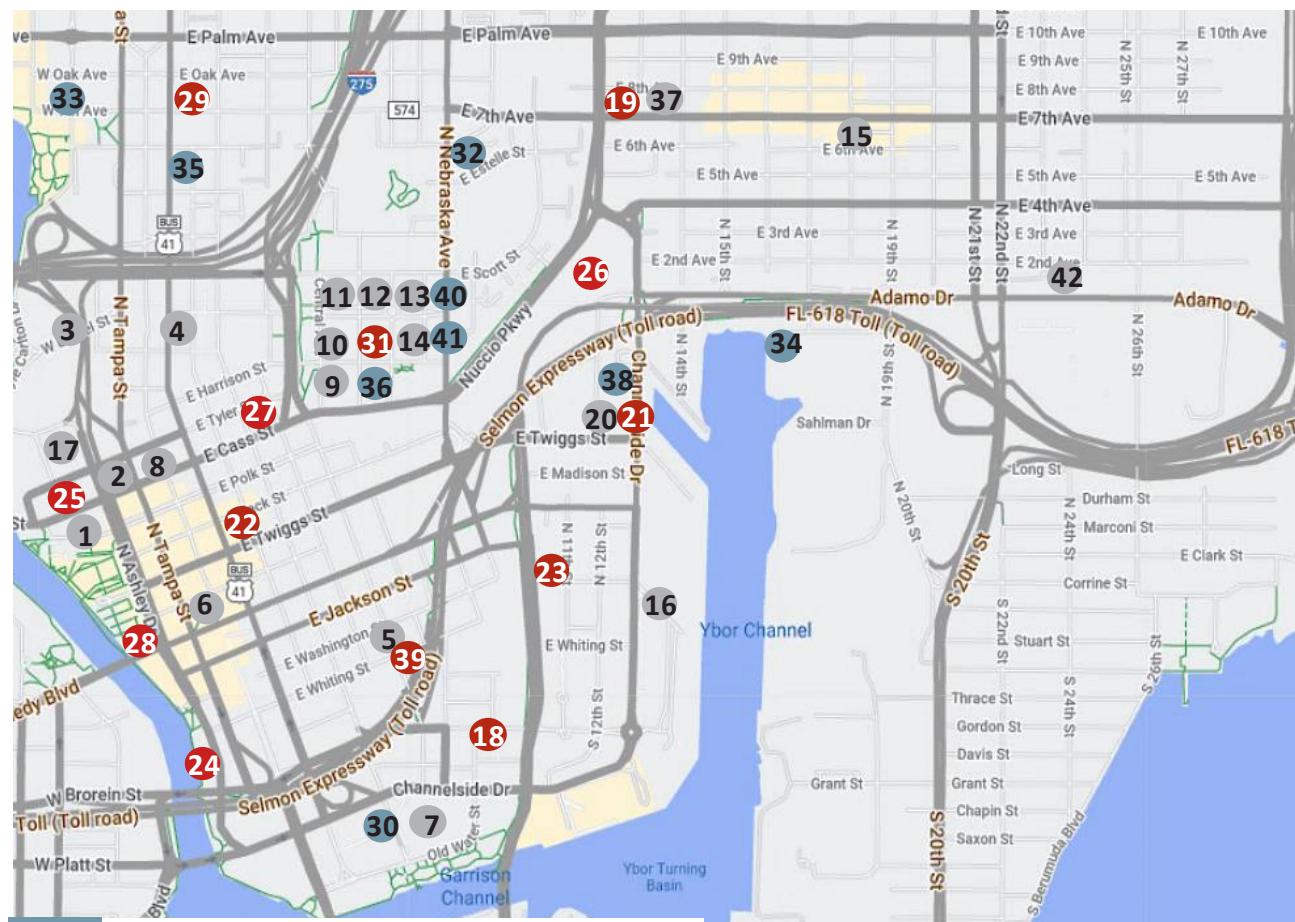
18	Water Street Apartments	527
19	Casa Marti	127
21	Parc Madison	351
22	X TAMPA	450
23	101 Meridian	330
24	The Pendry	300+
25	AER Tower	344
26	Gas Worx	5,161
27	540 E Cass	450
28	ONE Tampa	225
29	Tampa Heights	321
31	Modera at ENCORE!	304
39	Residences at 801 E Whiting	104

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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