

# PREMIER TAMPA ROOFTOP RESTAURANT OPPORTUNITY

RETAIL AT CASS SQUARE

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HOTEL + LUXURY MULTI-FAMILY

NOW LEASING | 2026 DELIVERY

25<sup>th</sup> FLOOR | 1101 E HARRISON STREET | TAMPA FL 33602

ROOFTOP  
RESTAURANT  
25<sup>TH</sup>/26<sup>TH</sup> FLOOR  
7,000 SF INDOOR/  
OUTDOOR SPACE

ESTIMATED START  
Q3 2024

MULTI-FAMILY  
365 UNITS  
2<sup>ND</sup>-28<sup>TH</sup> FLOOR

MARRIOTT  
ELEMENT  
HOTEL  
178 KEYS  
2<sup>ND</sup>-8<sup>TH</sup> FLOOR

RETAIL  
32,518 SF  
GROUND FLOOR

AMENITIES DECK

VALET PARKING  
OPPORTUNITY  
AVAILABLE

OUTDOOR  
RETAIL  
AMENITY



# SITE SPECIFICATIONS

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5,000- 8,000 RENTABLE SF  
INDOOR, MEZZANINE AND OUTDOOR SPACE

300 PEOPLE CAPACITY

325 SF RESTAURANT LOBBY

LANDLORD WILL BUILD  
MEZZANINE WITH  
ELEVATOR ACCESS

THREE-SIDED STUNNING  
VIEWS OF DOWNTOWN  
TAMPA, GASWORX, AND  
CHANNELSIDE DISTRICT

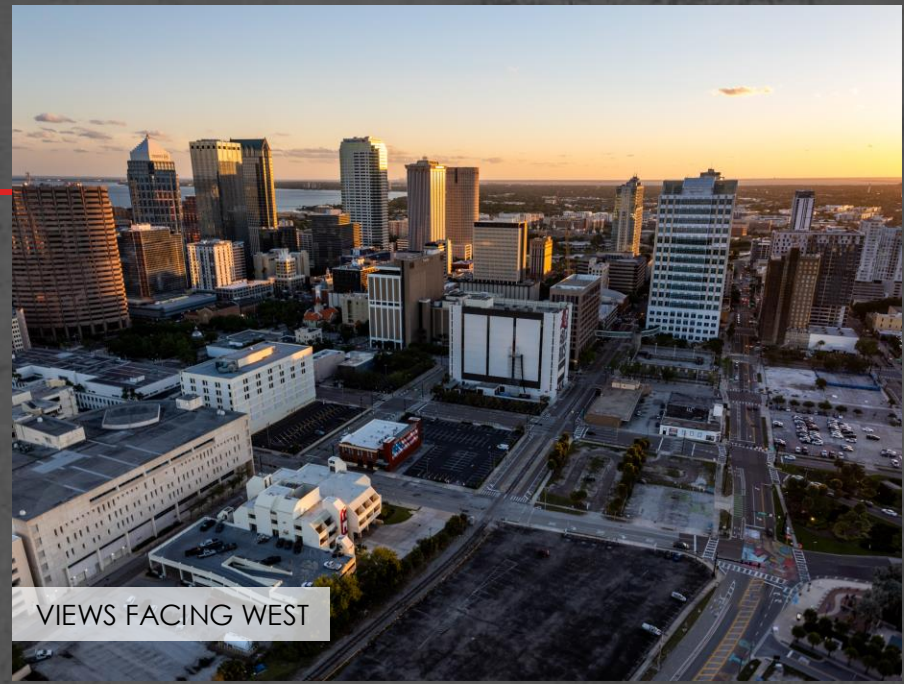
VALET PARKING PROGRAM AVAILABLE

# STUNNING SCENERY

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IEWS FACING SOUTH



IEWS FACING WEST



IEWS FACING SOUTHEAST



IEWS FACING WEST



LOT 10 | SITE



LOT 12



LOT 8



LOT 5

THE FUTURE OF THE

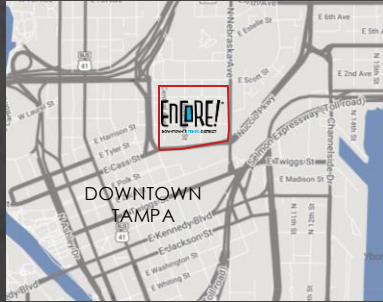
ENCORE! DISTRICT

# CENTRAL DOWNTOWN/ ENCORE! PROJECTS

APPROX. 100,000 SF  
RETAIL

2,475  
TOTAL MULTI-FAMILY  
995+ ARE NEW LUXURY MF UNITS BREAKING  
GROUND 2024/2025

87,464 SF  
OFFICE



## SUBJECT PROPERTY- LOT 10

PLANNED MIXED-USE DEVELOPMENT  
365 LUXURY MULTI-FAMILY UNITS  
32,518 SF RETAIL

178 KEY MARRIOTT HOTEL

## LOT 5 – PLANNED MIXED-USE



172 MULTI-FAMILY UNITS  
20,000 SF RETAIL/ MEDICAL

## LOT 8 – UNDER CONSTRUCTION



LUXURY MIXED-USE  
304 LUXURY MULTI-FAMILY UNITS  
8,000+/-SF RETAIL

## LOT 12 – UNDER CONSTRUCTION



LUXURY MIXED-USE  
148 MULTI-FAMILY UNITS  
33,748 SF RETAIL (GROCER)  
87,464 SF OFFICE

## LOT 13 - PROPOSED MIXED-USE

350-UNIT LUXURY MULTI-FAMILY | RETAIL SPACE





© VISIT TAMPA BAY



FUTURE  
TAMPA  
RIVERWALK  
EXPANSION

TAMPA  
HEIGHTS

GASWORX  
MASTERPLAN  
MIXED-USE  
DEVELOPMENT



HISTORIC  
YBOR



DOWNTOWN  
TAMPA

TAMPA UNION  
STATION/ PROPOSED  
BRIGHTLINE TAMPA  
STATION

CHANNEL  
DISTRICT

PROPOSED FUTURE  
YBOR HARBOR  
MIXED-USE  
DEVELOPMENT



HYDE  
PARK

WATER STREET

DAVIS  
ISLANDS

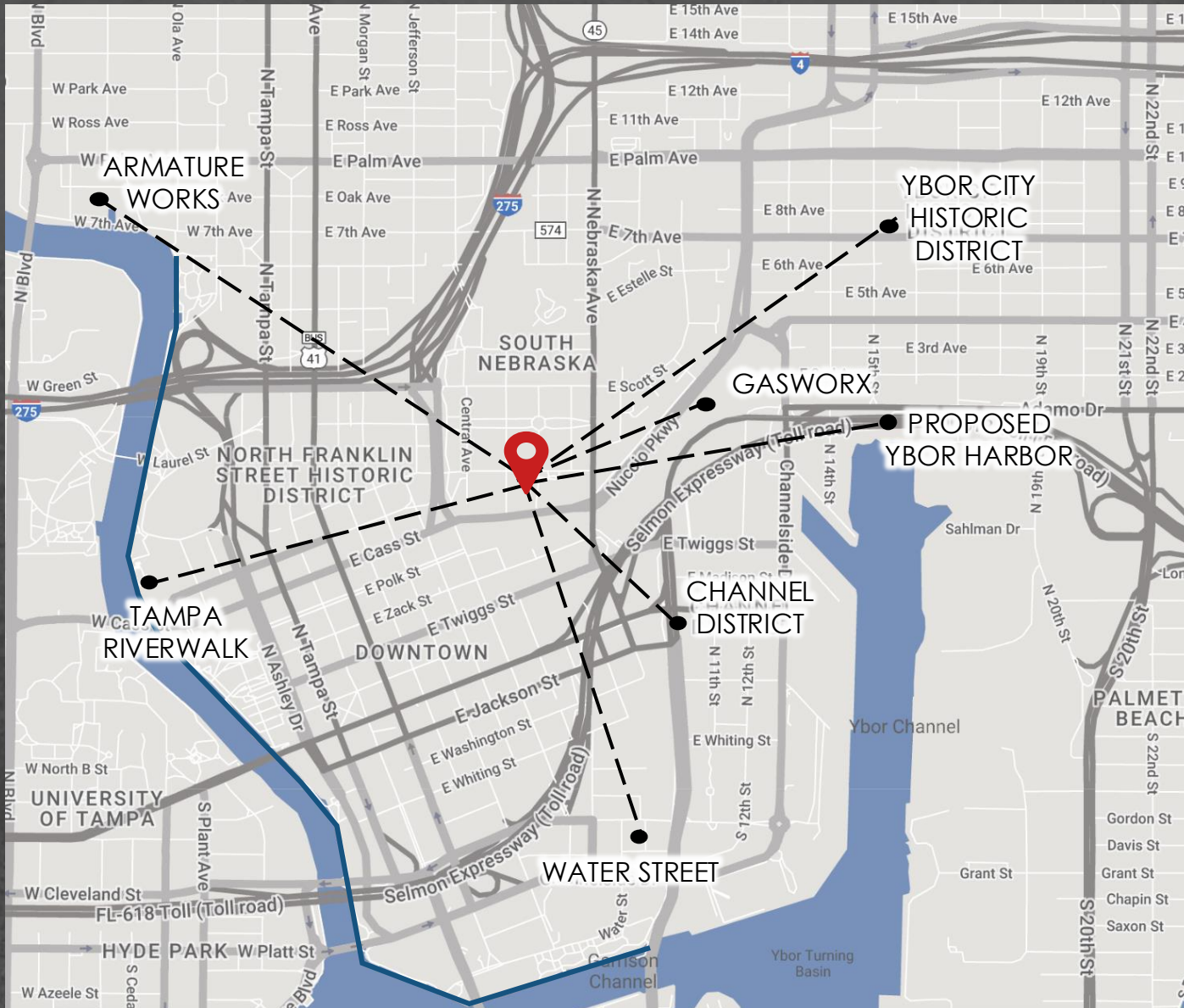
HARBOUR  
ISLAND





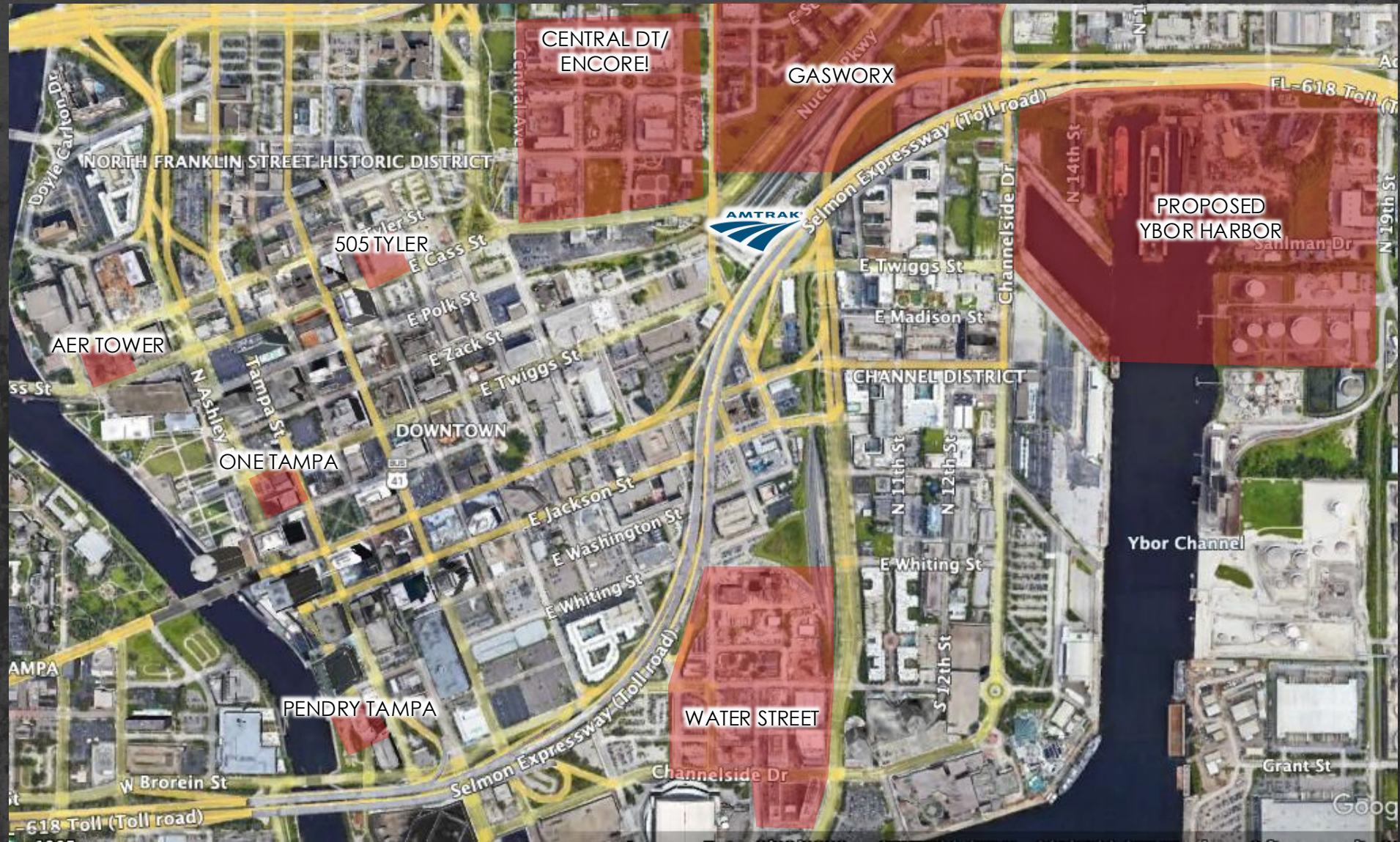
# CONNECTIVITY IS KEY

LESS THAN A 10  
MINUTE WALK TO  
TAMPA PREMIER  
NEIGHBORHOODS



# IN THE MIDDLE OF IT ALL!

SOME OF THE NEW MAJOR PROJECTS



# IN THE MIDDLE OF IT ALL!

SOME OF THE NEW MAJOR PROJECTS

## ENCORE!

- TIMING: 2025-2027
- 2,475+ TOTAL MULTI-FAMILY
- APPROX. 100,000 SF RETAIL
- 87,464 SF OFFICE
- MARRIOTT ELEMENT HOTEL

## AER TOWER

- TIMING: 2025- 2027
- 334 LUXURY MULTI-FAMILY UNITS
- 13,688 SF RETAIL

## ONE TAMPA

- TIMING: 2025-2027
- 311 LUXURY CONDOS
- GROUND FLOOR RESTAURANT

## PENDRY TAMPA

- TIMING: 2023-2026
- 220 KEY HOTEL
- 207 LUXURY MULTI-FAMILY UNITS
- RETAIL, RESTAURANT, EVENT SPACE

## YBOR HARBOR

- TIMING: PROPOSED
- 33 ACRES, 20 BUILDINGS, 6 MILLION SF
- BOARDWALK, PIER, BOAT SLIPS
- UP TO 2,586 SF RESIDENTIAL, 374 HOTEL KEYS, 140,400 SF OFFICE, 292,260 SF COMMERCIAL/RETAIL

## WATER STREET

- TIMING: 2022- 2030
- 3,525 RESIDENTIAL UNITS
- 341,867 SF RETAIL
- 2,390,007 SF OFFICE SPACE
- 1,419 HOTEL KEYS INCLUDING THE EDITION HOTEL

## 505 E TYLER

- TIMING: 2025-2027
- 450 LUXURY MULTI-FAMILY
- 9,000 SF RETAIL

## GASWORX

- TIMING: 2024-2028
- 690 RESIDENTIAL UNITS (PHASE 1)
- PHASE 1 DELIVERY- 371 UNITS 2024
- 140,200 SF RETAIL
- 510,000 SF OFFICE SPACE
- 4,471 RESIDENTIAL UNITS (ADDITIONAL PHASES)
- 5,923,144 TOTAL GASWORX SQUARE FOOTAGE INCLUDING RESIDENTIAL
- GROW FINANCIAL FEDERAL CREDIT UNION HAS SIGNED A LEASE FOR 50,000 SF OF OFFICE SPACE. THEY ARE THE FIRST ANNOUNCED TENANT FOR PHASE TWO OF THE GAS WORX PROJECT,

# MULTI-FAMILY UNITS BY THE NUMBERS

## EXISTING DEVELOPMENTS

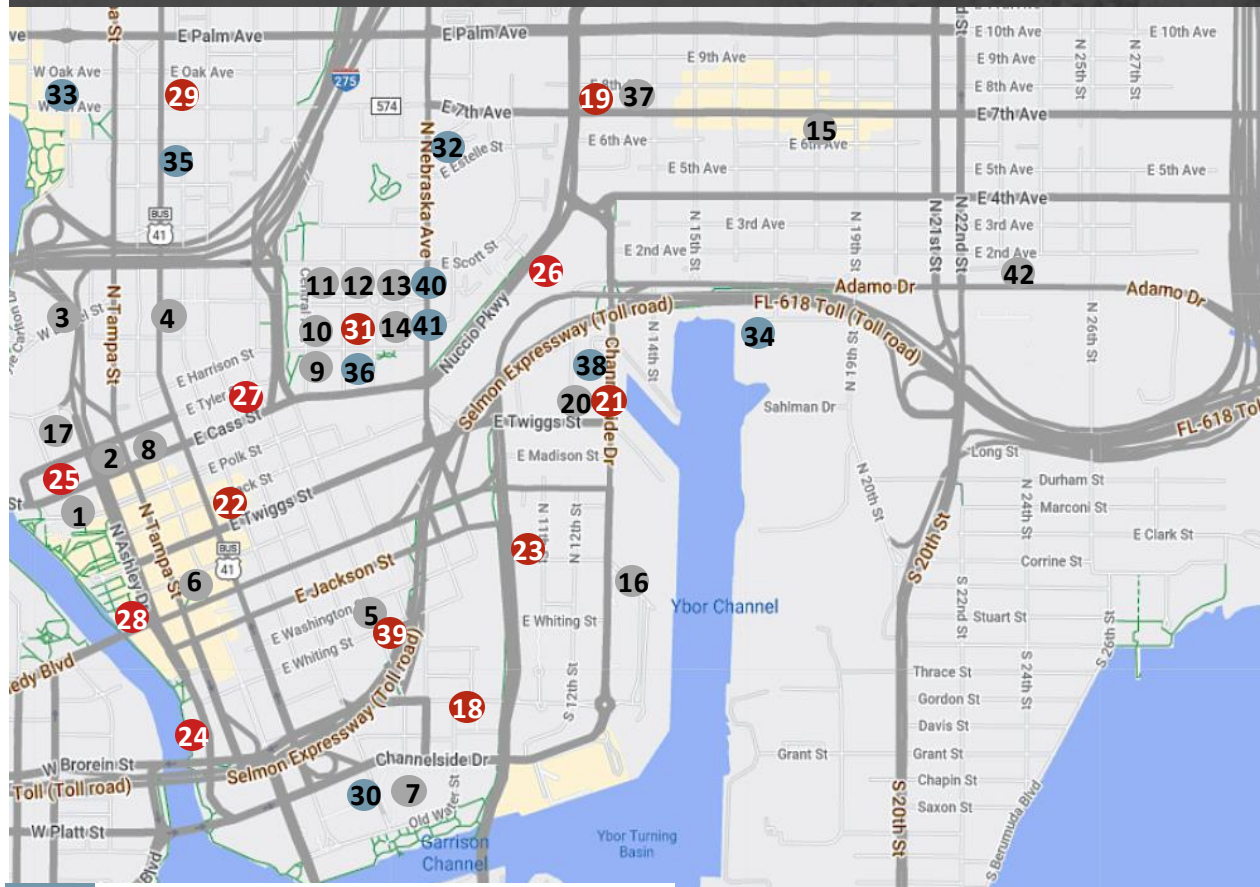
1	Skypoint Condominiums	380
2	Element	395
3	Anchor Riverwalk	394
4	Madison Heights	80
5	Aurora	351
6	220 E Madison	48
7	Water Street Apartments	808
8	Nine15	362
9	Navara at ENCORE!	288
10	Trio at ENCORE!	141
11	Tempo at ENCORE!	203
12	Ella at ENCORE!	160
13	Reed at ENCORE!	158
14	Legacy at ENCORE!	228
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 11,278**

## 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	<b>Cass Square</b>	<b>365</b>
38	VeLa Channeleside	532
40	Lot 5 Mixed-Use Development	172
41	Lot 12 Mixed-Use Development	148

**TOTAL UNITS 8,194**

**28,466+**  
TOTAL MULTI-FAMILY UNITS

# 125,390

POPULATION (3 MI)

WITHIN 5 MILES OF THE SITE, THE PRIMARY CUSTOMER AREA SERVES DOWNTOWN, SOUTH TAMPA, YBOR CITY, DAVIS ISLANDS AND HARBOUR ISLAND. THESE NEIGHBORHOODS ENCOMPASS EVERYONE FROM YOUNG PROFESSIONALS TO ESTABLISHED LOCALS, TAKING ADVANTAGE OF ALL THAT TAMPA'S UBRAN CORE HAS TO OFFER.

# \$132,957

HOUSEHOLD INCOME (3 MI)

# 31.5

MEDIAN AGE (1 MI)

# 109,728

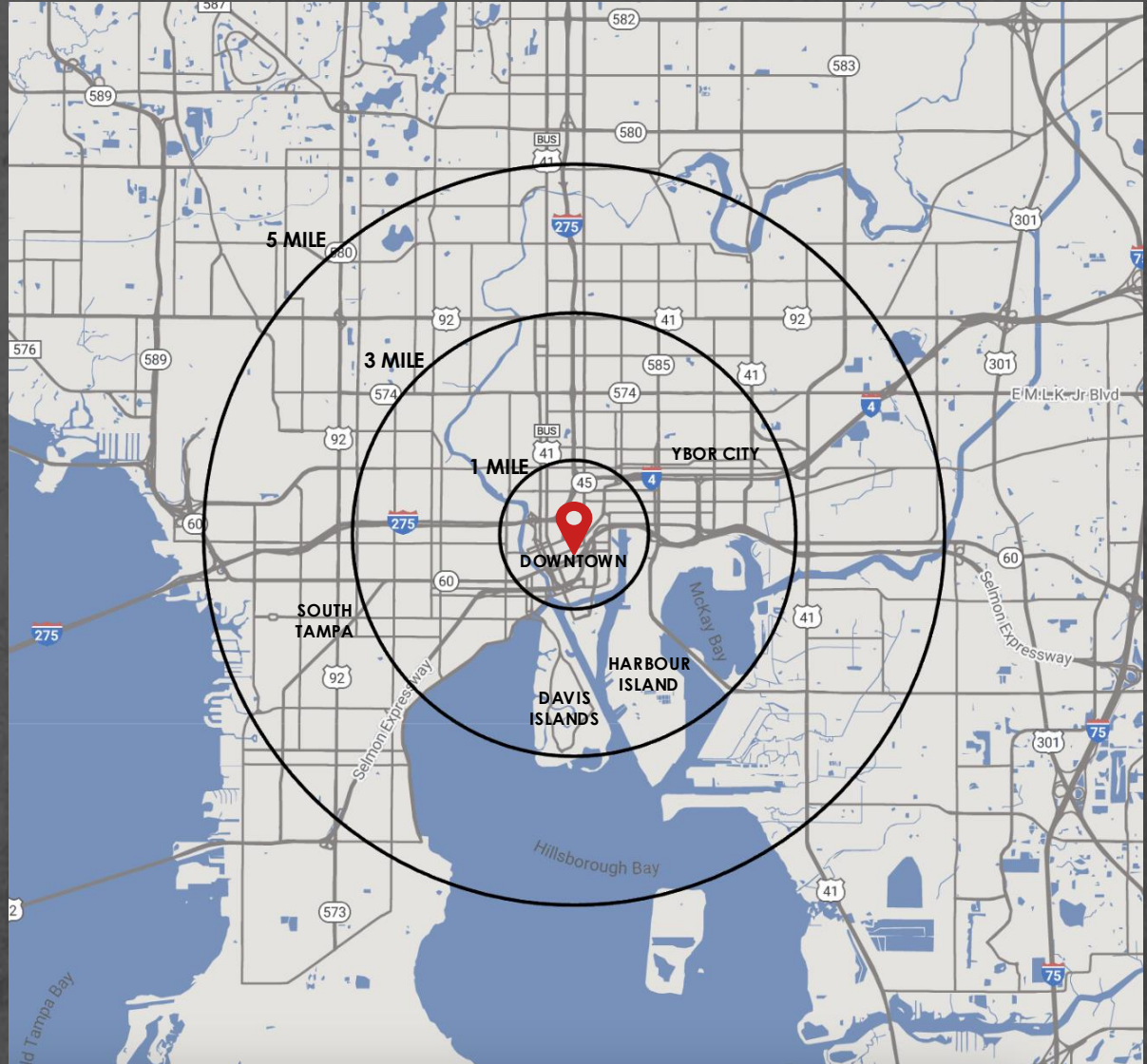
DAYTIME EMPLOYEES (3 MI)

# 28,466+

MF UNITS (CURRENT AND PLANNED)  
WITHIN .75 MILES OF THE SITE

# 57,112

HOUSEHOLDS (3 MI)



# CASS SQUARE ROOFTOP CONTACT



Lic. Real Estate Broker

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+ Broker

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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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