



## DOWNTOWN OVERVIEW

The CBD is centrally located in Tampa Bay and conveniently accessed by all major interstates and roadways in the region. Downtown Tampa is bounded by the Hillsborough River to the west, Channelside to the east, Interstate 275 to the north, Davis Island and Harbor Islands to the south. Tampa International Airport is about 10-minute drive, just seven miles west of the downtown area.

The CBD, which includes the Channel District is home to The Tampa Convention Center, Amalie Arena, Tampa Bay History Center, the Florida Aquarium, and the SS American Victory. A strong diverse mix of cultural landmarks include: Tampa Theatre, Straz Center for the Performing Arts, Tampa History Museum, and the Museum of Art. Other significant landmarks are Curtis Hixon Waterfront Park, the John F Germany library, and Glazer Childrens Museum. A strong mix of retail, commercial, residential, hospitality, entertainment, night life and dining options welcomes residents, students and visitors alike.

For more information, please contact:

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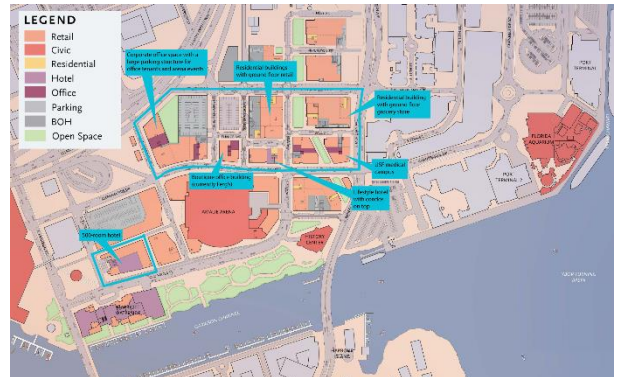
One Tampa City Center  
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[cushmanwakefield.com](http://cushmanwakefield.com)

**PROPERTY INFORMATION**

- Land Size: 31,233 SF
- Zoning: CBD-2
- Price: \$5,950,000;  
\$190/PSF Land
- Folios: 185229-0000 and 185225-0000

**PROPERTY HIGHLIGHTS**

- Easy access and great visibility to/from Selmon Expressway.
- Walking distance to Amalie Arena and many points of interest.
- Excellent development opportunities include hotel, retail, medical office, mixed use and multi-family residential.
- Centrally located in CBD and surrounded by Ybor City, Channel District and Tampa Heights.
- **Vinik Development:** A 30+ acre, \$1 billion dollar proposed investment located approximately 500 feet south of the subject, will include approximately three million square feet of commercial and residential development, including a USF College of Medicine building and USF Heart Health Institute. [For more information, click here.](#)

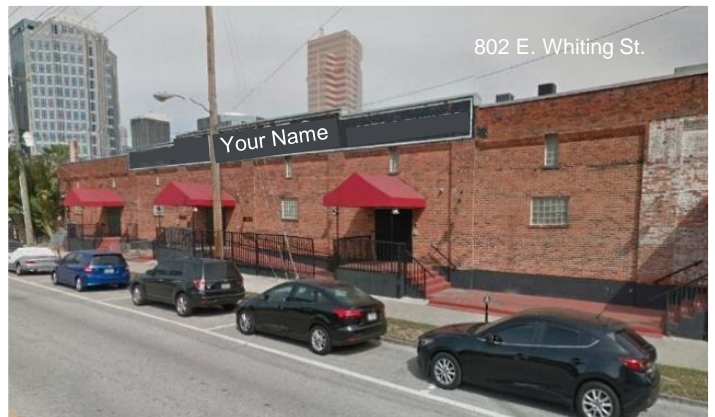


**802 E. Whiting Street, Tampa, Florida**

**817 E. Washington Street, Tampa, Florida**



Built 1985  
**Building SF: 12,200 SF**



Built 1921  
**Building SF: 20,000 SF Special Events**  
*(4 COP liquor license and FF&E not included, but available for purchase)*

**Nearby Points of Interest**



**Straz Center for the Performing Arts**



**Stetson Law School Campus, Tampa Heights / Downtown Tampa**

Florida's first law school with its main campus in St. Petersburg, and a three story, 73,000 sf satellite campus located in Tampa Heights; enrollment of 906 students.



**Tampa Theatre**, a city landmark named to the National Register of Historic Places in 1978, was built in 1926 as one of America's most elaborate movie palaces.



**Ybor City:** Named after Vicente Martinez Ybor who built a prosperous cigar-making operation first in Cuba, then in Key West, and by the mid to early 1880's moved his cigar business to Tampa. Ybor City became an eclectic mix of traditions, and earned the nickname "The Cigar Capital of the World".



**The Tampa Riverwalk and Historic Monument Trail:**

A 2.6 mile continuous waterfront corridor along the banks of the Hillsborough River and Garrison Channel linking five museums, seven parks and numerous hotels, restaurants and outdoor gathering places.



**University of Tampa Campus**

University of Tampa's Plant Hall was formerly Tampa Bay Hotel, built between 1888 and 1891 as a 5-story, 511-room hotel topped by Moorish minarets, domes and cupolas. This private university serves more than 8,037 undergraduate and graduate students. Plant Hall remains a symbol of the city and its history, and the foundation of a 105-acre, 58-building campus.



**Channelside Plaza:** A residential and entertainment district with notable attractions including the Tampa Port Authority, Florida Aquarium, and Channelside Plaza.



**Vinik Development:** A 30+ acre, \$1 billion dollar proposed investment to include approximately three million square feet of commercial and residential development, including a USF College of Medicine building and USF Heart Health Institute. [For more information, click here.](#)



**Center for Advanced Medical Learning & Stimulation (CAMLs):** A 90,000 square foot, state of the art, three story facility offering world class education, training and research.



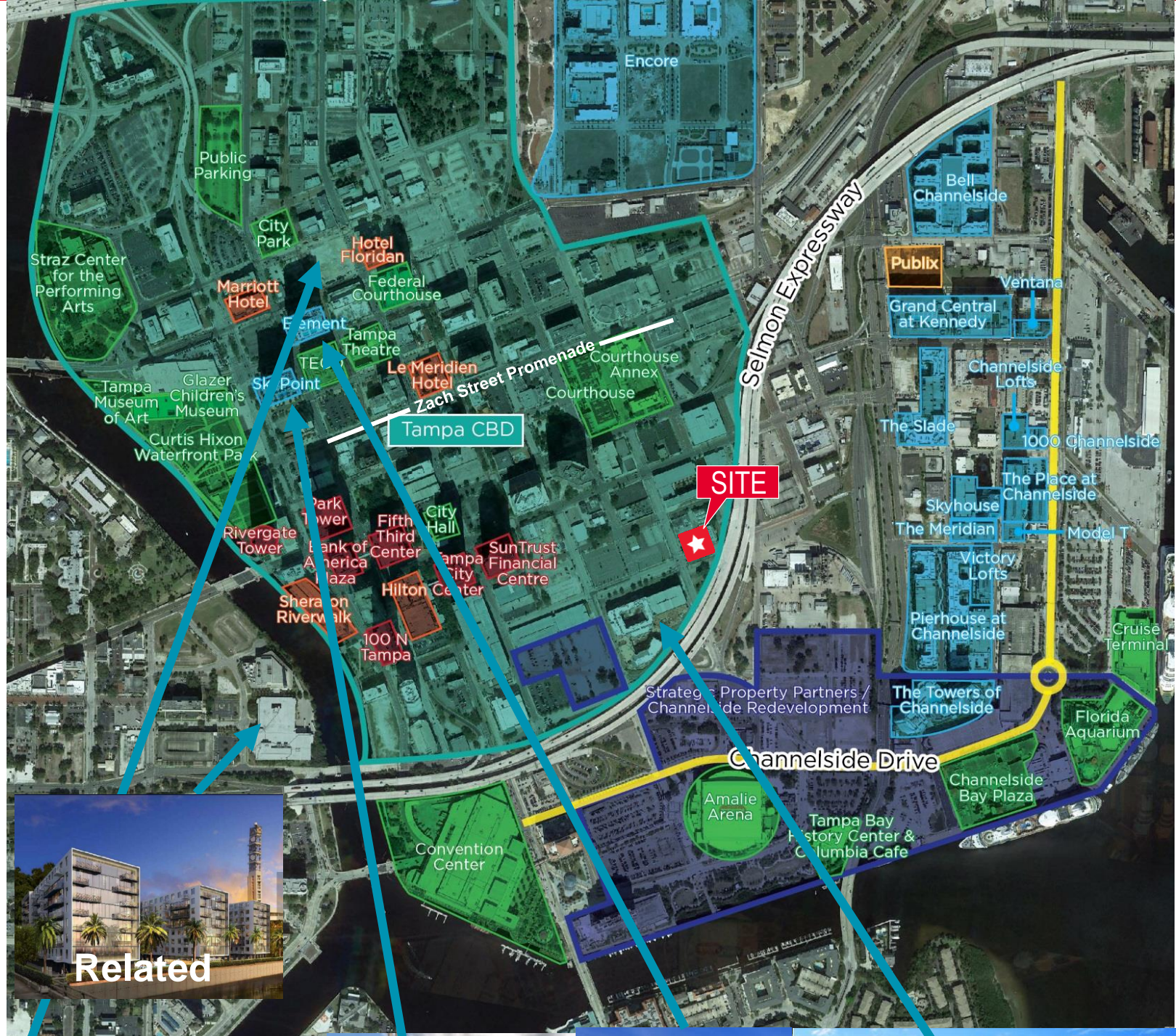
**Encore:** A 40+ acre mixed use redevelopment consisting of multifamily, retail, office and hotel.



**Port Tampa Development:** A proposed 45 acre redevelopment to include over nine million square feet of residential, retail, office, hotel, central park, marina, and multi-purpose cruise ship terminal; \$1.5 billion estimated investment. [For more information, click here.](#)



**FOR SALE - CBD DEVELOPMENT OPPORTUNITY**  
**802 E. WHITING ST. &**  
**817 E. WASHINGTON ST.**  
Tampa, Florida





**Restaurants & Shops:**

- |  |   |  |  |  |   |
|--|---|--|--|--|---|
| <p><b>1</b> Taps Wine and Beer<br/>             Anise Global Gastrobar<br/>             Tampa Bay Pizza Company Falafel Inn<br/>             Pub<br/>             Duckweed Urban Market<br/>             Kahwa Coffee<br/>             Flybar &amp; Restaurant</p> | <p><b>2</b> First Watch<br/>             Bamboozle Café<br/>             Moxies Café<br/>             L'Eden Café<br/>             Samaria<br/>             Eddy &amp; Sams Pizza<br/>             Spain Restaurant<br/>             Urban Cantina<br/>             Subway<br/>             Pita Republic<br/>             Natures Table<br/>             Malio's</p> | <p><b>3</b> CVS<br/>             Taco Bus<br/>             Holy Hog BBQ<br/>             Crumb &amp; Cork<br/>             Urban Juice co.<br/>             The Jerk Hut<br/>             Bavaro's Pizza<br/>             Remax<br/>             Jimmy John's<br/>             Pita Pit<br/>             Paninoteca<br/>             Thia Cafe</p> | <p><b>4</b> Fitlife Foods<br/>             Tropical<br/>             European Wax Center<br/>             Smoothie Café<br/>             Tampa Salad Company<br/>             Nathans Famous<br/>             Designing Eye's<br/>             Starbucks</p> | <p><b>5</b> TooJay's<br/>             Brueggers Bagels<br/>             Fusion Bowl<br/>             Ferg's Live<br/>             Yoeman's Cask &amp; Lion</p> | <p><b>6</b> Hooters<br/>             Hablo Taco<br/>             Fabrica Pizza<br/>             Orange Theory Fitness<br/>             District Tavern<br/>             Bamboozle Café<br/>             Victory Coffee<br/>             Powerhouse Gym<br/>             Massage Envy<br/>             Maloney's Irish Pub<br/>             Paul Mitchell Salon<br/>             Cena<br/>             Saint Leo University<br/>             Harbourside Animal Hospital</p> |
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