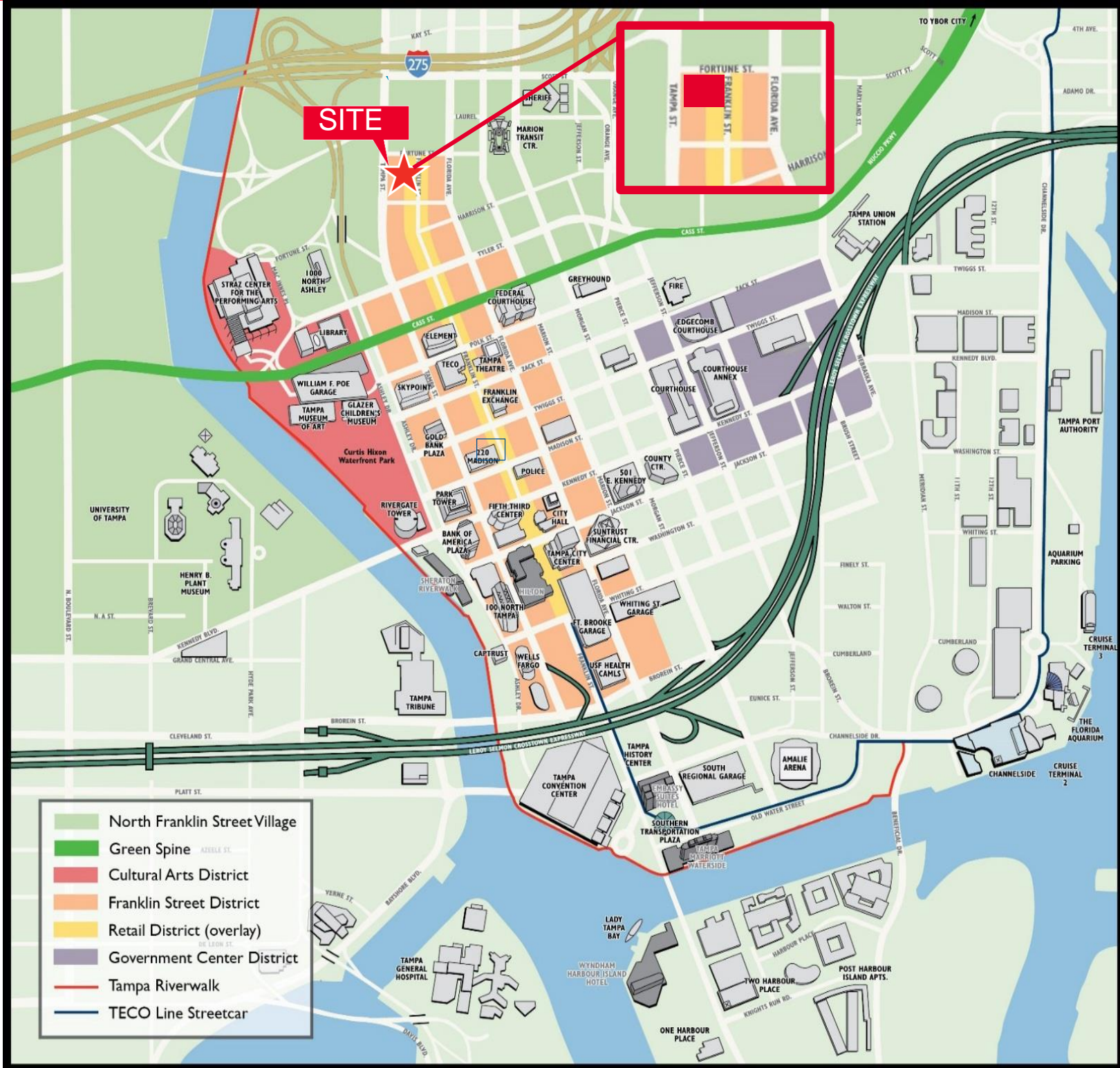




# FOR SALE

## 205 E FORTUNE STREET

### DOWNTOWN TAMPA CBD



For more information, please contact:

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**PROPERTY INFORMATION**

- Location: 205 E Fortune
- **Land Size: 18,060 SF; 105' x 172'**
- Zoning: CBD 1
- Folio Numbers: 192540, 192541, 192542, 192544
- **Price: \$2,400,000; \$133 PSF**

**PROPERTY HIGHLIGHTS**

- Prime development site
- Located within the North Downtown Village District along historic North Franklin Street.
- Easy access and great visibility to and from I-275 and I-4 .
- Walking distance to many points of interest.
- Excellent development opportunities include boutique hotel, office, medical and boutique residential.
- Excellent location for office, medical, boutique hotel or residential.
- Close to the Riverwalk, Curtis Hixon Waterfront Park, Tampa Theater, Performing Arts Center, Glazer Children's Museum of Art, Tampa Theater, Patel Conservatory, Florida Museum of Photographic Arts, and John F. Germany Public Library.
- NINE-15 located a few blocks south is under construction and will consist of a 23-story, 362-unit multifamily tower.

**DOWNTOWN TAMPA CBD MULTIFAMILY OVERVIEW**

- Current multifamily rents as high as \$2.70 PSF are the highest in the entire Tampa MSA.
- 1,154 multifamily units have been added in the last five years with 906 units under construction and another 1,867 units in development.
- Condo sales are returning to historic levels with 2 bedroom units selling as high as \$380 PSF.
- Over 58,500 people report to work in Downtown Tampa and traditional suburban tenants such as Masonite, Allegiant, Jacobs Engineering and New England Life are moving to the CBD.

**TAMPA CBD OFFICE MARKET OVERVIEW**

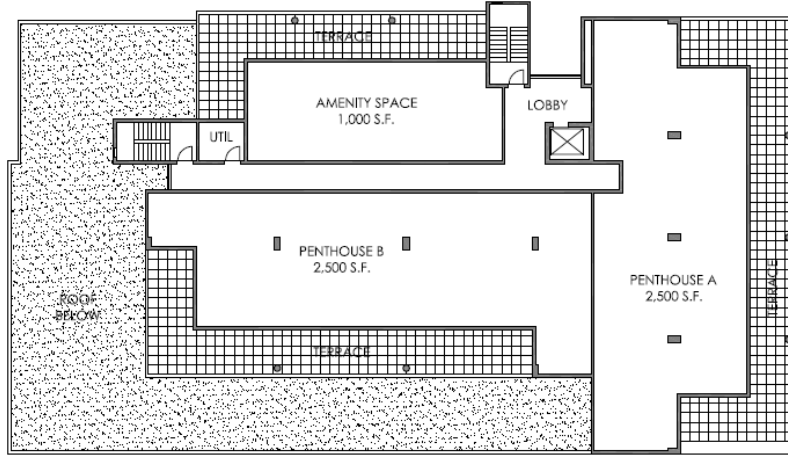
- The Tampa CBD consists of 6.4 million square feet of office space.
- 58,500 people work in the CBD with 14% of these people living downtown.
- At the end of Q3-2015, the vacancy rate in the CBD was 11.0%.
- With no new construction, rental rates in the CBD are expected to rise as vacancy continues to decline.

**RETAIL & AMENITIES:**

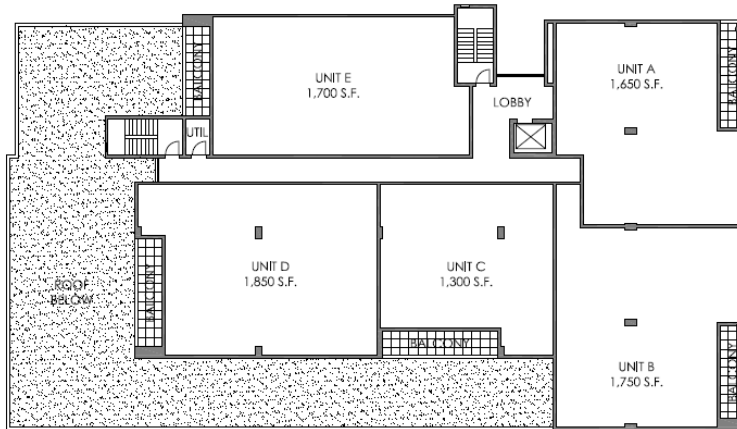
- Restaurants: 134 (81 serving dinner)
- Grocery stores: 1
- Drug stores: 1
- Retail stores: 50
- Fitness centers: 12
- Banks/credit unions: 17
- Places offering WiFi: 87

**Zack Street  
Promenade of  
the Arts**

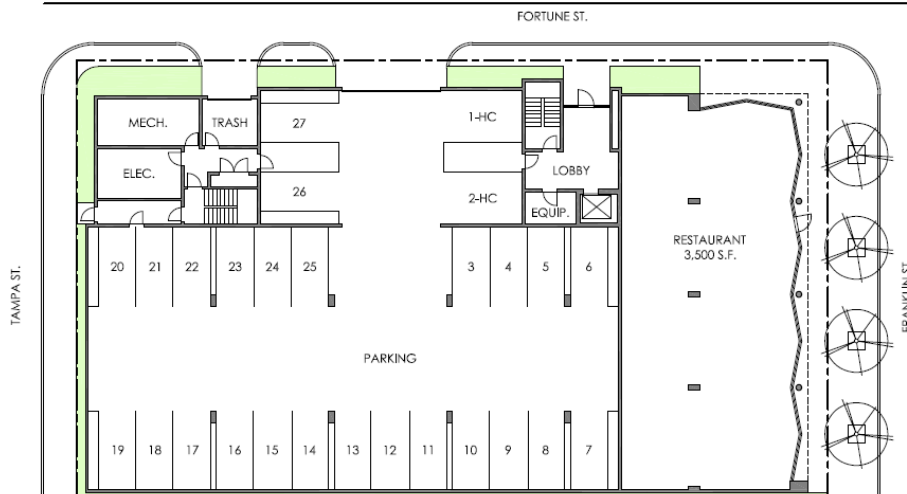
**Proposed Site & Floor Plans:**



**7th Floor Plan**  
 SCALE: 1" = 20'-0"



**2nd - 6th Floor Plan**  
 SCALE: 1" = 20'-0"



**1st Floor Plan**  
 SCALE: 1" = 20'-0"

### Nearby Points of Interest



**Straz Center for the Performing Arts**



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

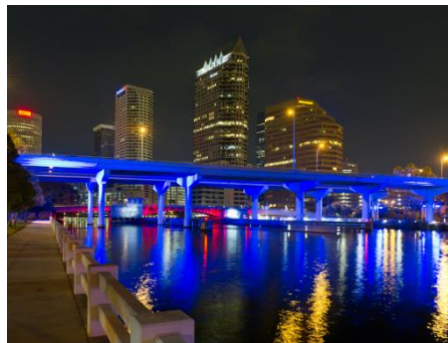
Florida's first law school with its main campus in St. Petersburg, and a three story, 73,000 sf satellite campus located in Tampa Heights; enrollment of 906 students.



**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.



**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.](#)



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



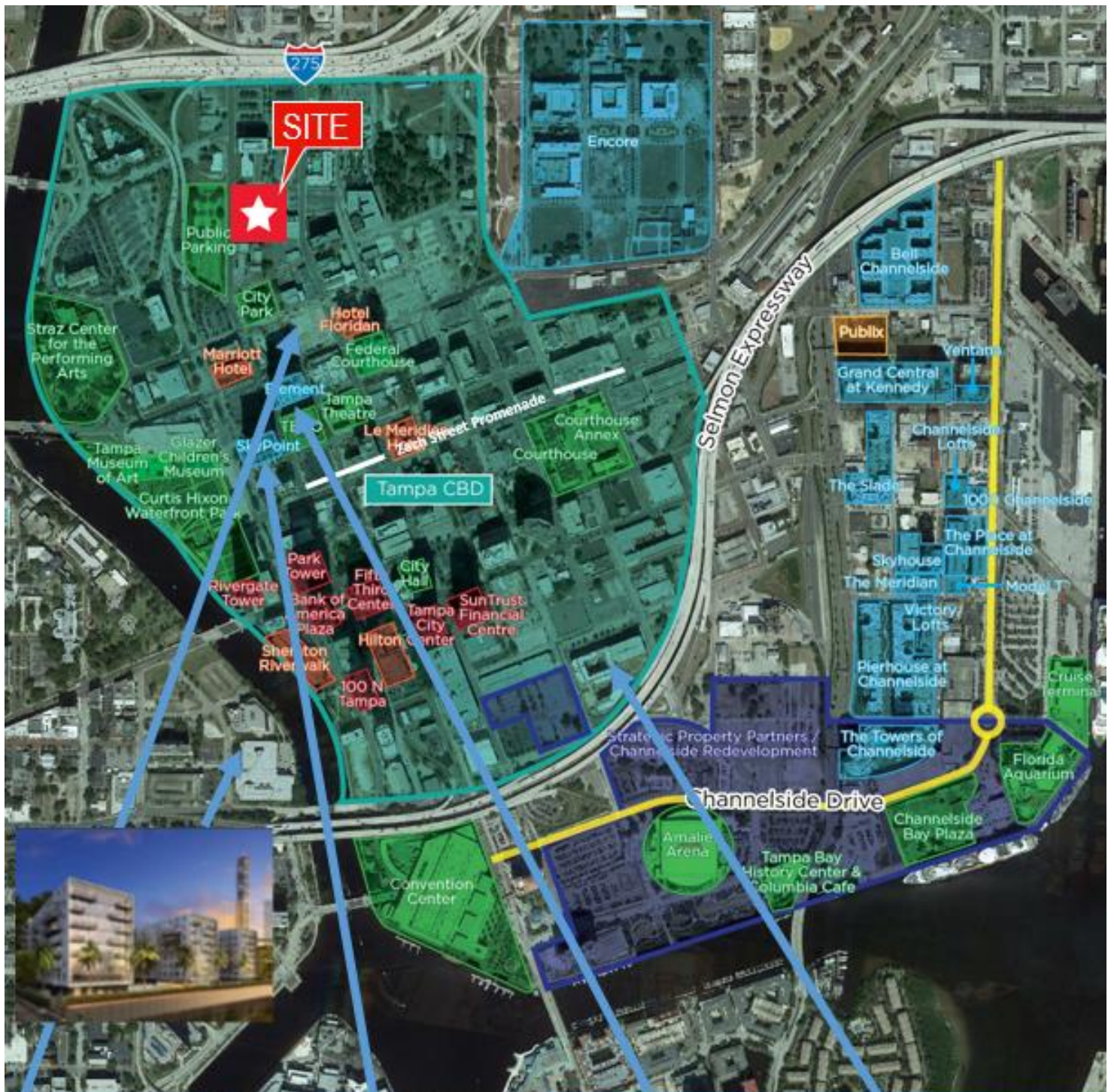
**Channelside Plaza:** A residential and entertainment district with notable attractions including the Tampa Port Authority, Florida Aquarium, and Channelside Plaza.



**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.



**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.](#)



**Nine 15**



**Skypoint**



**Element**



**Aurora 12**



### Restaurants & Shops:

- 1** Taps Wine and Beer  
Anise Global Gastrobar  
Tampa Bay Pizza  
Company Falafel Inn  
Pub  
Duckweed Urban Market  
Kahwa Coffee  
Flybar & Restaurant

- 2** First Watch  
Bamboozle Café  
Moxies Café  
L'Eden Café  
Samaria  
Eddy & Sams Pizza  
Spain Restaurant  
Urban Cantina  
Subway  
Pita Republic  
Natures Table  
Malio's

- 3** CVS  
Taco Bus  
Holy Hog BBQ  
Crumb & Cork  
Urban Juice co.  
The Jerk Hut  
Bavaro's Pizza  
Remax  
Jimmy John's  
Pita Pit  
Paninoteca  
Thia Cafe

- 4** Fitlife Foods  
Tropical  
European Wax Center  
Smoothie Café  
Tampa Salad Company  
Nathans Famous  
Designing Eye's  
Starbucks

- 5** TooJay's  
Brueggers Bagels  
Fusion Bowl  
Ferg's Live  
Yoeman's Cask & Lion

- 6** Hooters  
Hablo Taco  
Fabrica Pizza  
Orange Theory Fitness  
District Tavern  
Bamboozle Café  
Victory Coffee  
Powerhouse Gym  
Massage Envy  
Maloney's Irish Pub  
Paul Mitchell Salon  
Cena  
Saint Leo University  
Harbourside Animal Hospital