



## Property Information

- Location: Downtown Tampa
- Land Size: 44,100 SF; Entire City Block
- Zoning: CBD-1  
Appropriate for residential, office, commercial and mixed use development with an urban, pedestrian and transit-oriented development pattern.

## Existing Buildings

#	Address	Folio #	Building SF	Year Built
1	719 N Florida Avenue	193411	14964 GBA	1910
2	711 N Florida Avenue	193412	30000 GBA	1920
3	701 N Florida Avenue	193413	9230 GBA	1910
4	412 E Zack Street	193410	37312 GBA	1922, 1924, 1949, 1952

## Rare Downtown Opportunity

Cushman & Wakefield is pleased to offer this stand out development opportunity for new construction and/or adaptive reuse.

This is a great location for mixed use development of boutique hotel, retail, multifamily and/or creative office. Situated along highly visible and accessible Florida Avenue, Marion Street Transitway, and Zack Street Promenade of the Arts.

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	16,086	107,412	231,890
<b># of Housing Units</b>	7,559	48,972	102,348
<b>Median Age</b>	31.7	36.8	37.9
<b>Average Income</b>	\$78,418	\$79,387	\$80,414



**Opportunity Zone Investment!**

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#	Major Points of Interests
1	Amelie Arena
2	Armature Works
3	Tampa Convention Centre
4	Tampa River Walk
5	Port of Tampa
6	University of Tampa

## Market Overview

### Hotel

- 15 hotels
- Roughly 3,600+ rooms
- The JW Marriot at Water Street is currently under construction and is the first of three hotels to be included in the Water Street development. By 2021 the Marriott Edition will open, bringing the first 5-Star hotel to the Tampa area. Edition will be a 173-room boutique hotel located directly across from Amalie Arena.

### Multifamily

- Current multifamily rents, as high as \$2.50 per square foot, are some of the highest in the entire Tampa Bay MSA.
- 2,675 units have been added in the last five years with 844 units under construction.
- Condo sales are returning to historic levels with 2 bedroom units selling as high as \$530 per square foot.
- Riverwalk Tower will be the newest condo development in Downtown Tampa, with asking prices ranging from \$600,000 to \$2,000,000 million.

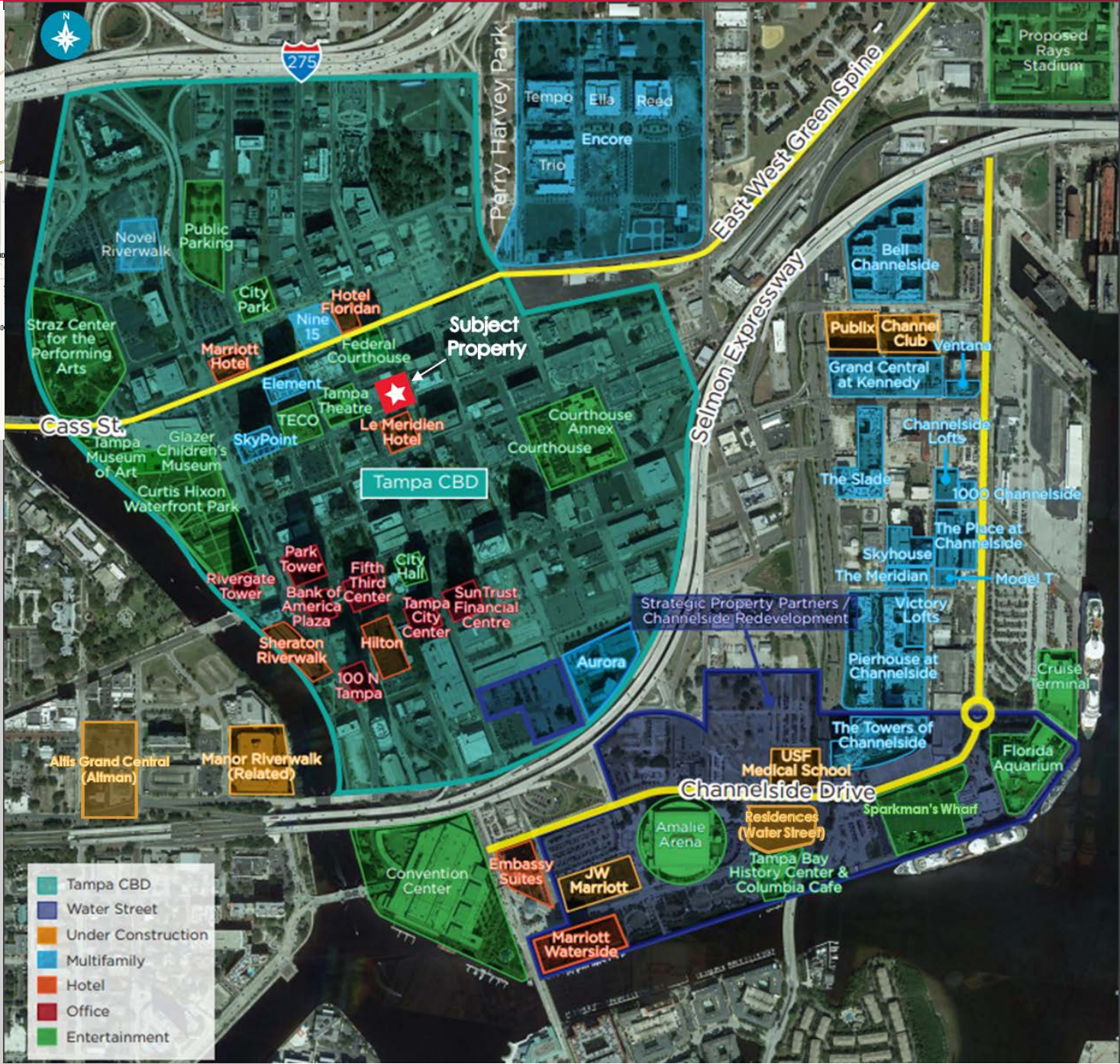
### Office

- Tampa CBD consists of 6.0 million square feet of office space.
- At the close of 2018, the CBD vacancy rate was 9.5%, down - 420 basis points year-over-year.
- Rental rates in the CBD are expected to rise as vacancy continues to decline.
- Sparkman Wharf started construction on its 180,000 sf office component in 4Q18 with an estimated completion in early 2020.
- Rents in new buildings are quoted at per square foot rates in the low to mid \$40's.





**FOR SALE**  
**FULL CITY BLOCK**  
 Downtown Tampa



For more information, contact:

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**Co-Broker fee is 1%**

- Tampa CBD
- Water Street
- Under Construction
- Multifamily
- Hotel
- Office
- Entertainment