



TAMPA
CITY CENTER

TAMPA'S MOST
CONNECTED
EXPERIENCE

201 N. FRANKLIN ST. TAMPA, FLORIDA 33602

BANYAN STREET
CAPITAL



CUSHMAN &
WAKEFIELD

An Iconic Experience

Downtown Tampa's most iconic, Class A office tower continues to raise the bar for the modern tenant experience. Located squarely in the heart of Tampa's Central Business District, Tampa City Center offers unbeatable access to the city's best destinations. The 38-story tower offers a great on-site experience with a series of exciting amenities.

PROPERTY HIGHLIGHTS



Located in the center of the Tampa CBD.



Upgraded common areas, retail options and more.



Direct skybridge access to parking garage and Hilton Tampa.



Convenient dining, fitness, The University Club and conference on-site.



Walking distance to dining and entertainment venues.



Quick access to all major area highways, city transit and bike share stands.



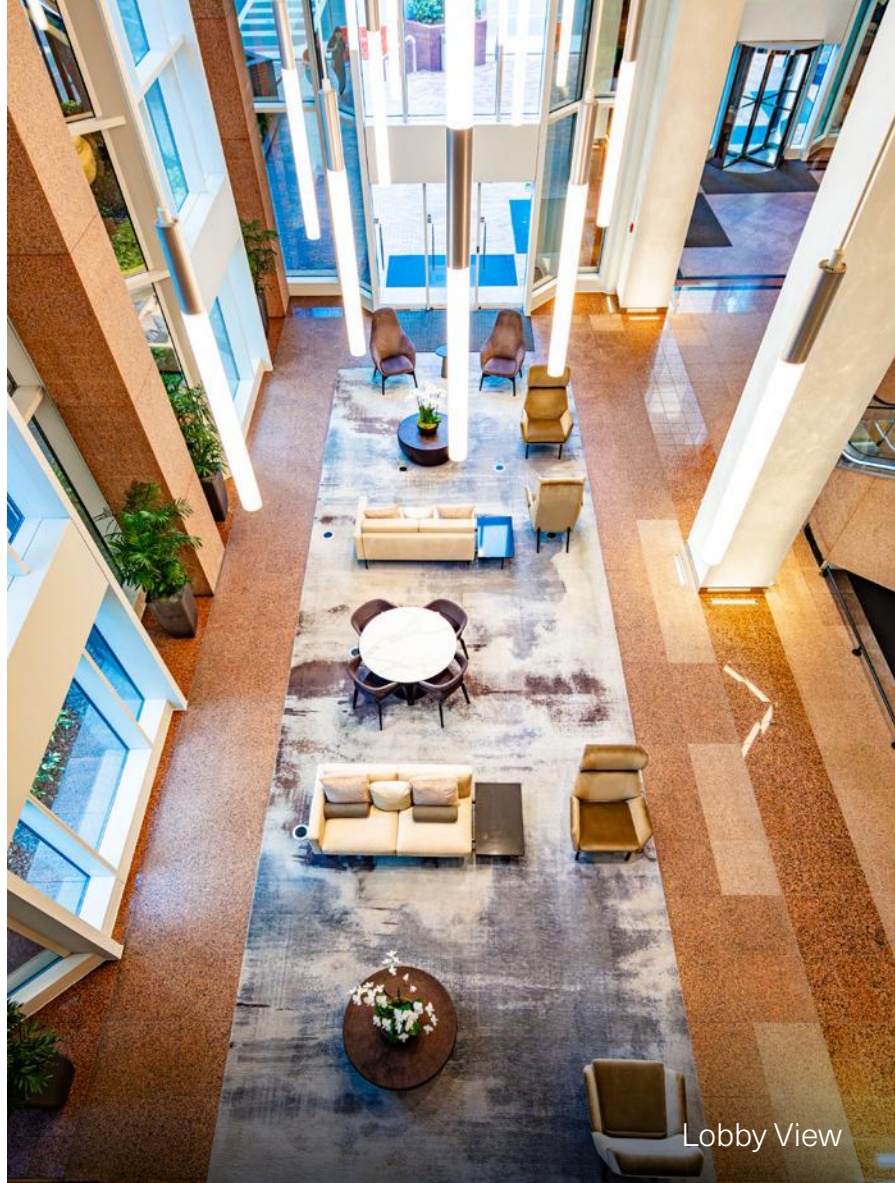




Conference Room



Blind Tiger Coffee Roasters



Lobby View

An All-Inclusive Destination

From your morning roast to an eclectic offering of on-site dining, convenient access to Tampa's largest parking garage and everything in between, Tampa City Center features amenities for every occasion. Explore everything that makes this Class A workplace an all-inclusive destination, designed for today's evolving workforce.

ON-SITE AMENITIES

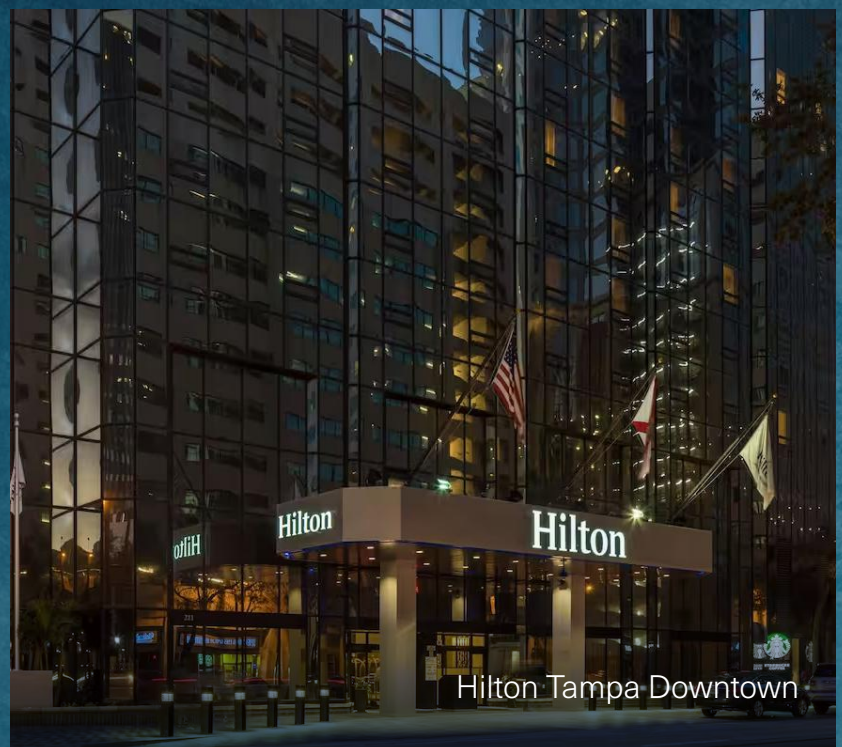
- Hilton Tampa Downtown
- 2,500+ space Fort Brooke parking garage
- Destination Dispatch Elevators
- University Club of Tampa
- Blind Tiger Coffee Roasters
- Santos Kitchen + Lounge
- OnARoll Sushi
- Visit Tampa Bay store
- Esplanade – shaded outdoor space with large fountain
- First Horizon
- Starbucks
- 211 Restaurant and Lounge
- Smile Design Dentistry
- Downtown YMCA Fort Brooke
- Florida Wellness Group



The University Club

HILTON DOWNTOWN TAMPA AMENITIES

Connected by covered skybridge, Tampa City Center offers unparalleled access to the hospitality of Hilton Downtown Tampa. Whether hosting out-of-town visitors, taking clients out to lunch or holding large events, the Hilton provides tenants with seamless accommodations.



Hilton Tampa Downtown



Tampa ST
300 North

ONE WAY
→



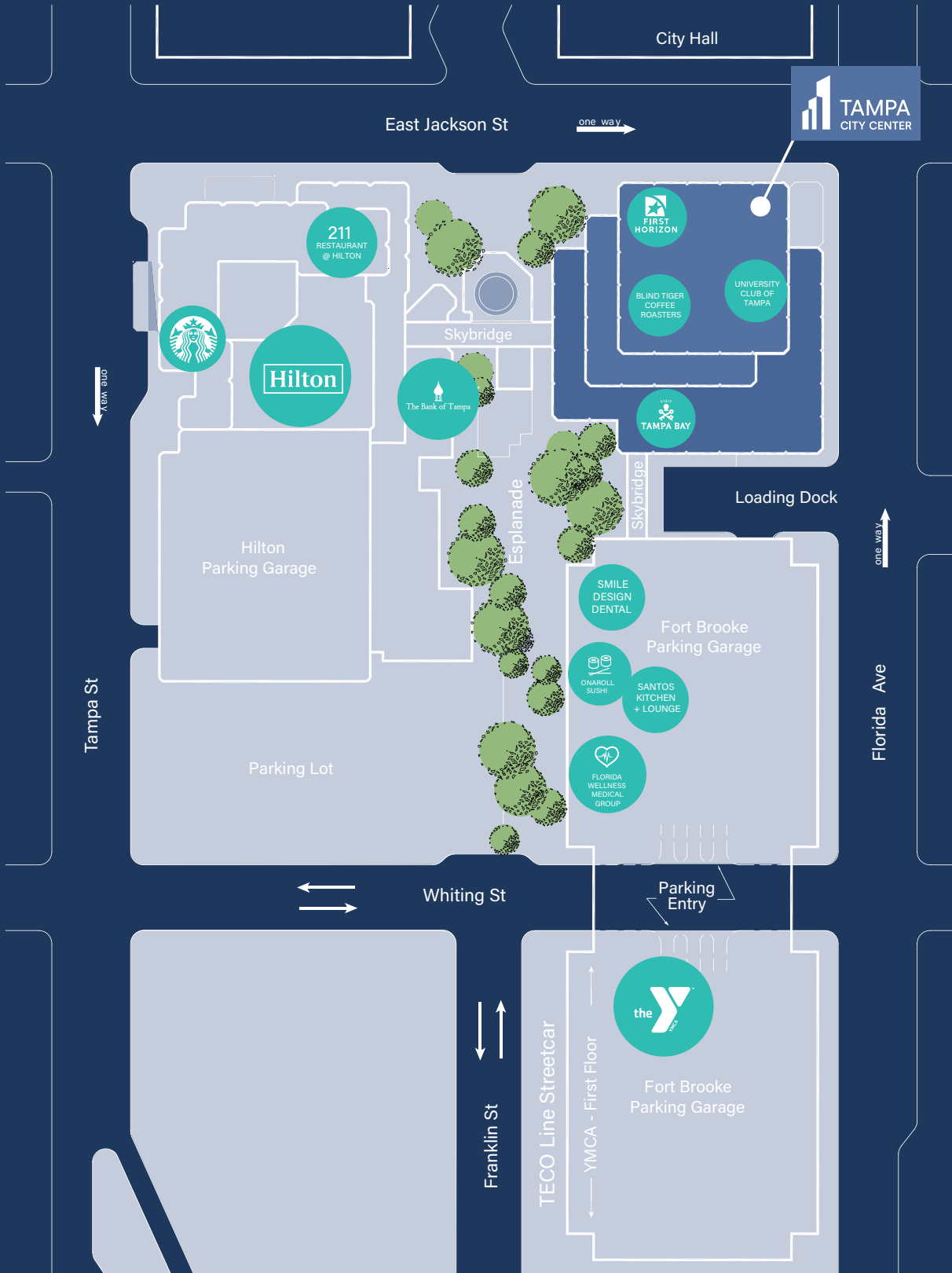
ONE WAY
→

SIGNALS
SET FOR
30
M.P.H.

Hilton

Hilton

Site Plan



Upgrading the Tenant Experience



Blind Tiger Coffee Roasters



Santos Kitchen + Lounge



Blind Tiger Coffee Roasters



Santos Outdoor Seating



Esplanade

Recent Lobby Renovations



Lobby



Lounge Area



Seating Area

The Epicenter of Work & Play

Surrounded by Tampa's most exciting destinations, Tampa City Center offers the opportunity to experience high-end dining, world-class entertainment, professional sports and so much more by foot, bike, bus or trolley. Whether spending an evening on Water Street, catching a game at Amalie Arena or heading home after work, TCC's commuter-friendly location ensures you're never far from your destination.

HOTEL

- 1 ALOFT
- 2 HILTON
- 3 HYATT
- 4 HYATT HOUSE
- 5 HOTEL TAMPA RIVERWALK
- 6 LE MERIDIEN
- 7 EMBASSY SUITES
- 8 JW MARRIOTT TAMPA
- 9 MARRIOTT TAMPA WATER STREET

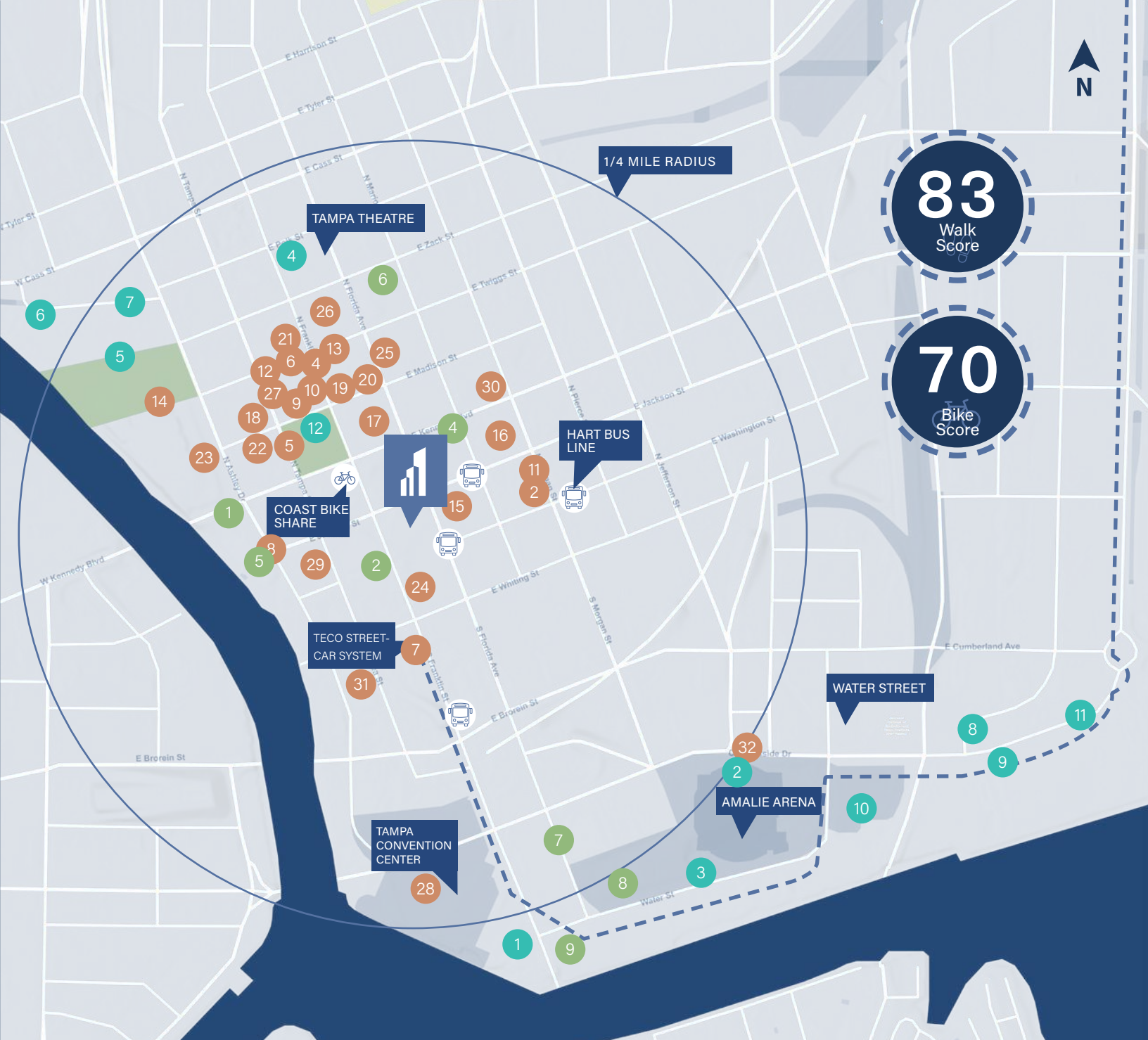
DINING

- 1 NATURE'S TABLE
- 2 YEOMAN'S CASK & LION
- 3 HATTRICKS
- 4 BAVARO'S
- 5 BUDDY BREW COFFEE
- 6 SOFRESH
- 7 HATTRICKS
- 8 RIVER'S EDGE
- 9 URBAN CANTINA
- 10 SUBWAY/PITA'S REPUBLIC
- 11 YEOMAN'S TOPGOLF SWING SUITE
- 12 EDDIE AND SAM'S N.Y. PIZZA
- 13 DIO MODERN MEDITERRANEAN
- 14 FOUR GREEN FIELDS
- 15 TOP SHELF SPORTS LOUNGE
- 16 BRUEGGER'S BAGELS
- 17 MOXIES CAFÉ AND CATERER
- 18 CHEZ FABY
- 19 VALE FOOD CO

- 20 TACO HOLIC/ JERK HUT JAMAICAN EXPRESS
- 21 JIMMY JOHN'S/ ANCHOR TAVERN/
BAY BURGER BAR/ BAVARO'S PIZZA
- 22 FIRST WATCH
- 23 MALIO'S STEAK HOUSE
- 24 ONAROLL SUSHI/ SANTOS KITCHEN
+ LOUNGE
- 25 SECRET GARDEN SALAD SHOP
- 26 CW'S GIN JOINT
- 27 SPAIN RESTAURANT AND TOMA BAR
- 28 HARPOON HARRY'S CRAB HOUSE
- 29 THE PINT AND BREW/ DEVITO'S ITALIAN/
TROPICAL SMOOTHIE CAFÉ
- 30 FUSION BOWL
- 31 THE CORNER CAFÉ & DELI
- 32 YARDHOUSE

ARTS & ENTERTAINMENT

- 1 TAMPA CONVENTION CENTER
- 2 AMALIE ARENA
- 3 WATER STREET
- 4 TAMPA THEATRE
- 5 CURTIS HIXON WATERFRONT PARK
- 6 TAMPA MUSEUM OF ART
- 7 GLAZER CHILDREN'S MUSEUM
- 8 TECO LINE STREETCAR SYSTEM
- 9 SPARKMAN WHARF
- 10 TAMPA BAY HISTORY CENTER
- 11 THE FLORIDA AQUARIUM
- 12 LYKES GASLIGHT SQUARE PARK



WALK & DRIVE TIMES





TAMPA CITY CENTER

FOR MORE INFORMATION ON
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