



GRAND CENTRAL at KENNEDY

For Lease

1208 E Kennedy Blvd. | Tampa, FL

Suite 230-B | 2,290 SF

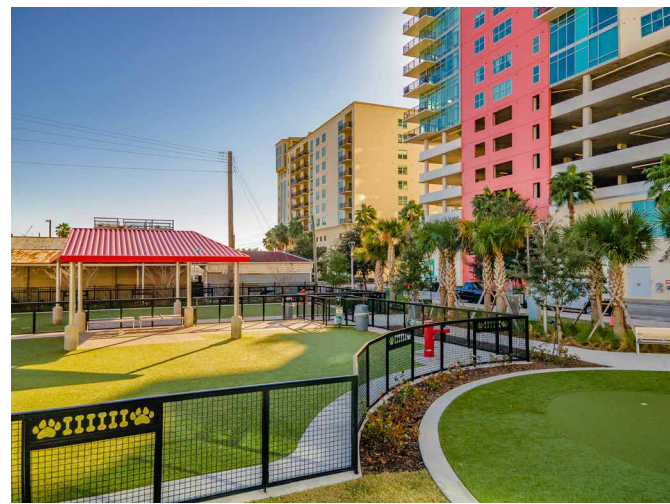
Asking Rate: \$45/SF

(Net of Electric & Janitorial)



Experience the vibrant energy of Grand Central at Kennedy, a premier mixed-use destination with a sophisticated urban vibe in the heart of Tampa's Channel District. Colliers is proud to present this exceptional opportunity to lease office space within one of Tampa Bay's most sought-after developments.

Surrounded by an active courtyard featuring popular restaurants, outdoor bars, community events, and gathering spaces, Grand Central offers an unmatched live-work-play environment. The property is conveniently walkable to Water Street, Sparkman Wharf, the Tampa Riverwalk, Madison Street Park, Publix, Benchmark Arena, and the TECO Streetcar, providing seamless access throughout Downtown Tampa and Historic Ybor City.



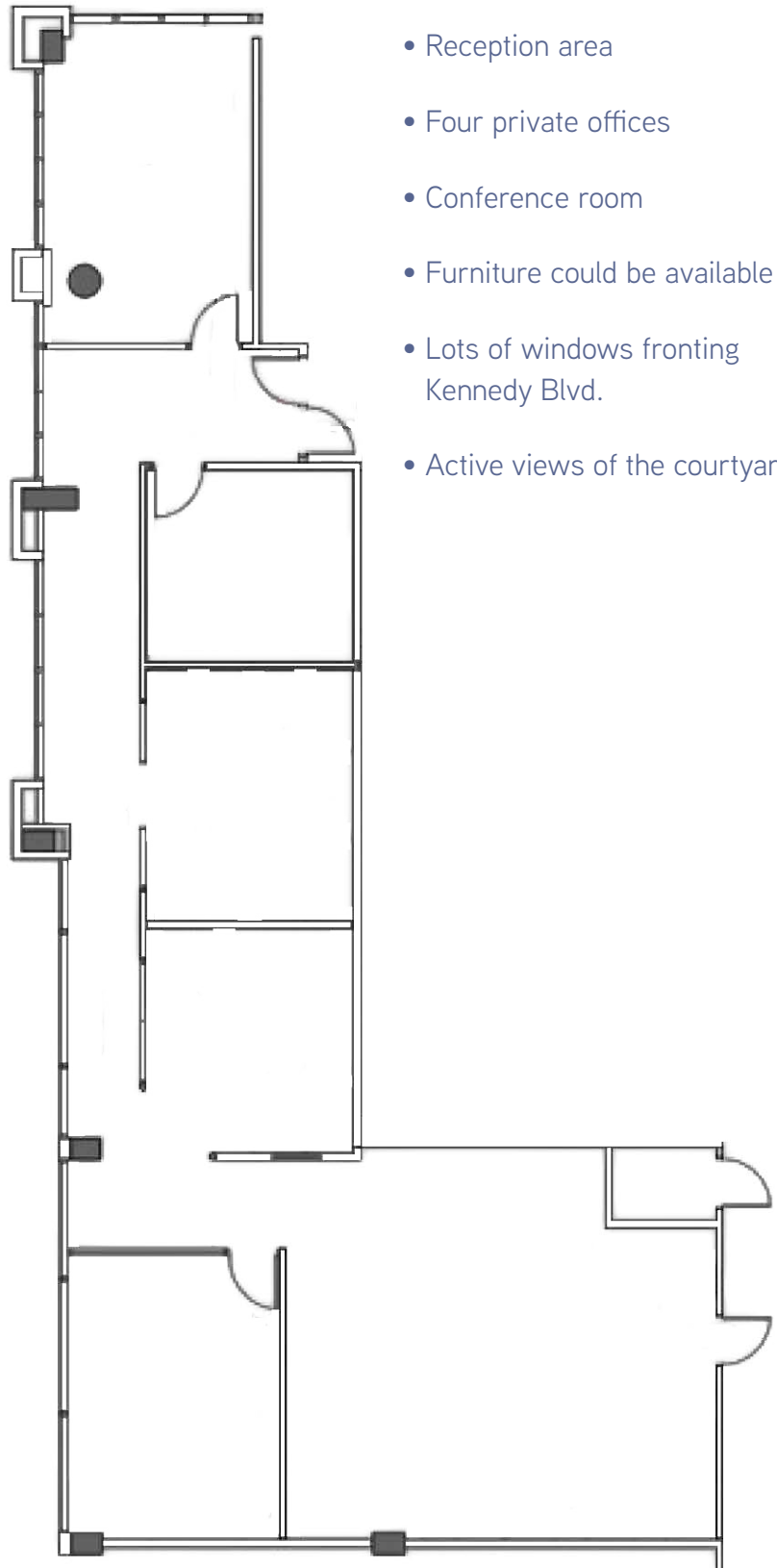
Colliers

Accelerating success.

Suite 230-B | 2,290 SF

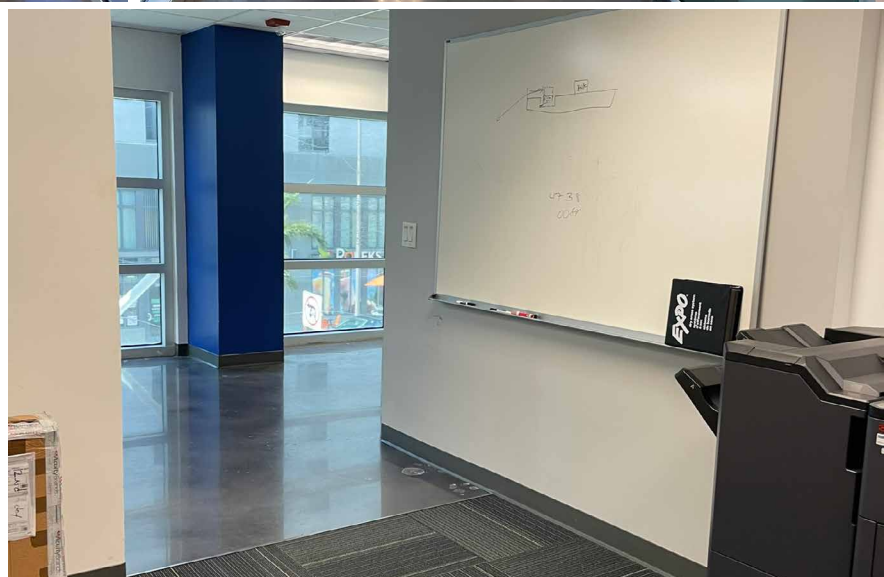
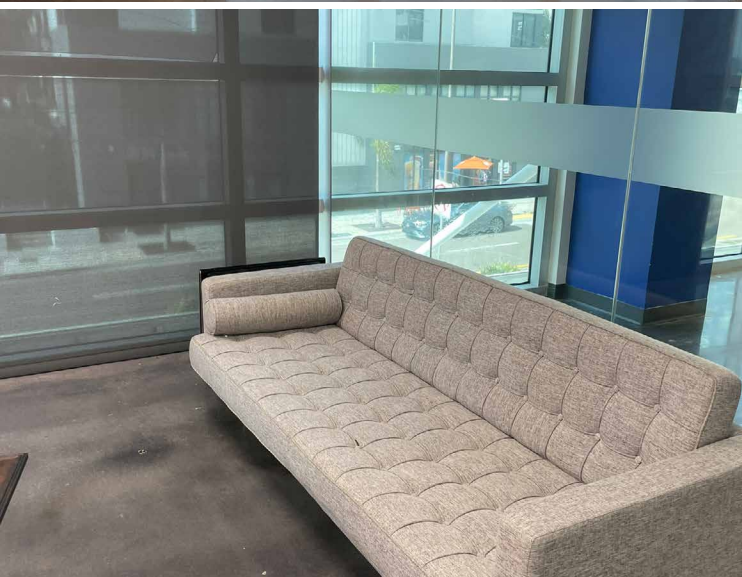
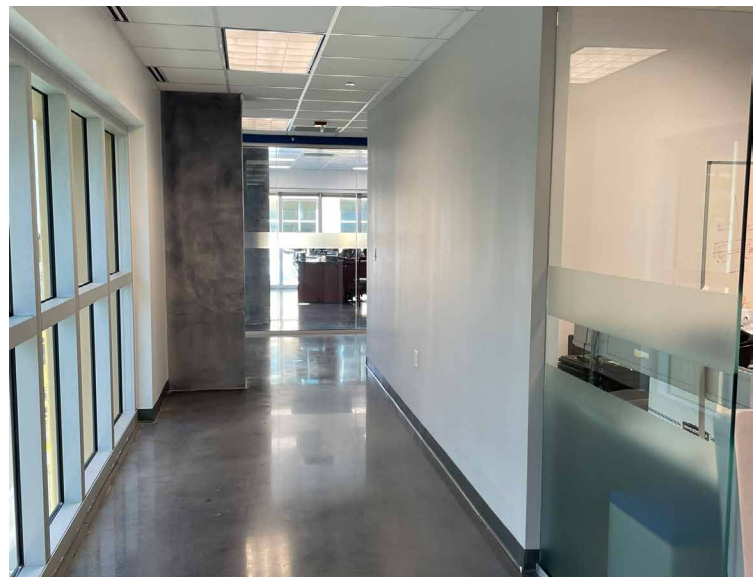
Property Highlights

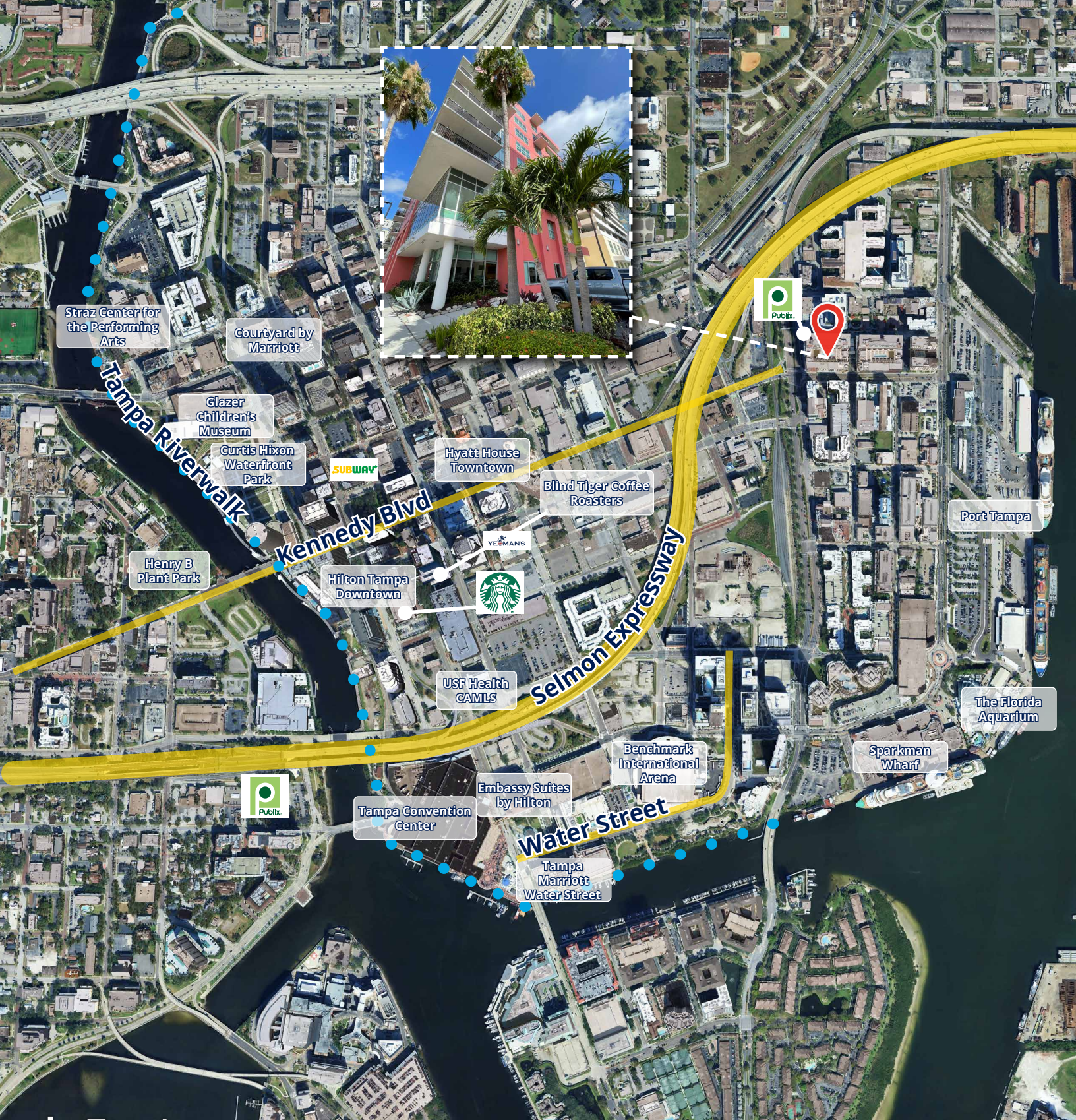
- 108,969± SF of premier dining, retail, entertainment, and nightlife at street level.
- 392 luxury residential units beginning on the third floor.
- Sweeping views of Downtown Tampa and the thriving Channel District.
- Exceptional on-site parking ratio of 5/1,000 SF available on floors 3-5 - a rare amenity within Tampa's Urban Core.
- Adjacent to Publix for ultimate convenience.
- Complimentary two-hour visitor parking.
- Secured property with integrated security and camera systems.
- 12,000 SF open-air retail courtyard featuring outdoor seating, restaurants, bars, and lifestyle amenities.
- Courtyard Retailers:
 - » Crunch Fitness
 - » Massage Envy
 - » CVS Pharmacy
 - » The Poke Company
 - » Ginger Beard Coffee
 - » Pour House
 - » Channelside Nail Salon
 - » District Cleaning Co.
 - » Stageworks Theatre
 - » And more!



Space Highlights

- Reception area
- Four private offices
- Conference room
- Furniture could be available
- Lots of windows fronting Kennedy Blvd.
- Active views of the courtyard





CONTACT



JOANNE LEBLANC, CPMC
 Vice President
 Office Services
 +1 813 871 8535
 joanne.leblanc@colliers.com

GEORGIA RYGIEL, CPMC
 Sr. Client Services Specialist
 Office & Land Services
 +1 813 391 8752
 georgia.rygiel@colliers.com