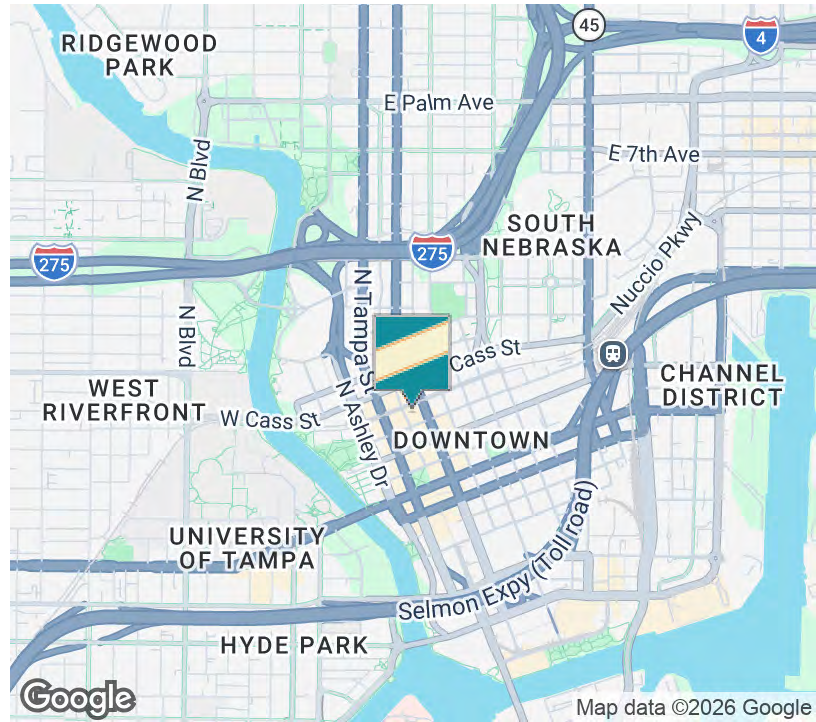




ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

TAMPA THEATRE HISTORIC OFFICE BUILDING



OFFERING SUMMARY

Available SF:	4,112 SF
Lease Rate:	\$9,000/month NNN (Available for Sale)
Year Built:	1926
Building Size:	4,112 SF
Renovated:	2010
Zoning:	CBD-1 CENTRAL BUSINESS DISTRICT
Market:	Tampa Metro
Submarket:	Downtown Tampa

PROPERTY OVERVIEW

A once-in-a-lifetime opportunity to lease or own the entire 8th floor of the iconic historic Tampa Theatre Office Building, one of the city's most photographed and celebrated landmarks. Situated in the heart of Downtown Tampa's Central Business District (CBD-1 zoning), this full-floor offering provides unmatched prestige, history, and visibility. Paintings, art, and merchandise have been inspired by this very building, underscoring its cultural and architectural significance.

Positioned just steps from Water Street, Riverwalk, the Convention Center, Sparkman Wharf, Amalie Arena, Gas Worx, The Edition Hotel, JW Marriott, and the Hillsborough County Courthouse, this location places owners and tenants at the epicenter of Tampa's booming urban core. The property's proximity to Ybor City, Tampa General Hospital, University of Tampa, and multiple law, medical, and financial institutions makes it ideal for professional, legal, or medical office users — or for investors seeking a true "trophy" asset in one of Florida's fastest-growing downtown markets.

Operating expenses are \$8.66/SF for the entire 8th floor of this Downtown Tampa office building. Utilities are included in the association fees in the operating expenses.

Lease or purchase this space and secure a piece of Tampa's history while capitalizing on its next wave of growth.

Kari L. Grimaldi/ Broker

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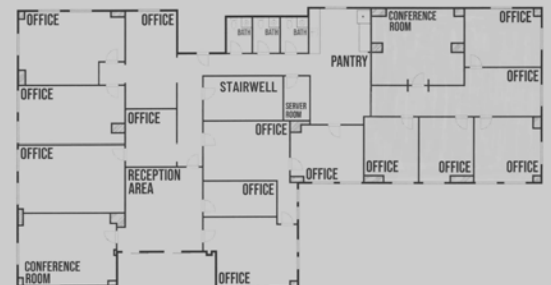
COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- A rare full-floor opportunity in the iconic Tampa Theatre Office Building
- Available for Lease or Sale
- Prestigious downtown Tampa CBD location (CBD-1 zoning) with unmatched brand presence
- Approx. 4,112 SF of fully built-out, move-in-ready office space
- Private elevator access opening directly into the suite for maximum security and exclusivity
- 10 private offices plus multiple conference rooms and support/admin workstations
- Dedicated reception and waiting area creating a strong first impression for clients
- Three private restrooms located on the floor for tenant convenience
- Large kitchen and break room ideal for staff and client meetings
- Dedicated IT / data room and additional storage areas
- Historic architectural character combined with modern infrastructure and fiber connectivity
- 24-hour secure building access with professional on-site management
- Surrounded by top restaurants, hotels, entertainment, and Tampa Riverwalk amenities
- Excellent walkability and visibility in the heart of downtown Tampa
- Minutes from Water Street, Amalie Arena, Convention Center, and major highways
- Ideal for legal, financial, professional, creative, or medical office users
- Outstanding value for a full-floor downtown office virtually impossible to replicate at this price point



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PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Now available for lease, the entire 8th floor office suite in the historic Tampa Theatre Office Building offers a rare opportunity for an occupier seeking a prestigious downtown address with character and visibility. Ideally situated in Tampa's Central Business District (CBD-1 zoning), the space features approximately 4,112 SF of thoughtfully configured workspace with 10 private offices, two conference rooms, a welcoming reception area, three restrooms, a large kitchen/break room, data/IT room, and multiple support/admin stations all accessible directly from private elevator lobbies.

With excellent walkability and surrounded by premier restaurants, hotels, entertainment venues, and waterfront amenities, this space is perfectly suited for professional, legal, creative, or medical office users looking to elevate their brand presence in one of Florida's most dynamic urban cores. Easy access to major highways, transit routes, and key destinations such as Water Street, Riverwalk, the Convention Center, and Amalie Arena enhances convenience for employees and clients alike.

Historic architectural details, modern infrastructure (including fiber connectivity and controlled access), and competitive lease terms make this a standout offering in the Tampa market.



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PARKING DESCRIPTION

PARKING DESCRIPTION

Unmatched Accessibility & Parking at 707 N Franklin:

707 N Franklin offers a rare combination of private convenience and high-density public parking, ensuring effortless access for staff and clients in the heart of Downtown Tampa.

- **Exclusive On-Site Parking:** The building features a private 10-space surface lot dedicated for tenant use, a highly sought-after amenity in the urban core.
- **Immediate 1-Minute Walk:** * Theatre Lot (L12): Directly adjacent to the building for maximum convenience.
- **Maas Lot (L13):** Located half a block south, serving the immediate 700-block corridor.
- **N. Florida Ave Lot (L05):** Just one block east, providing rapid turnover spaces.
- **Major Urban Garages (3-5 Minute Walk):** * William F. Poe Garage: Over 900 spaces available for high-volume staff needs.
- **Fort Brooke Garage:** The city's primary business hub garage, offering over 2,500 spaces and reliable hourly/monthly rates.
- **Premium Visitor Perks:** Steps away from valet services at the Gin Joint and surrounded by ParkMobile street parking for quick client arrivals.

707 N Franklin: The intersection of historic character and modern logistical ease.



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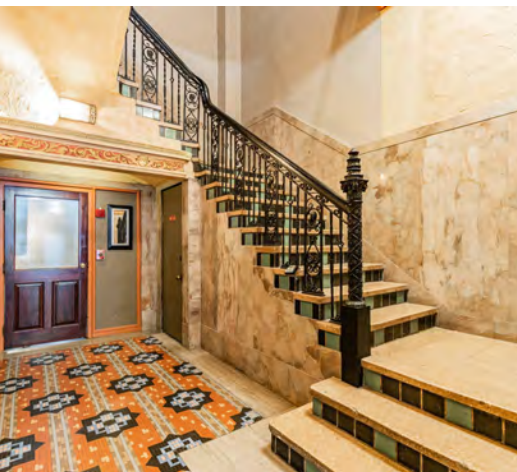
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BUILDING PHOTOS



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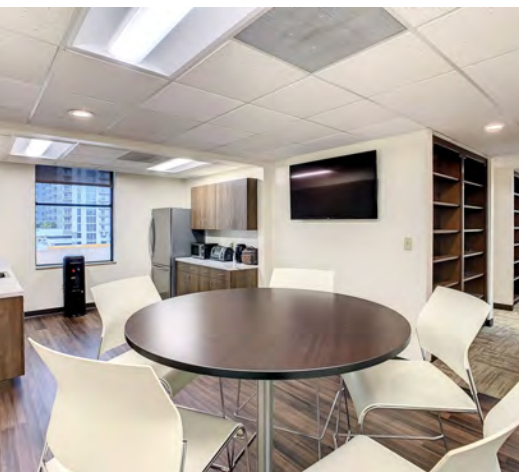
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ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

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INTERIOR PHOTOS 1 - (OFFICES HAVE DOWNTOWN VIEWS)



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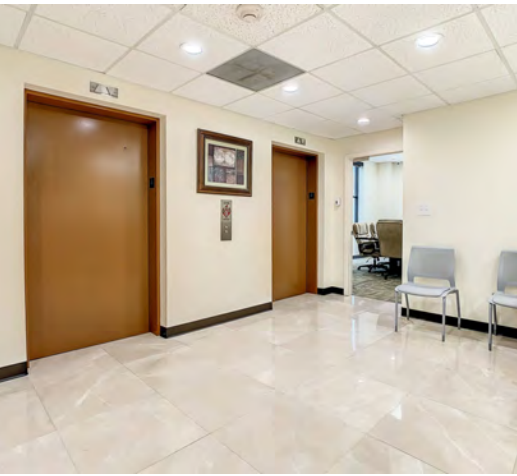
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INTERIOR PHOTOS 2 - (OFFICES HAVE DOWNTOWN VIEWS)



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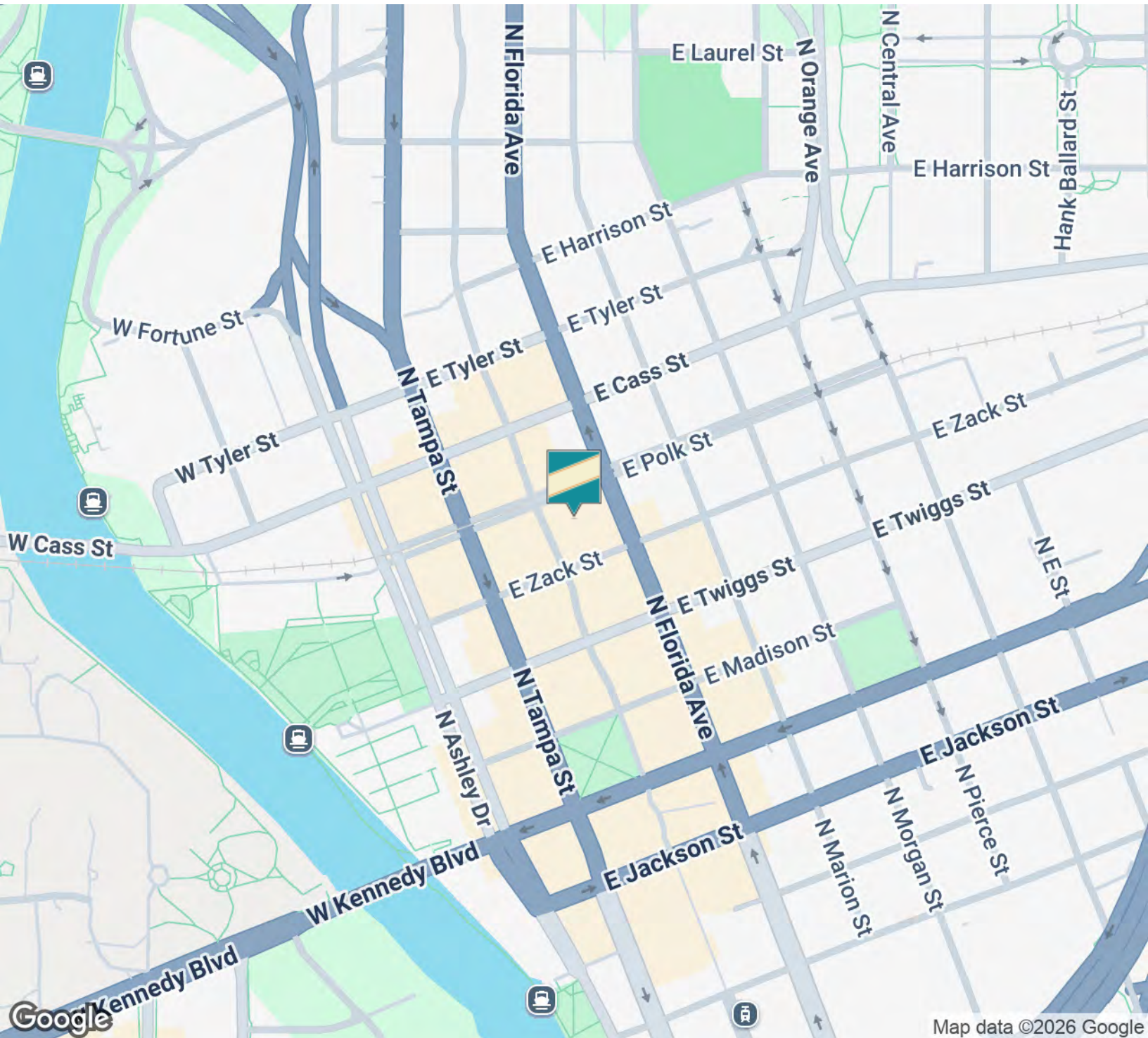
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LOCATION MAP



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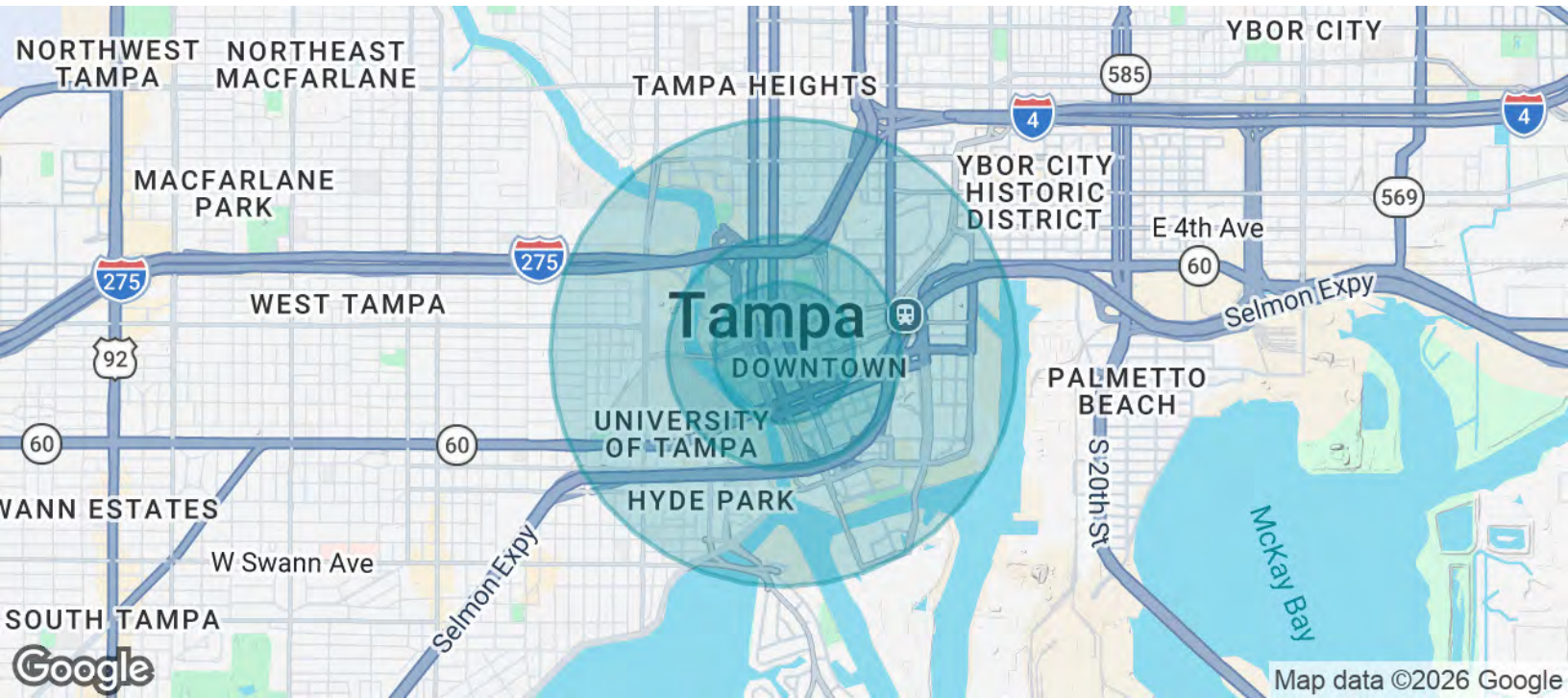
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ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,058	6,576	26,747
Average Age	39	38	37
Average Age (Male)	39	38	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,260	3,489	12,570
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$129,959	\$100,147	\$106,761
Average House Value	\$431,926	\$382,470	\$479,454

2020 American Community Survey (ACS)

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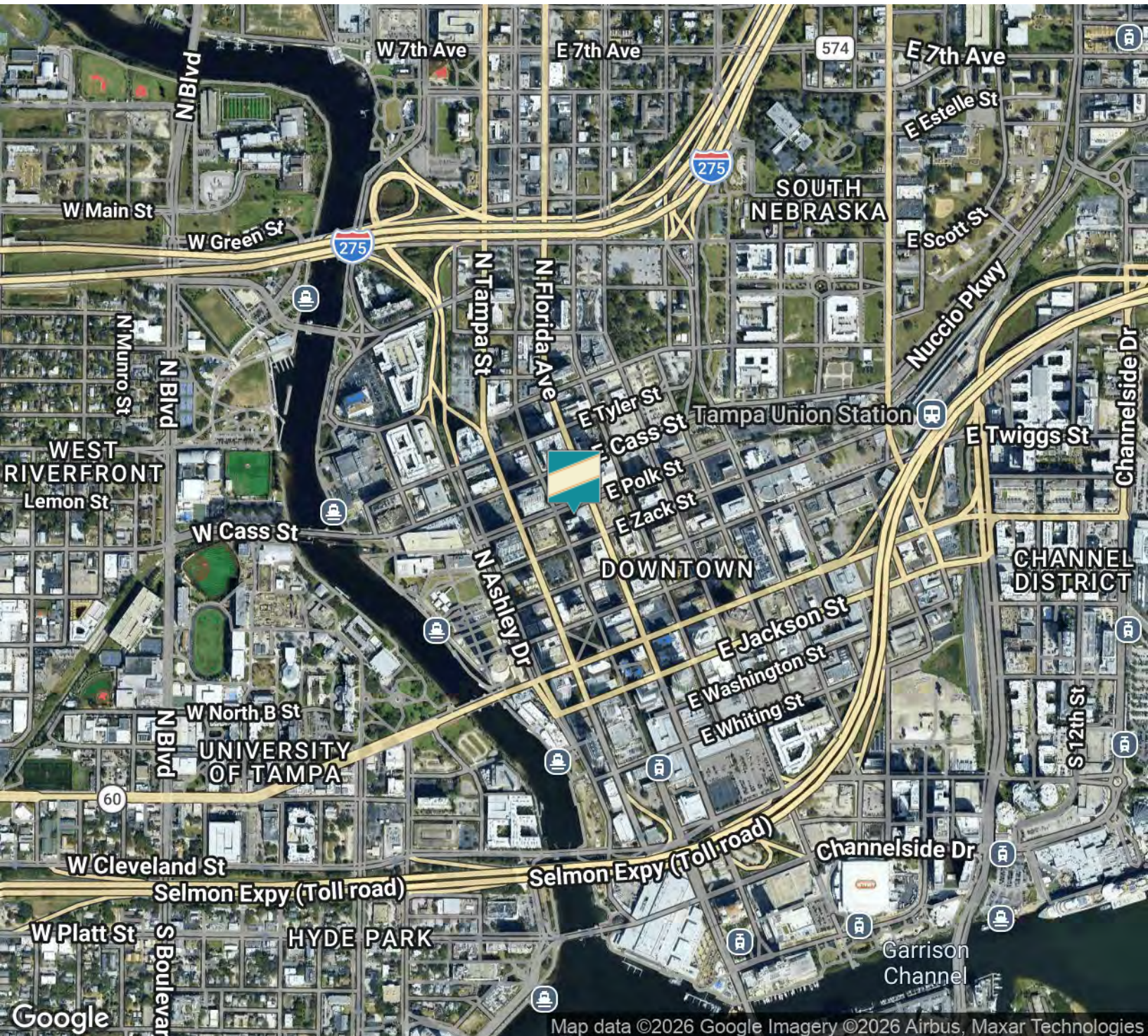
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AERIAL MAP



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ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

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ADVISOR BIO

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President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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