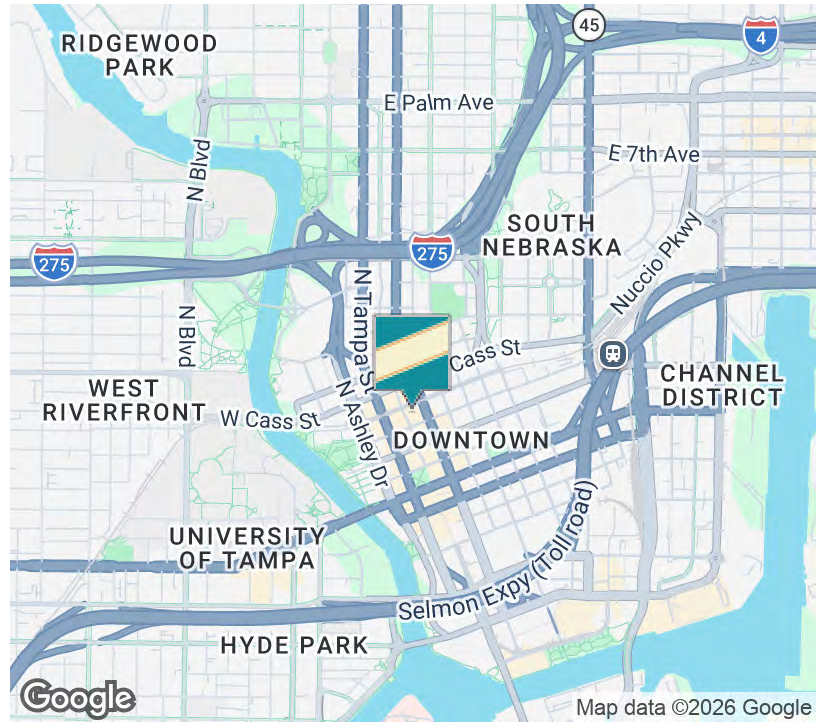




ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	4,112SF
Year Built:	1926
8th Floor Size:	4,112 SF
Renovated:	2010
Zoning:	CBD-1 CENTRAL BUSINESS DISTRICT
Market:	Tampa Metro
Submarket:	Downtown Tampa
Price / SF:	\$303.99
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

A once-in-a-lifetime opportunity to own the entire 8th floor of the iconic 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.

Owning this space means securing a piece of Tampa's history while capitalizing on its next wave of growth.

Operating expenses for 2026 are \$8.66/SF for the entire 8th floor of this Downtown Tampa office building. Utilities are provided in the association fee in the operating expenses.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com



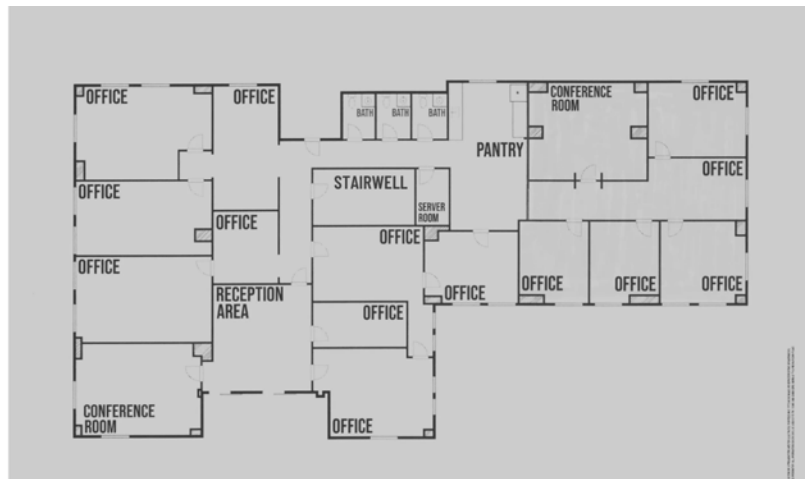
ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET- Elevator Doors open into your Reception Room (Elevators equipped with Passcode access for privacy)
- 10 private Offices, 2 Conference rooms, reception/waiting room, 3 bathrooms, Data/IT Room, Large kitchen/break room, Several Support/Admin stations
- Iconic Architecture & Cultural Significance – Featured in countless paintings, art pieces, and merchandise, representing the soul of Downtown Tampa.
- Proximity to Key Destinations – Near Ybor City, Hillsborough County Courthouse, Tampa General Hospital, University of Tampa, Channelside, and Harbour Island
- Unmatched Walkability – Surrounded by restaurants, hotels, and entertainment, including Tampa Theatre, Moxies, Armature Works, and multiple new luxury Apartments
- Easy Access – Minutes to I-275, Selmon Expressway, Tampa International Airport, and public transit routes.
- Association is only \$2,966.40 per quarter (\$988 monthly) which covers the entire 8th floor, including Utilities



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

A once-in-a-lifetime opportunity to own the entire 8th floor of the iconic 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.

Owning this space means securing a piece of Tampa's history while capitalizing on its next wave of growth. Opportunities like this simply do not come around twice.

Association fee is only \$988.80 per month for the entire 8th floor of this Downtown Tampa office building.



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

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.



Kari L. Grimaldi/ Broker

813.882.0884

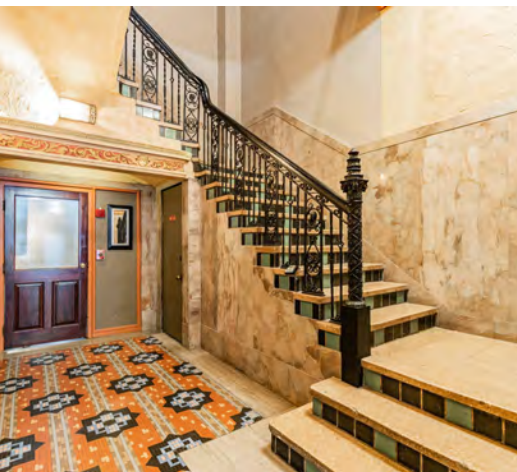
kari@grimaldicommercialrealty.com



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

BUILDING PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

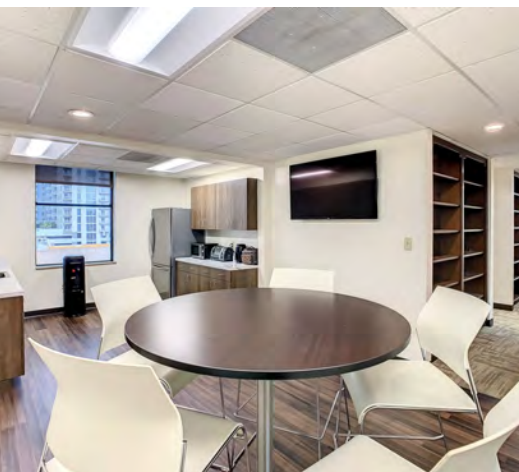
This document is strictly confidential and subject to the full disclaimer page included in this sales brochure; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

INTERIOR PHOTOS 1 - (ALL OFFICES HAVE DOWNTOWN VIEWS)



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

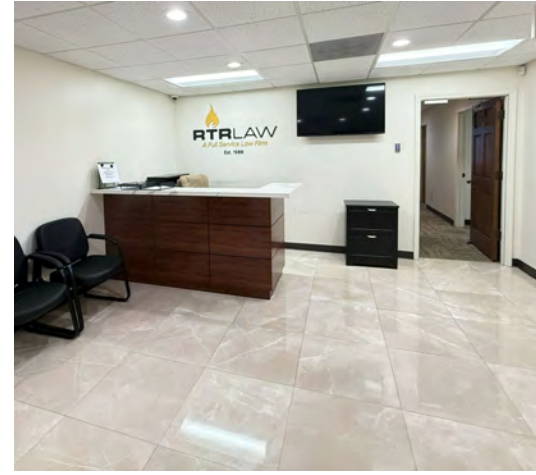
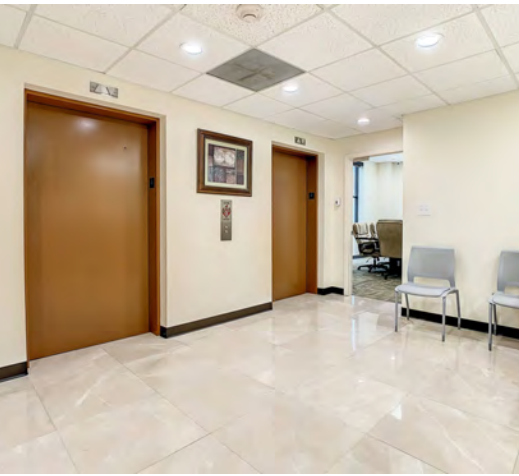
This document is strictly confidential and subject to the full disclaimer page included in this sales brochure; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

INTERIOR PHOTOS 2 - (ALL OFFICES HAVE DOWNTOWN VIEWS)



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

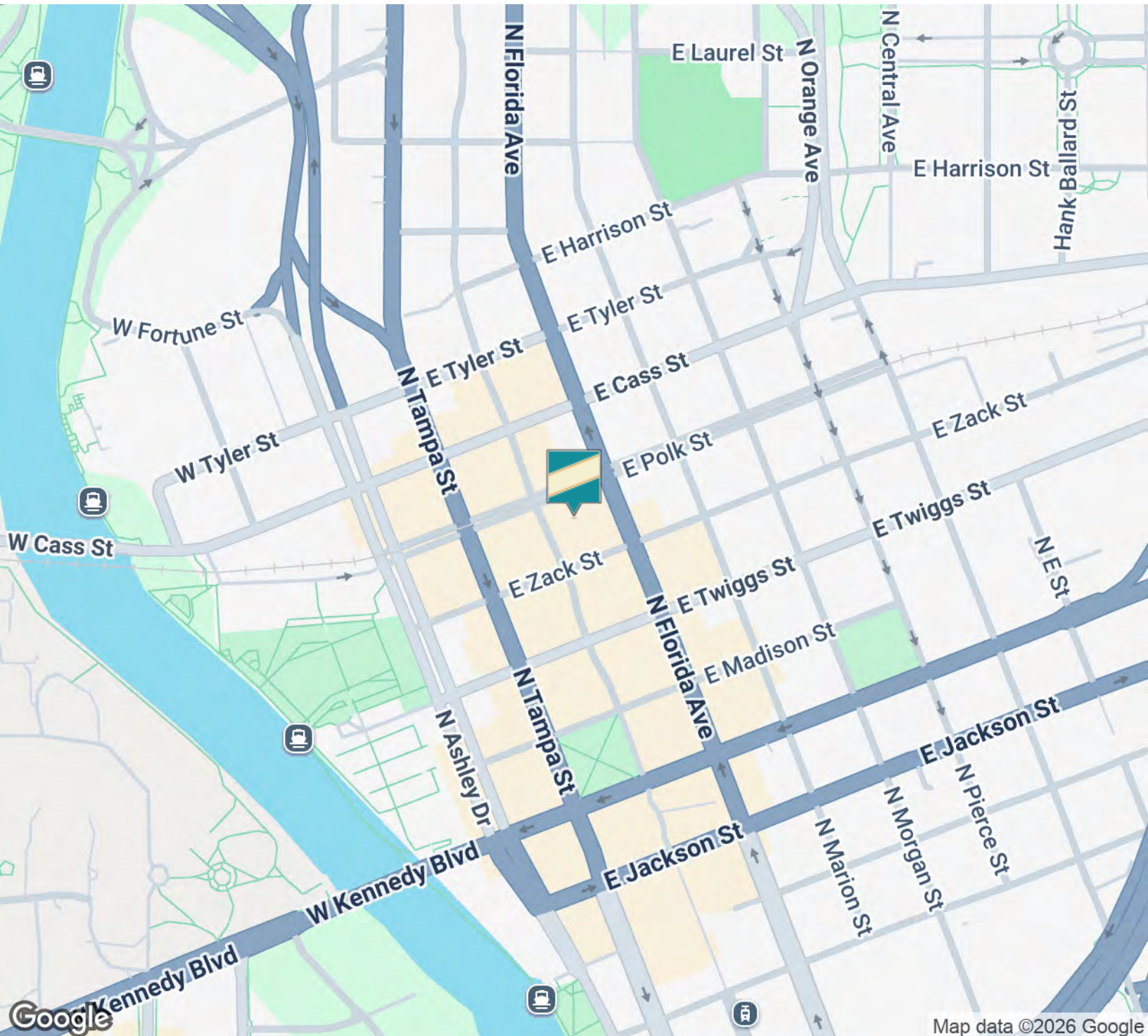
This document is strictly confidential and subject to the full disclaimer page included in this sales brochure; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

LOCATION MAP



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

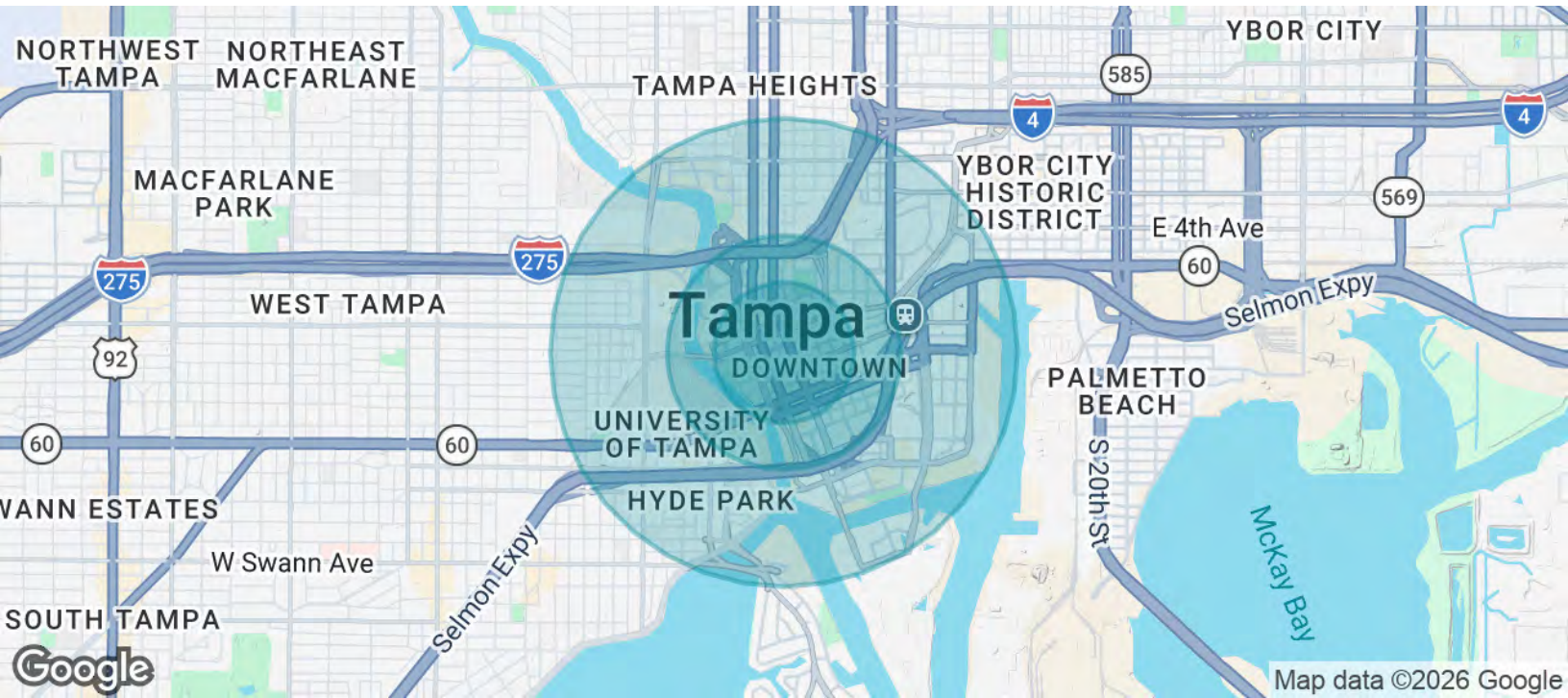
This document is strictly confidential and subject to the full disclaimer page included in this sales brochure; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

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)

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

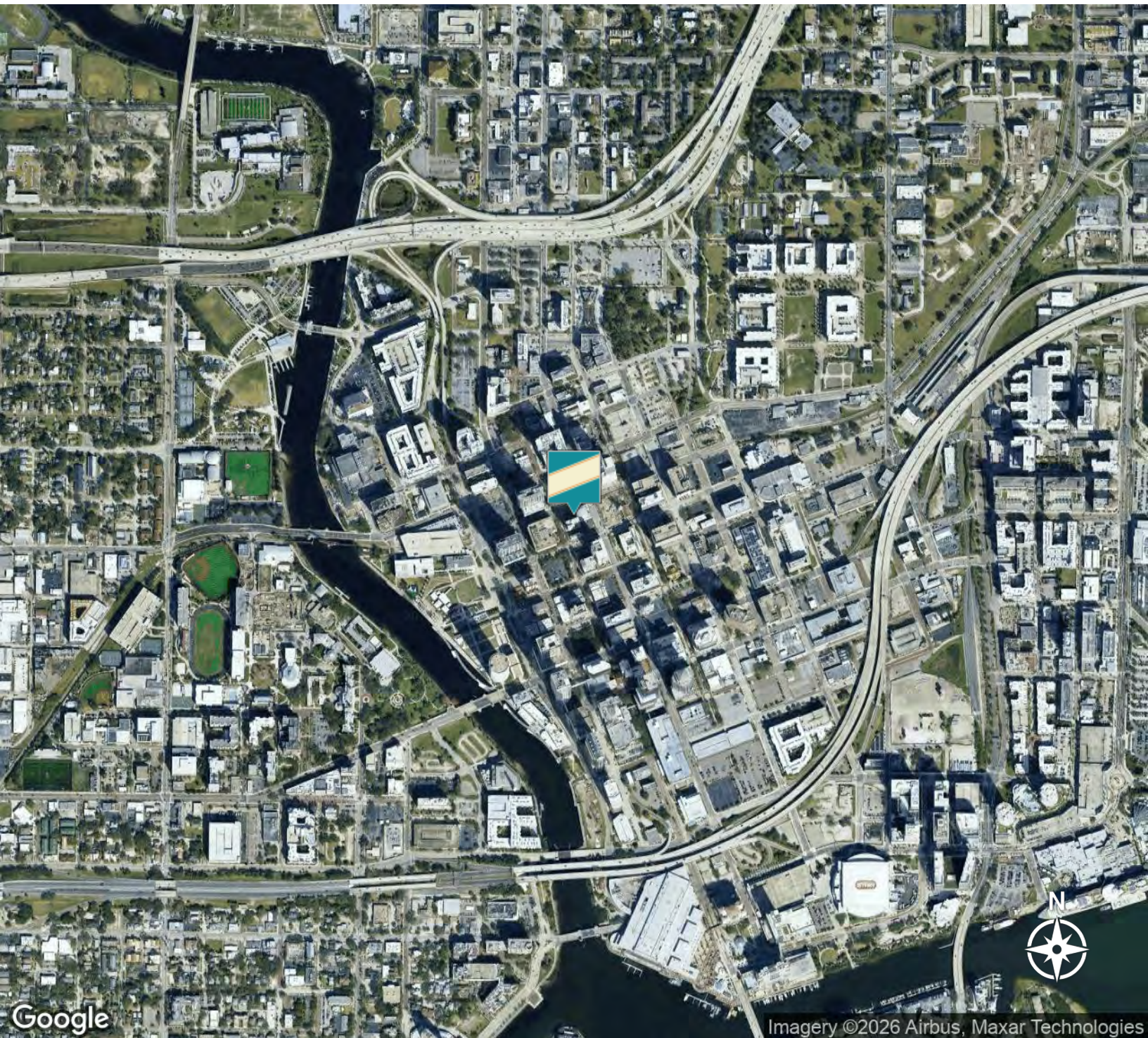
This document is strictly confidential and subject to the full disclaimer page included in this sales brochure; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

AERIAL MAP



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

This document is strictly confidential and subject to the full disclaimer page included in this sales brochure; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldicommercialrealty.com
FL #BK3076744

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

Kari L. Grimaldi/ Broker

813.882.0884
kari@grimaldicommercialrealty.com



ENTIRE 8TH FLOOR – DOWNTOWN TAMPA TROPHY ASSET

707 North Franklin Street Ste 8, Tampa, FL 33602

FULL DISCLOSURE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Sales Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty Corp. and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty Corp.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com