



MIDTOWN

TAMPA

Bromley Companies

A VISION TO INSPIRE A DISTRICT



On 20 acres, Midtown Tampa is the **first mixed-use project of its kind** in Tampa and the catalyst for an entirely new district connecting Westshore and Downtown. It will deliver **1.8 million square feet** of retail, residential, office, entertainment and hospitality to the surrounding neighborhood and entire city, focusing on highly evolved pedestrian and public spaces.



RENOWNED LOCATION. RARE OPPORTUNITY.

A city on the rise, Tampa offers warm weather and beautiful beaches as well as a lower-than-average cost of living and crime rate. This has contributed to its recognition as one of the most popular and fastest growing places to live in the country, especially among millennials.

Midtown Tampa is strategically located on the southeast corner of Dale Mabry and I-275, easily accessible from anywhere in Tampa, St. Petersburg and Clearwater. This is not just one of the most well known and heavily traveled intersections in the Tampa market, but also the premier position for strong brand visibility.

Office:

750,000 SF

Retail & Entertainment:

240,000 SF

Multifamily:

400 Units

Boutique Hotel:

225 Keys

TARGET TENANT MIX

Grocer

Local & Regional F&B

Modern Fitness

Contemporary Fashion

Shop Space

Entertainment



A TRANSFORMATIONAL MIXED-USE PROJECT

Tampa is currently identified as a city in the midst of reinvention. Midtown Tampa will have a tremendous impact, not only on the surrounding neighborhood but also the entire city of Tampa.



DRIVE TIMES

- 10 Minute Drive Time
- 20 Minute Drive Time
- - - 5 Mile Radius
- - - 10 Mile Radius

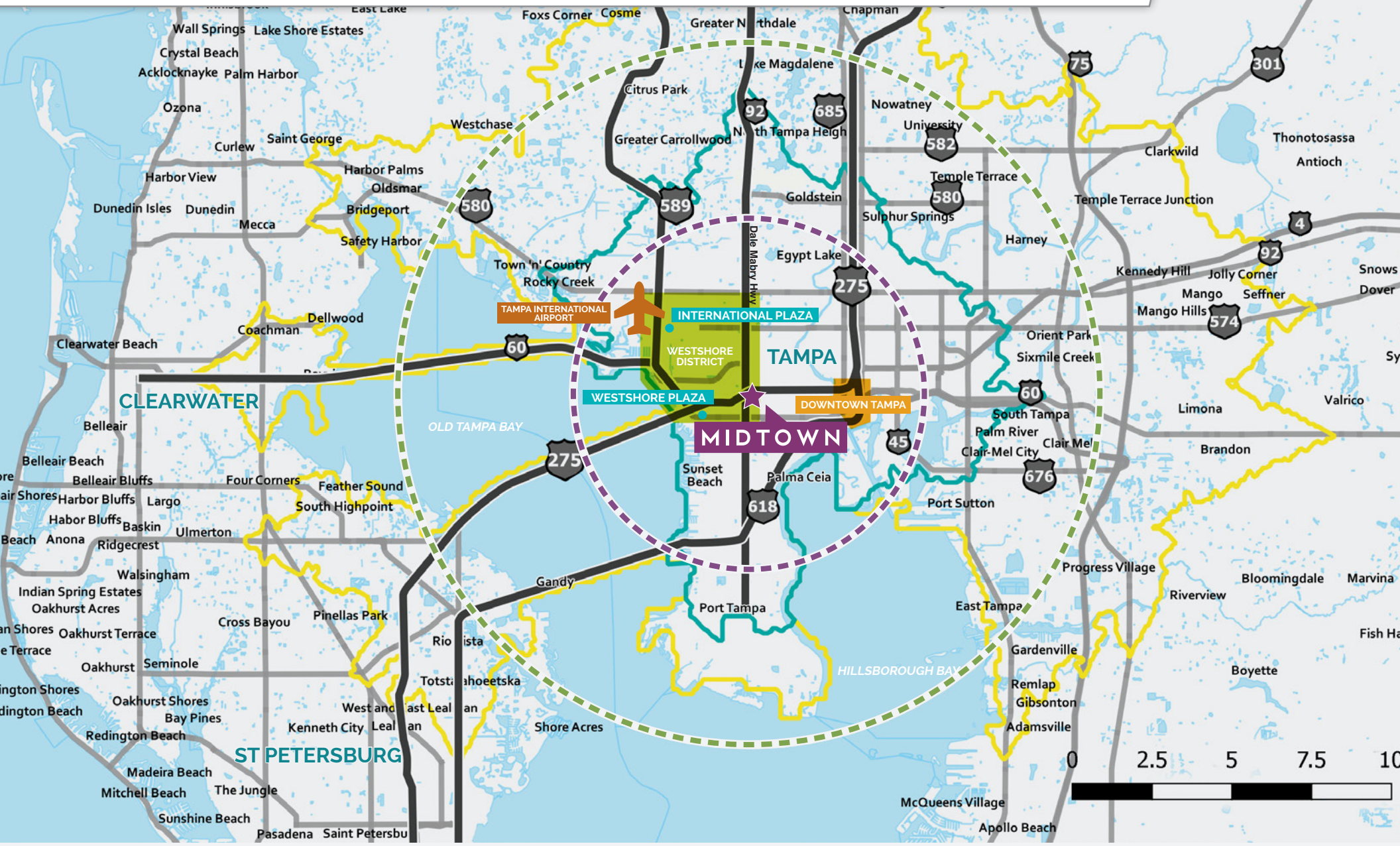
5 MILE RADIUS FROM MIDTOWN TAMPA

WESTSHORE

- 4,000 Businesses / 97,000 Employees
- 39 Hotels – 7,663 Rooms
- 250 Restaurants
- 12.75 Million SF of Commercial Office Space
- 15,000 Residents and Growing

DOWNTOWN

- 66,580 Employees
- 16 Hotels – 3,624 Rooms
- 180 Restaurants
- 6.2 Million SF of Commercial Office Space
- 8,152 Residents and Growing



INTERSTATE 275

SITE PLAN

MIDTOWN NORTH TOWER

26,390 RSF Typical Floor Plate
Up to 400,000 RSF and 15 Stories

MIDTOWN WEST TOWER

18,995 RSF Typical Floor Plate
Up to 176,000 RSF and 10 Stories

MEDICAL
OFFICE
BUILDING
(6 Levels above
Lobby)

MULTI-FAMILY
(5 Levels above Retail)

MULTI-FAMILY
(5 Levels above Retail)

OFFICE
TOWER

MULTI-FAMILY
(5 Levels above Retail)

HOTEL
230 keys

CINEMA

6 Level
Grocer / Residential
Parking

718 Garage Spaces

OFFICE
TOWER

W CYPRESS STREET

MIDTOWN SOUTH TOWER

20,480 RSF Typical Floor Plate
Up to 200,000 RSF and 10 Stories

N DALE MABRY HWY

N HIMES AVE

MIDTOWN WEST TOWER

Unrivaled visibility from over 230,000 cars per day
Water view of 3 acre pond
Covered bridge to parking
Drop-off area

OFFICE

18,995 RSF TYPICAL FLOOR PLATE
UP TO A 176,000 RSF AND 10 STORIES



NORTHWEST VIEW

MIDTOWN WEST TOWER

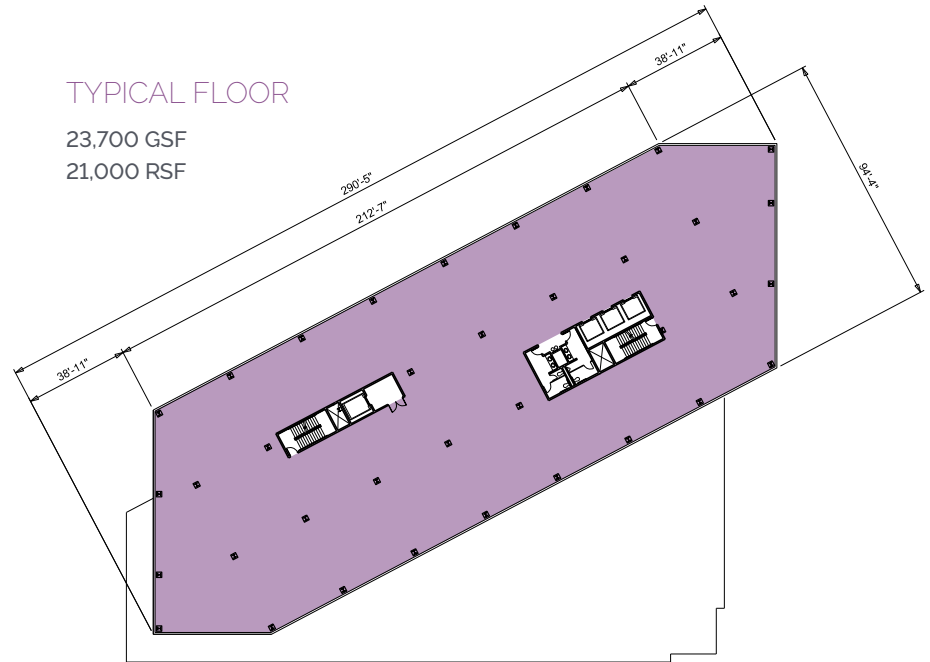


SOUTHEAST VIEW

MIDTOWN WEST TOWER

TYPICAL FLOOR

23,700 GSF
21,000 RSF



GROUND FLOOR

31,000 GSF
6,100 RSF (Office)
24,000 RSF (Retail)



BUILDING SECTION

FAA RESTRICTIONS 260' ASL



MIDTOWN SOUTH TOWER

Great view of Downtown, Westshore & St. Petersburg
Boutique multi-tenant building
Multiple outdoor spaces
Connected garage
Corner presence

20,480 RSF TYPICAL FLOOR PLATE
UP TO A 200,000 RSF AND 10 STORIES



NORTHWEST VIEW

MIDTOWN SOUTH TOWER



NORTHWEST VIEW

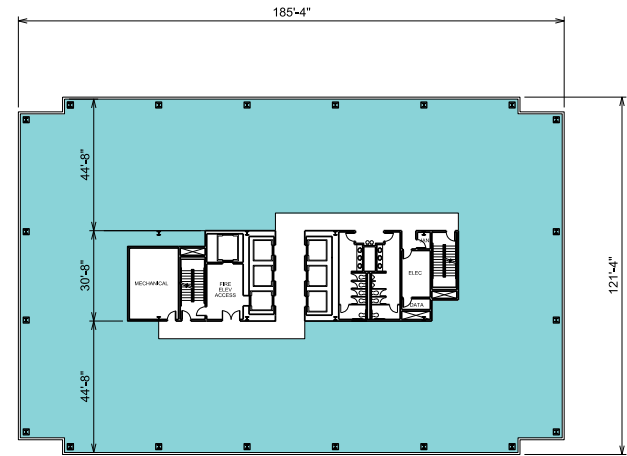
MIDTOWN SOUTH TOWER



MIDTOWN SOUTH TOWER

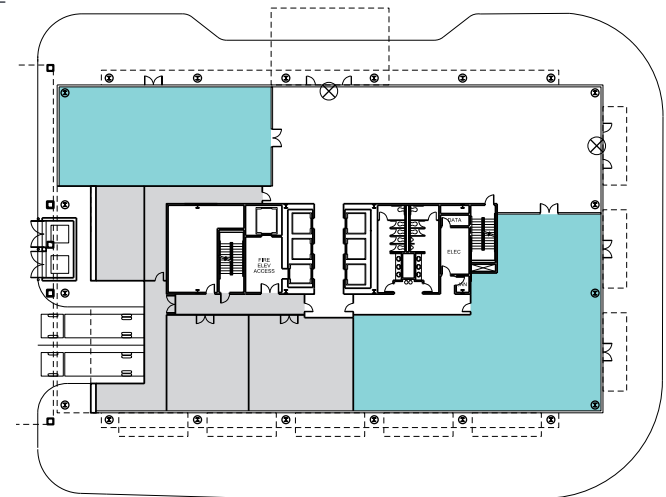
TYPICAL FLOOR

21,780 GSF
20,480 RSF

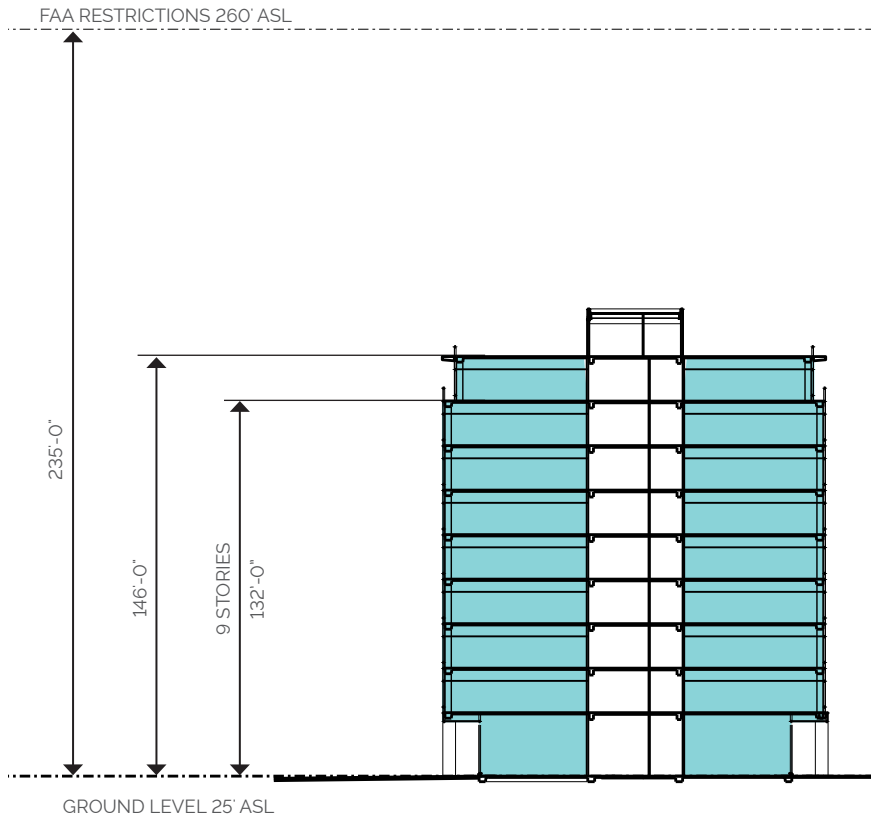


GROUND FLOOR

18,720 GSF
17,420 RSF



BUILDING SECTION



MIDTOWN NORTH TOWER

Corporate headquarters presence
Spectacular downtown views
Tremendous visibility from all directions
Large efficient floor plates
Adjacent parking garage
Adjacent to I-275

26,390 RSF TYPICAL FLOOR PLATE
UP TO A 400,000 RSF AND 15 STORIES



NORTHWEST VIEW

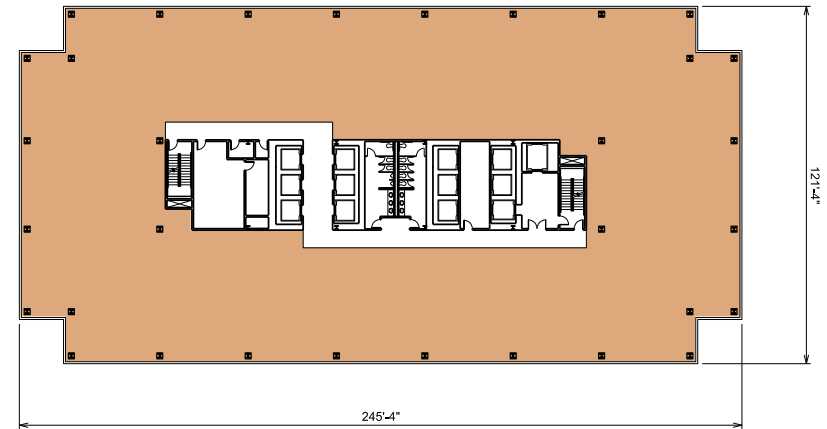
MIDTOWN NORTH TOWER



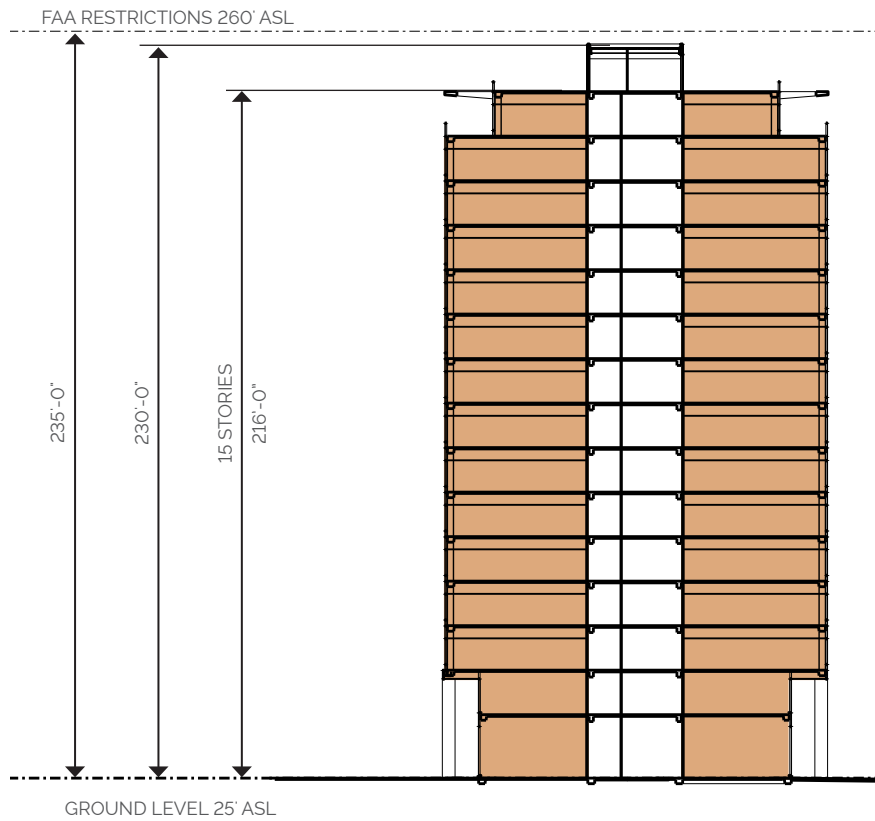
MIDTOWN NORTH TOWER

TYPICAL FLOOR

28,380 GSF
26,390 RSF

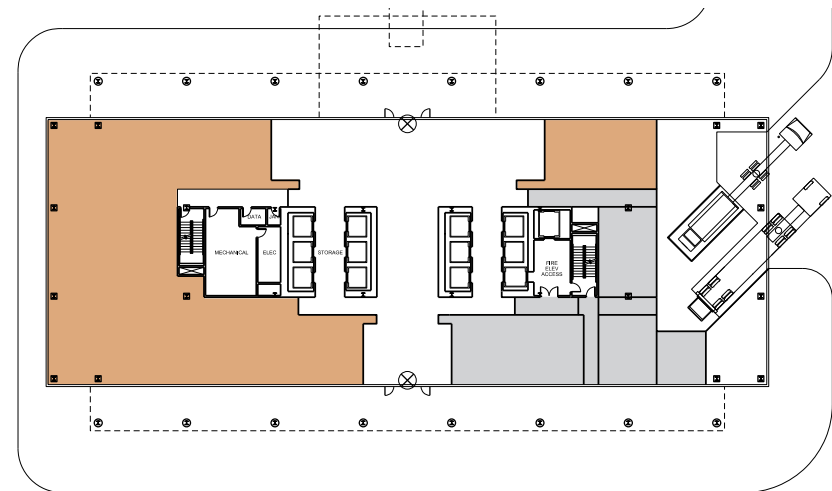


BUILDING SECTION



GROUND FLOOR

21,960 GSF
19,970 RSF



CONTACT

Midtown Tampa will redefine a neighborhood and become one of the most popular destinations in the region.

OFFICE LEASING

Robin Bishop | Bishop and Associates

robin@bishopcre.com

813.250.1820



Bromley Companies

120 Fifth Ave. New York, NY 10011

212.807.7744

www.bromco.com

