

Wells Fargo

— CENTER —



Class A Space
Available for Lease



THE FEIL ORGANIZATION

CBRE

Property Features

- 22-story, 387,000 SF office tower
- Views of Hillsborough Bay, Hillsborough River, and Downtown Skyline
- Excellent access to the Selmon Expressway, I-275, I-4, Harbour Island, South Tampa, and Davis Islands
- Less than 1 mile to the Tampa Riverwalk, Curtis Hixon Waterfront Park, Straz Center, Tampa Convention Center, Benchmark Int'l Arena, Sparkman Wharf, Water Street, and the Hillsborough County Courthouse
- Within walking distance to over 50 restaurants and hotels
- Within the service area of DASH, a ride share services throughout Downtown and the historic TECO Line Streetcar

**LEED
GOLD**
CERTIFIED
OFFICE TOWER

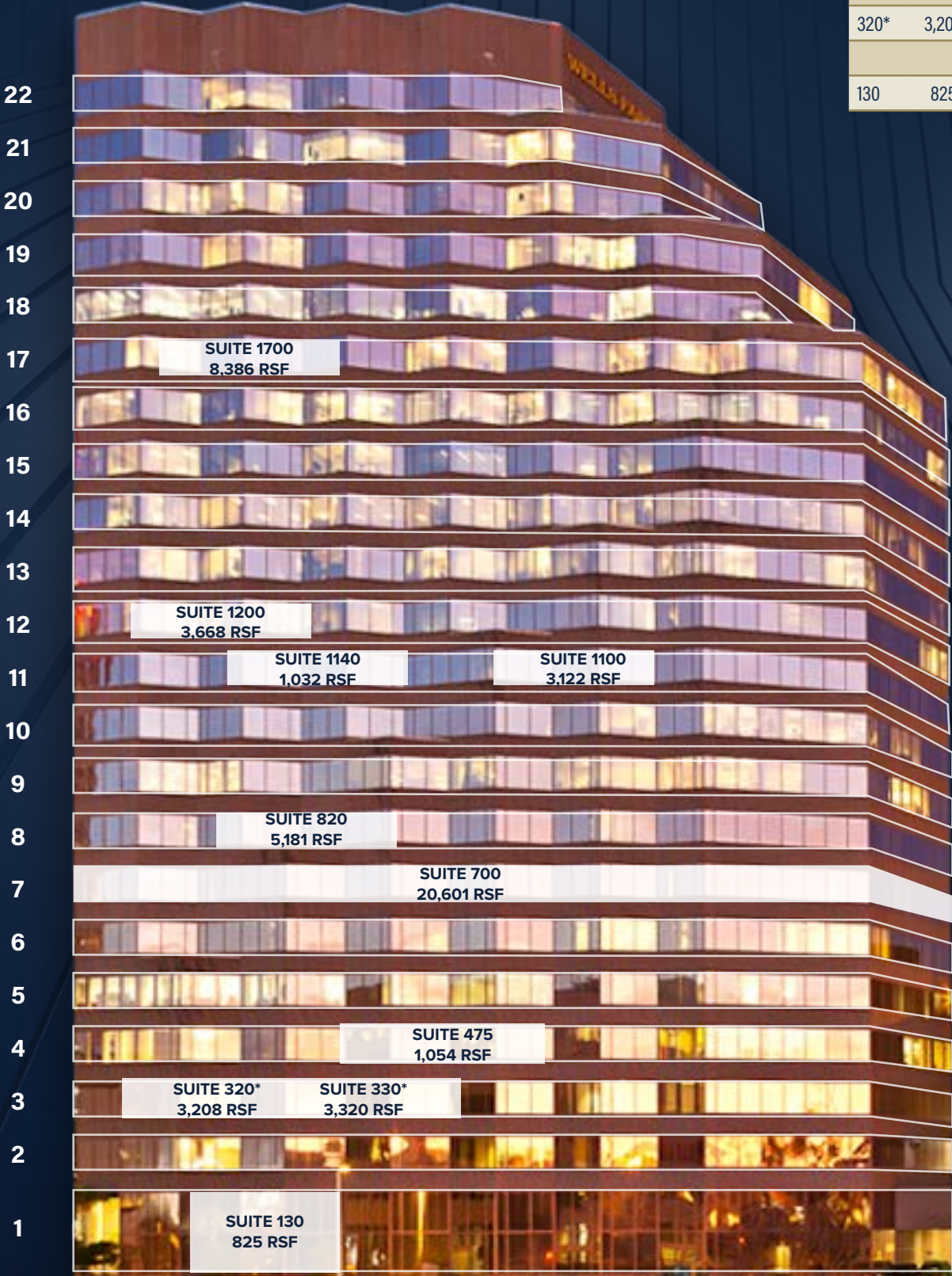


On-site Amenities

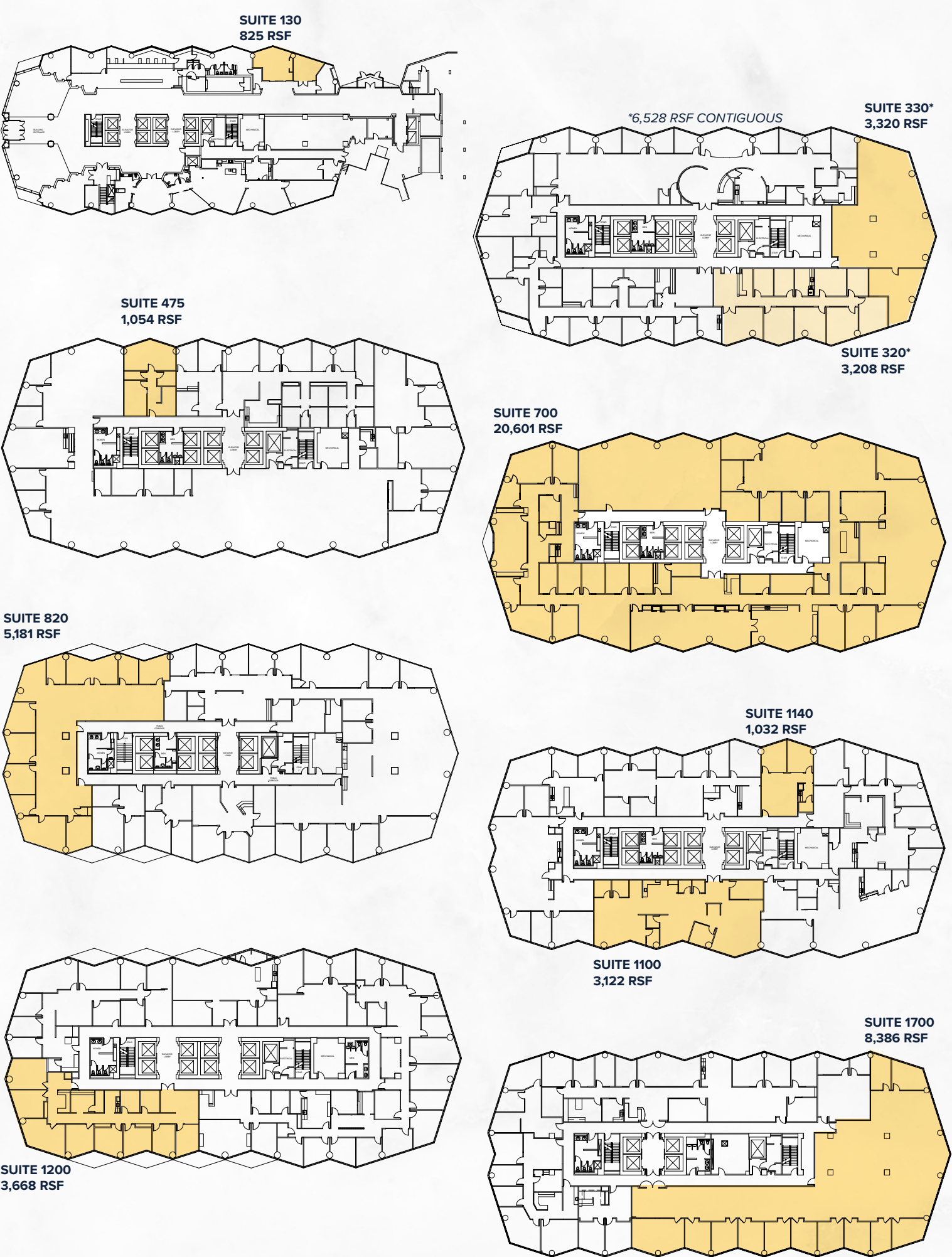
- Wells Fargo Bank Branch / ATM
- First-class fitness center with high-end equipment & locker rooms
- Café offering breakfast & lunch
- Conference facility
- Expansive tenant lounge with free WiFi and TV
- Building shuttle



Available Space



Suite	Size	Available	Floor Plan
1700	8,386 RSF	Immediately	Download
1200	3,668 RSF	Immediately	Download
1140	1,032 RSF	Immediately	Download
1100	3,122 RSF	Immediately	Download
820	5,181 RSF	Immediately	Download
700	20,601 RSF	Immediately	Download
475	1,054 RSF	Immediately	Download
330*	3,320 RSF	Immediately	Download
320*	3,208 RSF	Immediately	Download
*6,528 RSF contiguous			Download
130	825 RSF	Immediately	Download



Area Amenities



Points of Interest

- | | |
|---|----------------------------|
| 1. Benchmark Int'l Arena | 7. Tampa Convention Center |
| 2. Curtis Hixon Park | 8. Tampa General Hospital |
| 3. Glazer Children's Museum | 9. Tampa History Museum |
| 4. Hillsborough County Courthouse | 10. Tampa Museum of Art |
| 5. Port Tampa Bay | 11. Tampa Theater |
| 6. Straz Center for the Performing Arts | 12. The Florida Aquarium |



Hotels

- | | |
|-----------------------|--------------------------|
| 1. Aloft | 10. Le Meridian |
| 2. Courtyard Marriott | 11. Marriot Water Street |
| 3. Embassy Suites | 12. Residence Inn |
| 4. Hampton Inn | 13. Roost Tampa |
| 5. Hilton | 14. Sheraton |
| 6. Home2 Suites | 15. Spring Hill Suites |
| 7. Hotel Flor | 16. The Barrymore Hotel |
| 8. Hyatt Place | 17. The Edition |
| 9. JW Marriott | 18. The Westin |



Restaurant & Bars

- | | |
|--------------------------|----------------------------|
| 1. American Social | 19. Predalina |
| 2. Anchor & Brine | 20. Samaria Café |
| 3. Bamboozle | 21. Si-am ThaimERICAN |
| 4. Bavaro's Pizza | 22. Six Tampa |
| 5. Bizou Brasserie | 23. So Fresh |
| 6. Boulon | 24. Spain Restaurant |
| 7. Dio Mediterranean | 25. Sparkman Wharf |
| 8. Drigtlight Steakhouse | 26. Tampa Pizza Company |
| 9. First Watch | 27. Taps Restaurant |
| 10. Nagi Sushi | 28. The Pearl |
| 11. Gin Joint | 29. Green Bench Brewing |
| 12. Harpoon Harry's | 30. The Sail Plaza |
| 13. Hatricks | 31. Urban Cantina |
| 14. Hotel Bar | 32. Vale Food |
| 15. Jackson's Bistro | 33. Wagamama |
| 16. Lilac | 34. Yard House |
| 17. Malios | 35. Yeoman's Cask and Lion |

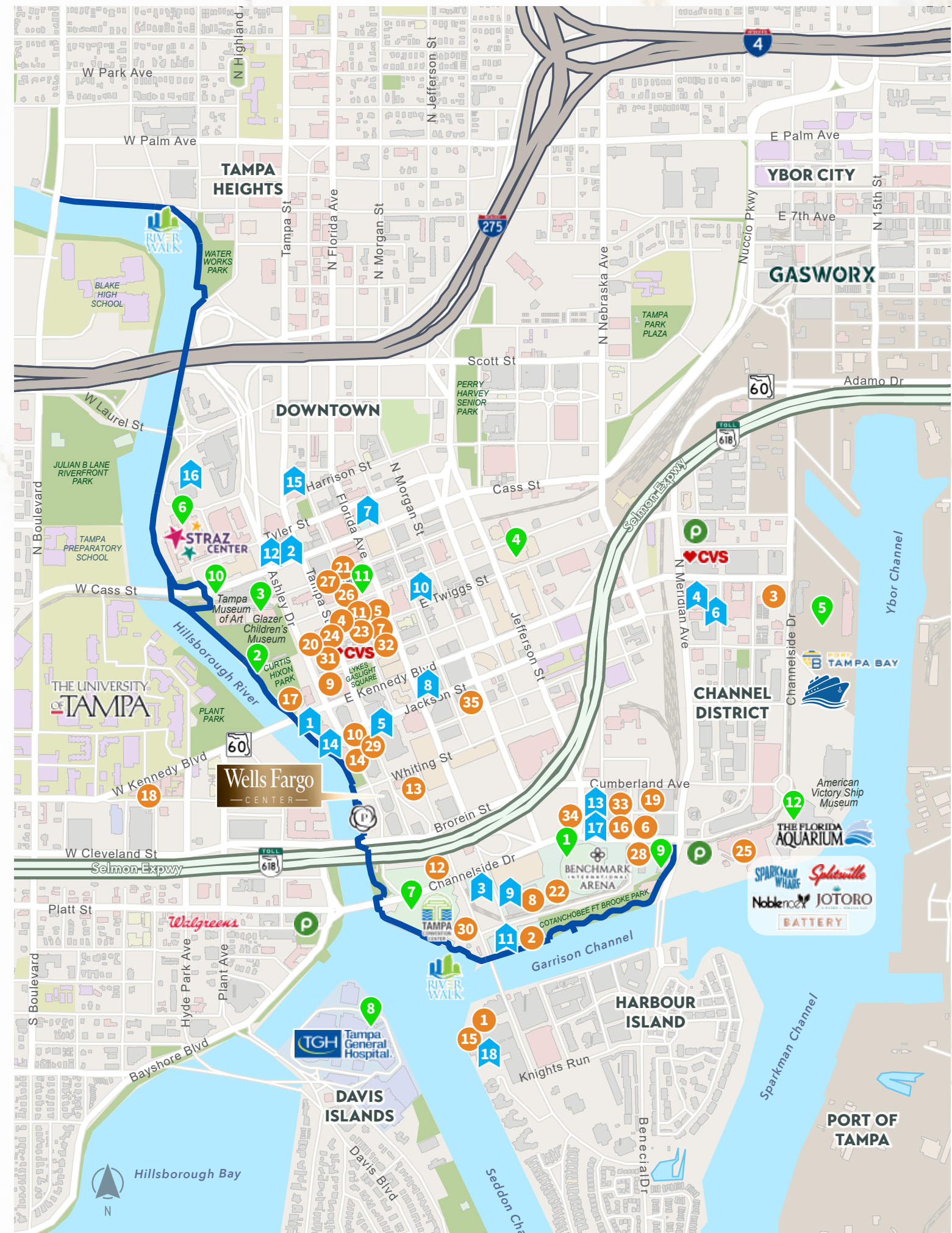


PENDRY TAMPA

Currently under construction, the Pendry Tampa will be an ultra-luxurious 38-story waterfront tower built along the Riverwalk.

The Pendry will include a 5-star hotel at the base with 220 rooms, offering a luxury spa & rooftop pool on a deck overlooking the Hillsborough River, a restaurant, lobby bar & cafe.

The Tower will also include a total of 207 luxury-branded Pendry Condominium Residences located on the floors above the hotel.





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