



800 North Franklin Street
Tampa, Florida 33602

PROPERTY HIGHLIGHTS

- 4,553 SF Available For Lease
- 15,000 + Total Square Feet of Retail Space
- Prime Restaurant Space Opportunities Along North Franklin Street with Cafe Seating
- 395 Luxury Residential Units Above Retail Floor
- Floor to Ceiling Windows

**Newmark Grubb
Knight Frank**
Retail

Paul Fischetti, Managing Director-Retail 321.243.4937 pfischetti@ngkf.com

100 North Tampa Street, Suite 2460, Tampa, FL 33602 813.639.1111

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

DOWNTOWN LOCATION



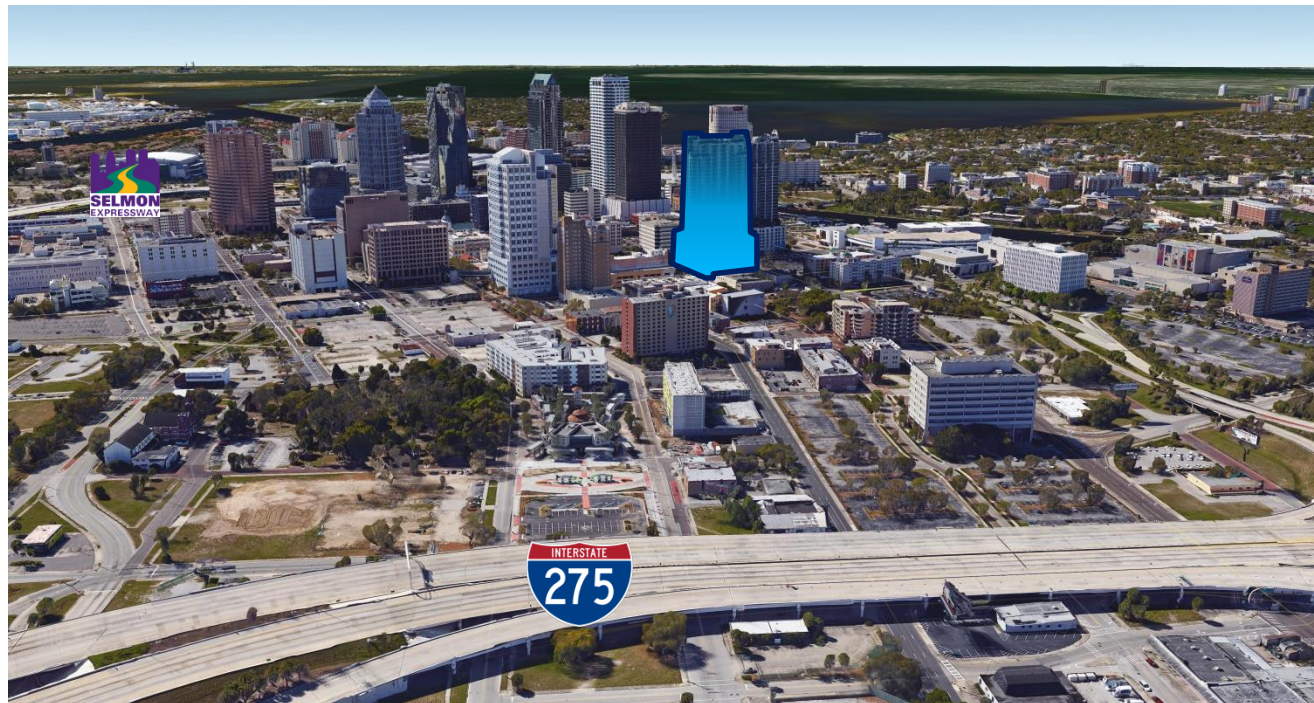
is one of downtown Tampa's largest and most outstanding residential high rises. The building is located centrally within downtown's business, residential, arts & entertainment districts. Element currently has over 400 residents. The mixture of business along with Element's prominent upscale residents creates a built in customer base and target market.

Downtown Tampa is the bay area's second highest concentration of daytime workers. With over 60,000 people working in downtown Tampa, this location attracts a viable clientele base.

Become an integral part of Tampa's growing downtown today! Element should be your next best move!

2016 ESTIMATED DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	17,905	107,527	231,002
MEDIAN HOUSEHOLD INCOME	\$49,932	\$42,514	\$42,635
AVERAGE AGE	33.20	37.70	37.90
DAYTIME POPULATION	54,176	117,868	221,200



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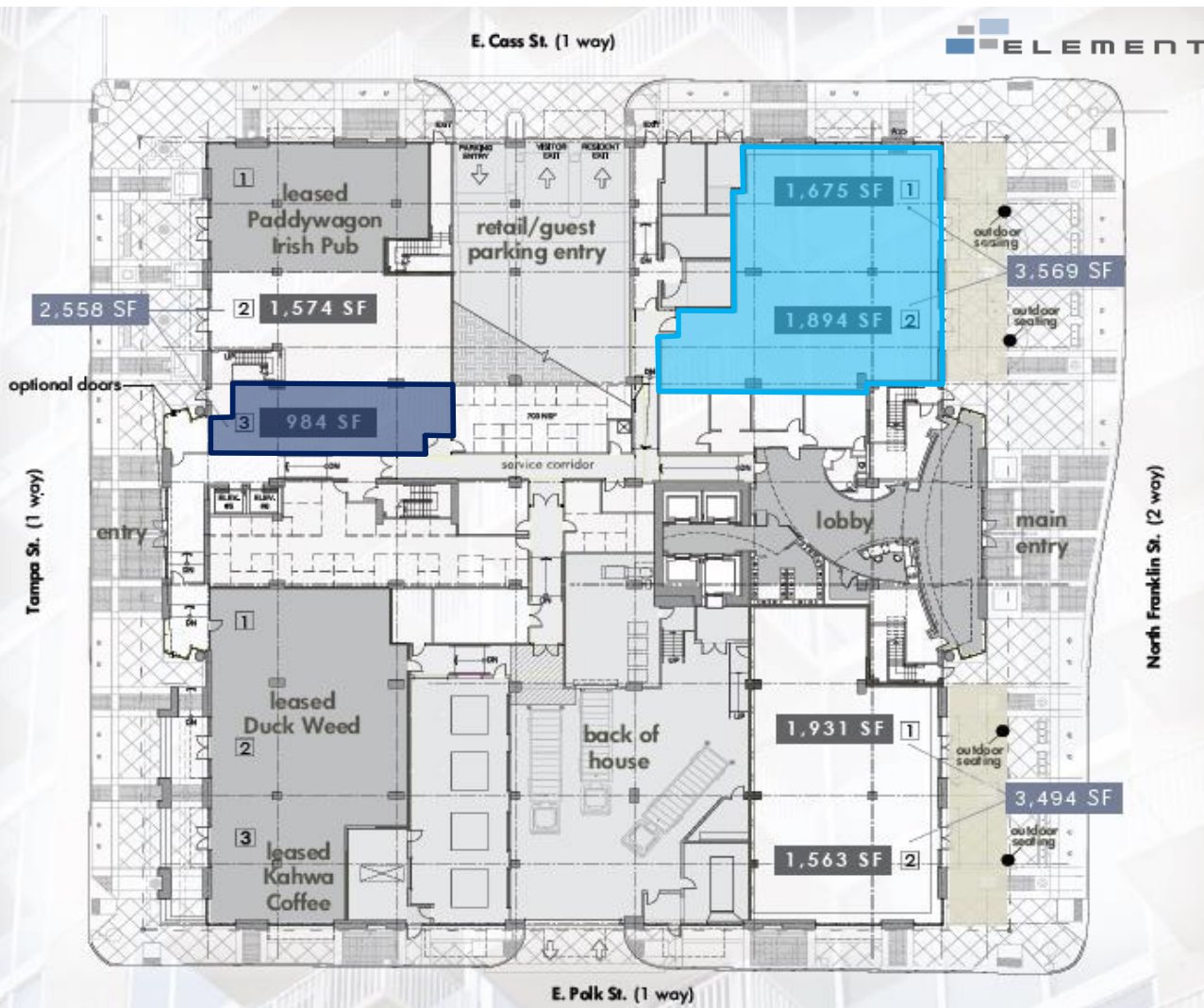
FLOORPLAN



AVAILABLE SPACES

984 SF

3,569 SF



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