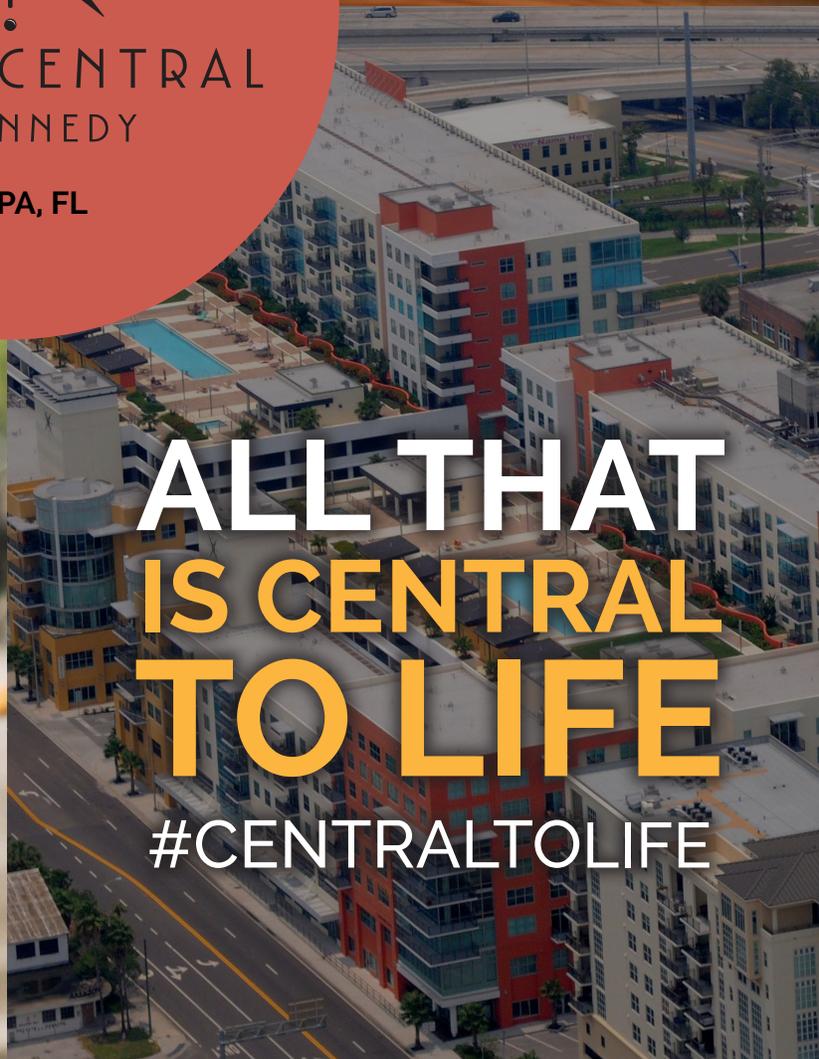




GRAND CENTRAL
at KENNEDY
TAMPA, FL



ALL THAT
IS CENTRAL
TO LIFE
#CENTRALTOLIFE

THE NEIGHBORHOOD IS CENTRAL

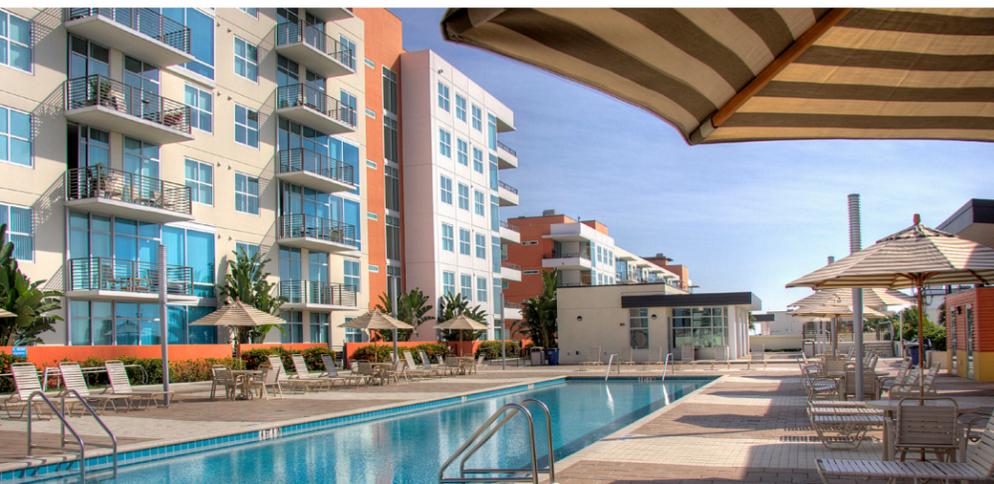
And the most exciting part of convenient living at Grand Central at Kennedy

Calling it a "booming district" is an understatement when describing the neighborhood around Grand Central at Kennedy. In addition to the many conveniences already on the ground floor of the buildings, there are many more just steps away — from Tampa Bay Lightning games at nearby Amalie Arena to Victory Coffee, Bamboozle Tea Lounge, OPÉS Health and dog parks. And with a trolley stop at your back door that gets you to downtown Tampa and Historic Ybor City, as well as easy access to major highways, you'll never feel far from anywhere. And more conveniences are coming soon, starting with groceries, baked goods, pet supplies and the soon-to-be-open local gem Duckweed Urban Grocery.

Just as exciting is the growth planned for the surrounding Channel District. Right behind Grand Central, the new Publix (opening in 2017) will be paired with a planned 21-story apartment tower in a project known as the Channel Club. In addition to Washington Street Park (at the corner of 12th Street) and a nautical-themed art park (at what used to be 11th Street), a 43,000-square-foot park, called Madison Street Park, will soon add even more green space for activities and enjoyment of the district.

ACCESS TO SO MANY AMENITIES AND MORE IN THE CHANNEL DISTRICT AND DOWNTOWN TAMPA

- | | | |
|--|--|--|
|  Drinks & Dining |  Arts & Entertainment |  Future Development |
|  Parks & Recreation |  Education |  Public Docks |
|  Hotels & Tourism |  Medical |  Teco Line Streetcar |
|  Salon & Spa |  Public Parking |  Teco Line Streetcar Stop |
|  Services |  Future Publix |  Riverwalk |
|  Shopping |  Marked Bike Lane |  Waterfront Walkway |



While every effort has been made to ensure accuracy, the information and listings herein change periodically. Map artwork courtesy of Tampa Downtown Partnership.

Drinks & Dining

BAR/LOUNGE

The Boat House
Epic Ultra Lounge
The Hub Bar & Liquor Store
Lit Premium Cigar Lounge
Paddywagon Irish Pub
Pour House at Grand Central
The Retreat Bar
The Sail Pavilion
Sapphire Room at Floridan Palace
WXYZ® Bar at the Aloft Tampa Downtown
Wet Willie's at Channelside Bay Plaza

CATERING

Culinary Creations Catering
Wayl's Fresh Café (Wayl of a Time Catering)
Inside the Box Café & Catering

AMERICAN

211 at Hilton Tampa Downtown
725 South at Westin Tampa Harbour Island
The Bistro at Courtyard by Marriott Café 124
Café Dufrain
Café European
Café Ray
Café Waterside at Tampa Marriott Waterside
Crumb & Cork
Crystal Dining Room at Floridan Hotel
Edison: food + drink lab
Firestick Grill
First Watch Restaurant
The Franklin
Geoffrey's Cuisine by Design
Holy Hog Barbecue
Jackson's Bistro Bar Sushi
Maestro's Café and On the River
Malio's Prime Steakhouse
Mise en Place
The Outpost Tap House + Tavern
Oxford Exchange
Rivers Edge at Sheraton Tampa Riverwalk
Samaria Café
SoHo Donuts
The Tampa Club
TAPS Restaurant Bar and Lounge
Ulele
Ultimate Dining at University of Tampa Vaughn Center
University Club of Tampa

WaterWorks Bar & Grill at The Barrymore Hotel
Yacht StarShip Dining Cruises

ASIAN

Bamboozle Café
Bamboozle Tea Lounge
Fusion Bowl
Oishi Japanese Steakhouse
On A Roll
Oriental Express
Original Chicken Station
Si-Am Thaimerican
Thai Café
Thai Thani Restaurant

CARIBBEAN

Caribbean Cantina
Jerk Hut Jamaican Tropicale

COFFEE/TEA/JUICE

Buddy Brew
Kahwa Café at Rivergate
Indigo Trading Company
Qachbal's Coffee Shop
Starbucks Coffee at Hilton Tampa Downtown
SteamHeat Café at the Straz
Starbucks Coffee at Embassy Suites Tampa
TeBella Tea Company
Urban Juice
Victory Coffee Shop

CUBAN

Café Perera
Columbia Café
Sandy's Corner

DELI

Bay City Sandwich Shop
Brent's Stagedoor Café
Bruegger's Bagels
Café Hey
Caffé Fresco
Corner Café & Deli
Cry Baby Café
International Café
Jimmy John's
Loading Dock Sandwich Pub
Lonni's Sandwiches
Moxie's Café
Nathan's Hot Dogs
Nature's Table
Oasis Deli
Ole Style Deli
Pita Pit
Primo's Deli Café
Rathskeller at University of Tampa
Secret Garden

Sobik's Subs
Subway Downtown
Subway Downtown East
Subway Glazer Children's Museum
Tampa Salad Company
TooJay's Original Gourmet Deli
Tropical Smoothie Café
Zudar's Café, Deli, Desserts
Zudar's Express

FRENCH

Bizou Brasserie at Le Méridien Hotel
L'Eden French Café & Bar

FUSION

Anise Global Gastrobar
Fitlife Foods
Fly Bar & Restaurant
Zelda's Café

IRISH

Four Green Fields

ITALIAN/PIZZA

Bavaro's Pizza Napoletana & Pastaria
Cena
Domino's Pizza
Eddie & Sam's N.Y. Pizza and Gelato Bar
Fabrica Woodfired Pizza
Pizza Hut
Precinct Pizza
Sono Café
Tampa Pizza Co
That's Amore Restaurant
Toscanini NY Pizza and Pita

MEDITERRANEAN

Falafel Inn Mediterranean Grill
Flambe
John Rolfe Lounge
Paninoteca Mediterranean Café
Pita's Republic

MEXICAN

City Dog Cantina
Hablo Taco
Taco Bus
Urban Cantina

SPANISH

Spain Restaurant & Toma Bar

SPORTS BAR/PUB FARE

The Anchor Bar
Champion's Sports Bar
District Tavern
Ferg's Live
Hattricks Tavern
The Hideaway

Hooters
Maloney's Local Irish Pub
The Outpost Tap House + Tavern
Splitsville
Trolley's American Café Embassy Suites
Yeoman's Cask and Lion

Parks & Recreation

BIKES

City Bike Tampa

GYM

Bob Gilbertson Central City Family YMCA
Downtown Tampa YMCA Wellness Center
Downtown YMCA
Harbour Island Athletic Club & Spa
Orange Theory Fitness
Plaza Fitness
Powerhouse Gym
Punch Boxing for Fitness
Studio K Glam-Fit-Spatique
The Sweatshop Urban Gym
Yoga Downtown Tampa

OUTDOOR ACTIVITIES

eBoats Tampa
Fishing Charters Tampa
Magic Carpet Glide Segway Tours
Olde World Sailing Line
Tampa Bay Fun Boat
Tampa Bay Sailing Tours
Tampa Bay Water Bike Co.
Urban Kai Paddle Board Shop

PARKS

Cotanchabee Fort Brooke Park
Curtis Hixon Waterfront Park
Herman Massey Park
Joe Chillura Courthouse Square Park
Kiley Garden
Lykes Gaslight Square Park
Tampa Riverwalk
Washington Street Park

Hotels & Tourism

Aloft Tampa Downtown
Amalie Arena
Barrymore Hotel Tampa Riverwalk
Bob Martinez Sports Center at University of Tampa

Courtyard by Marriott Downtown
Destination Tampa Bay, Inc.
Embassy Suites Tampa - Downtown Convention Center
Floridan Palace
Hilton Tampa Downtown
Le Méridien Tampa
Namoli Lacrosse Complex at University of Tampa
Residence Inn Tampa Downtown
Sheraton Tampa Riverwalk Hotel
Tampa Bay Visitor Information Center
Tampa Convention Center
Tampa Marriott Waterside Hotel & Marina
University Inn
Westin Tampa Harbour
Island Hotel

Salon & Spa

Ahead Salon
Artisan's Edge Barber Shop
Beauty Brought Out
Break Room Salon and Spa
Elements Salon
European Wax Center
Kendra & Company
Massage Envy
Nails Channelside
Pearl Salon Tampa
Plaza Hair Design
Priority One Hair Salon
Restless Styles
Salon 1.0 - Paul Mitchell
Soothing Palm Bodyworks
Spa Waterside
Studio K Nails
The Massage Loft Channelside
Total Vitality Medical Aesthetics
Veya Fit Spa
Xotik Tan Spa

Services

AUTOMOTIVE

A&D Automotive Center
Firestone Complete Auto Care
Marathon Gas Station
McGee Auto Service and Tires
Metro Gas
Paul's Auto and Collision Center

BANK/CREDIT UNION

Bank of America
Bank of Tampa
BB&T

BMO Harris Bank
Chase
Fifth Third Bank
Grow Financial
GTE Financial
GulfShore Bank
IBERIABANK
Northern Trust
NorthStar Bank
Regions Bank
Sabadell United Bank
SunTrust Bank
SunTrust Financial Center
USAmeriBank
Wells Fargo Bank

CHILD CARE

A Brighter Community
Carlton Academy Day School
Fussell Learning Academy
KIDCare Sick Child Day Care at Tampa General

CIVIC ORGANIZATIONS

Greater Tampa Chamber of Commerce
Tampa Downtown Partnership
Visit Tampa Bay

DRY CLEANING

Be Seen Dry Cleaning
Eagle Cleaners
Franklin Street Cleaners & Alterations
King's Dry Cleaner
McNatt's Cleaners

EVENT VENUES

District 3 Arts and Events
The Vault Tampa
The Great Escape Room

POSTAL

United States Postal Service
UPS Store #3751
UPS Store #4639

SHOE REPAIR

Reina Shoe Repair

STORAGE

Seaport Storage

TRANSPORTATION

Amtrak at Tampa Union Station
Blue One Transportation
Cab Plus, Inc.
Greyhound Lines
HART (Hillsborough Area Regional Transit)
The In-Town Trolley Line
Megabus

Tampa Water Taxi Company
TBARTA (Tampa Bay Area Regional Transportation Authority)
The TECO Line Streetcar
United Cab
Yellow Cab of Tampa

Shopping

Affordable Flowers
Baisden Gallery
Bay Bouquet Floral Studio
BoConcept Urban Design
Caffé Fresco Marketplace
Channelside Optical
Corporate Interiors
CVS
David O'Keefe, Pop Culture Icons
Designing Eyes
DOXA Design Lab and Gallery
DOXA Home
Duckweed Urban Grocery Downtown
Duckweed Urban Grocery Channelside - Coming 2016
Florida Aquarium Gift Shop
Geoffrey's Floral and Event Design
Greiner's Fine Men's Clothing
Greiner's Outlet Shop
Grover's Corners Bookstore
Hayman Jewelry Co.
Hyde Park Metro Mart
Kingdome Clothing Store
Lobby Gifts N' More
Louise & Arnold Kotler Art Gallery
Oasis Store
Oceanic Oriental Supermarket
Old Tampa Book Company
Paramount Wigs
Publix Super Market Hyde Park
Publix Super Market Channelside - Coming 2017
Sacred Heart Gift & Bookstore
Surf Down Under
Tampa Bay Rays Pro Shop & Ticket Outlet
The Nature Shop
Uncommon Finds
University of Tampa Book Store
Walgreens
White House Gear American Classics

Arts & Entertainment

American Victory Ship Mariners Museum
David Falk Theatre

Florida Aquarium
Florida Museum of Photographic Arts
Glazer Children's Museum
Henry B. Plant Museum
Patel Conservatory
Rialto Theater
Scarfone/Hartley Gallery
Stageworks Theatre
Straz Center for the Performing Arts
Tampa Bay History Center
Tampa Bay Lightning
Tampa Bay Storm
Tampa Fire Fighters Museum
Tampa Museum of Art
Tampa Police Museum
Tampa Theatre

Education

Center for Advanced Medical Learning (CAMLS)
Channelside Academy of Math and Science
Hillsborough Community College
James J. Lunsford (Hillsborough County) Law Library
John F. Germany Public Library
Sam Rampello Downtown Partnership School
St. Leo University Tampa Education Center
Stetson University College of Law
Tampa Preparatory School
The Dance Project
University of Tampa

Medical

Back To Work Physical Therapy
Bayshore Plastic Surgery
Deepak K. Naidu, MD, Plastic Surgeon
Dr. Bijal Joshi & Associates
Dr. Maria A. Upshaw, DMD, PA
Florida Wellness and Rehab
Great Expressions
Harbourside Animal Hospital
Jackson Dental
OPÉS Health
Papia Chiropractic Clinic
PETenderLove
Physique Physical Therapy
Roy R. Berdeal, O.D.
Tampa General Hospital
Toni L. Licata, O.D.

THE FUTURE IS HERE

AT GRAND CENTRAL AT KENNEDY

Live central to all the exciting developments
in The Channel District

STRATEGIC PROPERTY PARTNERS DEVELOPMENT PLAN

One of the benefits of living at Grand Central is being among the first to experience the plan developed by Strategic Property Partners who is led by Tampa Bay Lightening owner Jeff Vinik. Transformation of **40 acres of prime downtown land into an impressive \$1.1 billion economic hub** is planned for this nearby neighborhood revival and includes more than **1 million square feet of office space, 1 million square feet of hotel and residential development, 250,000 square feet of retail and the University of South Florida's medical school.** New development at this scale will only increase the value of the entire Downtown Tampa core.

Learn more: www.spprealestate.com



Photo courtesy of Port Tampa Bay and Bermello Ajamil & Partners, Inc.

As exciting as the neighborhood already is for its residents that call The Channel District home, it's about to break out in an even bigger way thanks to two bold initiatives that together promise a true transformation of the area and an urban lifestyle like never before. Soon, the Port Tampa Bay and downtown areas will rival the impressive waterfront neighborhoods that have become highlights of other major cities. There has never been a more important time to consider Grand Central at Kennedy. Tampa's waterfront landscape is about to change and this is one of the last opportunities to invest early.



Photo courtesy of Strategic Property Partners

PORT TAMPA BAY DEVELOPMENT PLAN

Imagine living across the street from a waterfront that will be the envy of other top cities around the country. Grand Central offers an immediate opportunity to be a part of one of the most welcome arrivals to Port Tampa Bay. The recent announcement of a mixed-use master plan with **45 acres of apartments, hotels, offices and retail** increases the opportunities in the neighborhood. This groundbreaking project also includes a **bigger cruise ship terminal, one of Tampa's largest urban waterfront parks with retail and a marina and two 75-story high-rises.** Residents of Grand Central will experience a true urban waterfront with direct access to it all.

Learn more: www.tampaport.com

Rental Information
813.229.0998

www.GrandCentralAtKennedy.com
1120 E. Kennedy Blvd. #208, West Building | Tampa, FL 33602

