



Aer

DOWNTOWN TAMPA

300 W. Tyler Street
Tampa, FL 33602

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DOWNTOWN TAMPA

- Trophy Residential Tower in River Arts District
- 334 Luxury Residential Units with stunning water, park and city skyline views
- Ideal location between Straz Performing Arts and Tampa Museum of Art
- Located within Riverwalk Specialty Zone with easy access to the University of Tampa
- Pent up demand for high quality retail and dining in northern end of downtown
- High Daytime Population of 294,620 within 10 min DT



SITE PLAN

W. Tyler Street

Aer

DOWNTOWN TAMPA

Straz Center for the
Performing Arts



On Street Drop Off

W. Tyler Street

Tampa
Riverwalk



W. Macinnes Place

- 14,265 SF of Retail space
- 1,575 SF second generation fitness space available
- Non-exclusive retail parking (48 spaces) plus bridge access to Poe public garage (932 spaces)
- Part of Tampa Riverwalk Specialty Zone

matilde
by Next Level Brands
Coming Soon

Trash/
Recycling

Garage
Entrance

Common Corridor

ENGEL & VÖLKERS

Retail 3
1,575 SF



Covered access from garage,
Poe garage bridge, and retail
to Straz Center

Tampa
Museum of
Art



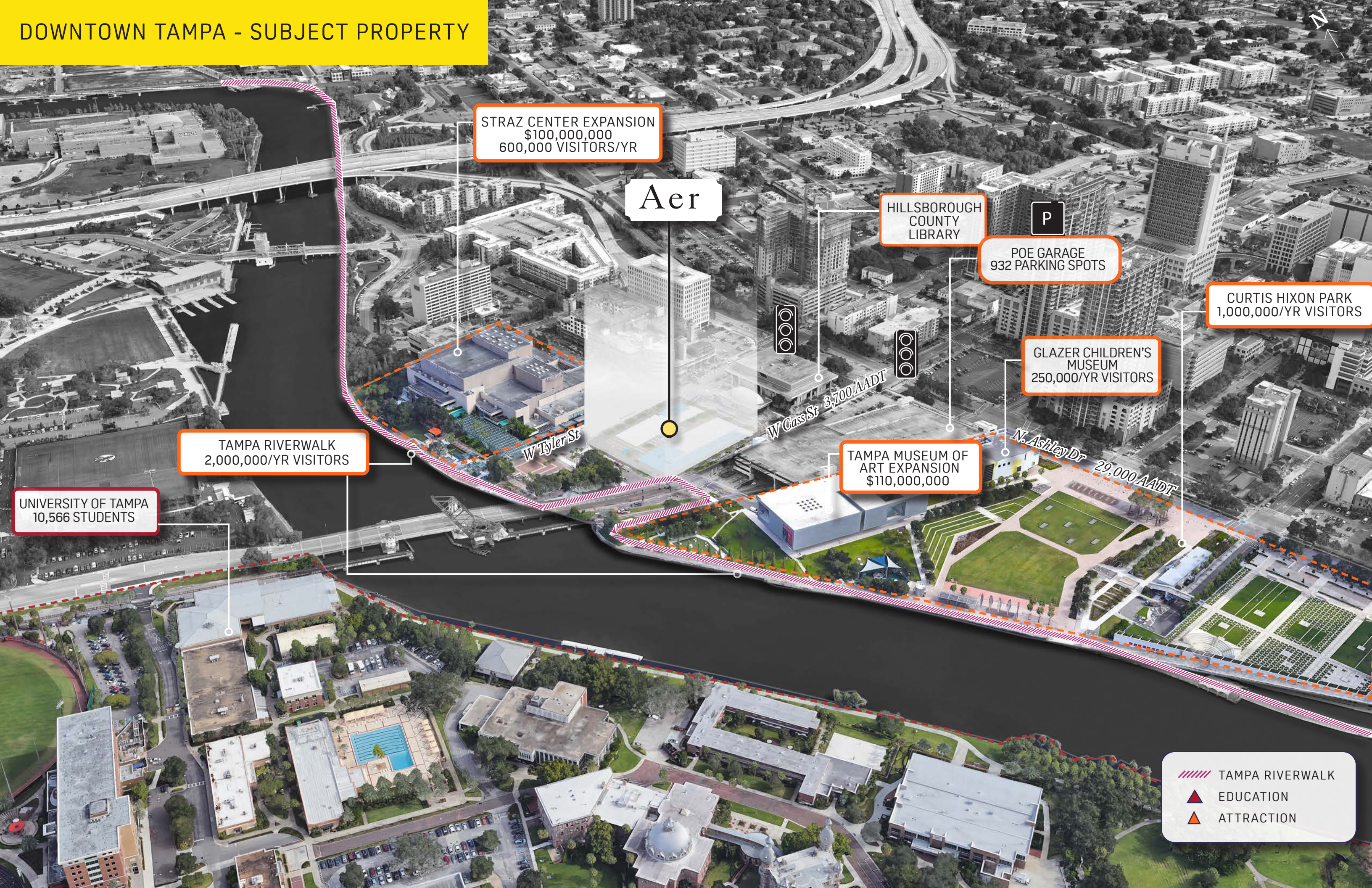
W. Cass Street



Cass Street
Walkability Score

92

DOWNTOWN TAMPA - SUBJECT PROPERTY



CULTURE



📌 Adjacent to Aer (due north)

Straz Center for the Performing Arts

- ◇ 1500+ annual events with more than **600,000 visitors** per year
- ◇ Five individual theatres, three restaurants and an outdoor stage
- ◇ **\$100 million renovation and expansion** will add a four-story waterfront structure and **50,000 SF**
- ◇ One of the largest Performing Arts Centers in US



📌 Across street from Aer (due south)

Tampa Museum of Art

- ◇ In 2020, the Tampa Museum of Art celebrated its 100th Anniversary
- ◇ Planned **\$110 million expansion** of **55,000 SF** includes space for art, cooking classes, a balcony and open-air rooftop terrace, as well as, **improved walkability** to draw in more foot traffic from the nearby Tampa Riverwalk



ART

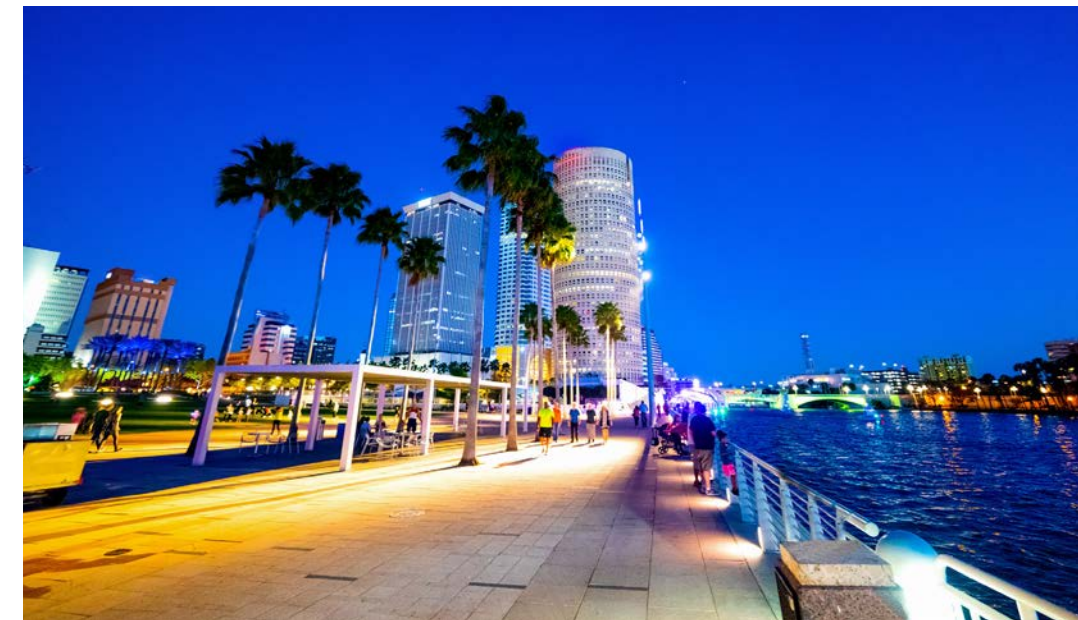
LIFESTYLE



📌 Aer connects to Riverwalk (due west)

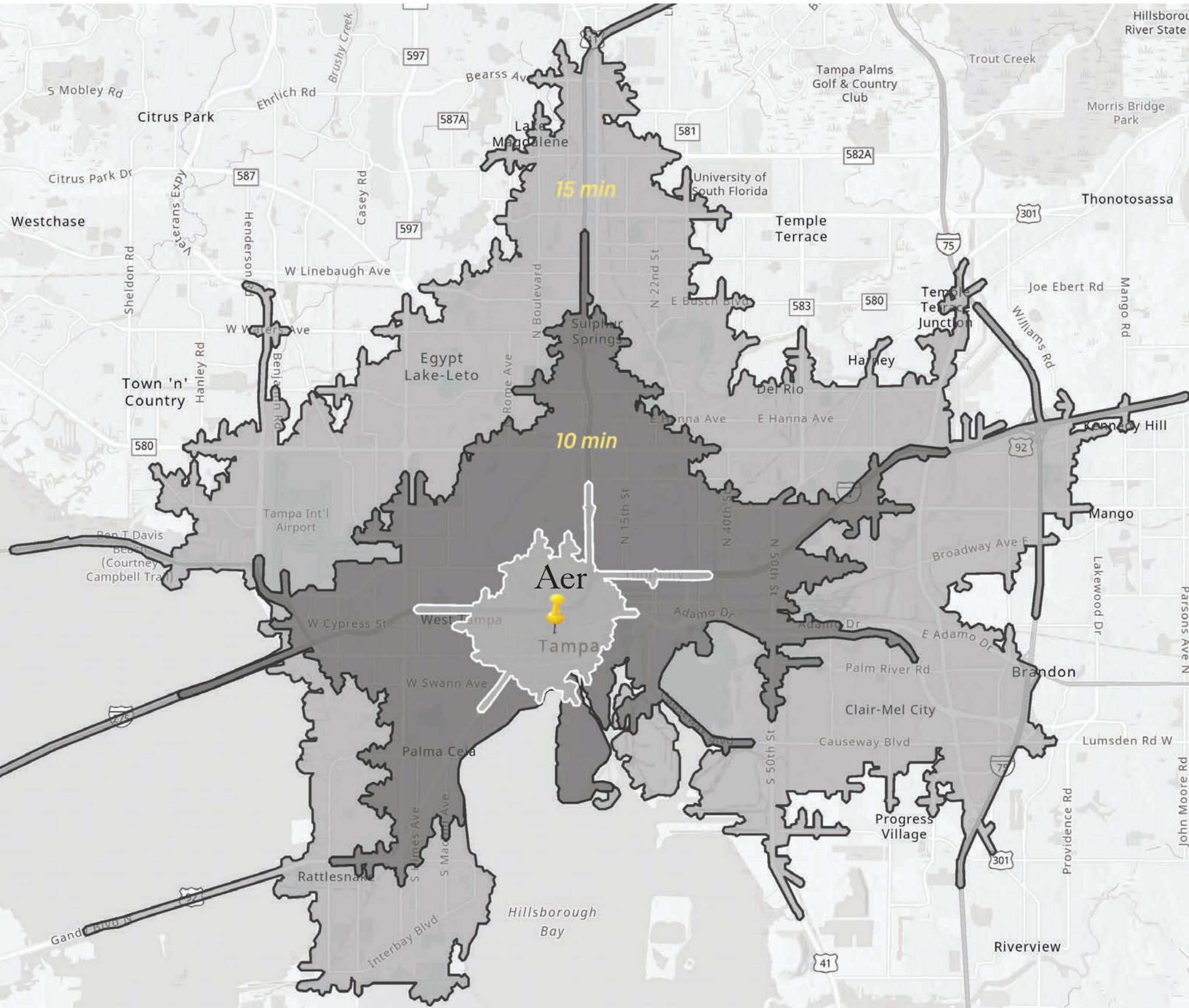
Tampa Riverwalk

- ◇ The Tampa Riverwalk is a multi-use path that extends 2.6 miles from Armature Works to Sparkman Wharf and connects a variety of museums, shops, restaurants and parks
- ◇ The Riverwalk is a focal point of our downtown landscape and reported more than **2 million visitors** last year
- ◇ Tampa Riverwalk claims **2nd place** among USA Today's "2024 America's Top 10 Riverwalks"5



Aer

DEMOGRAPHIC SUMMARY



5 min DT



29,437
Population



70,311
Daytime Population



\$115,974
Avg. HH Income



30.7
Median Age

10 min DT



169,292
Population



278,252
Daytime Population



\$139,270
Avg. HH Income



37.3
Median Age

15 min DT



391,591
Population



558,838
Daytime Population

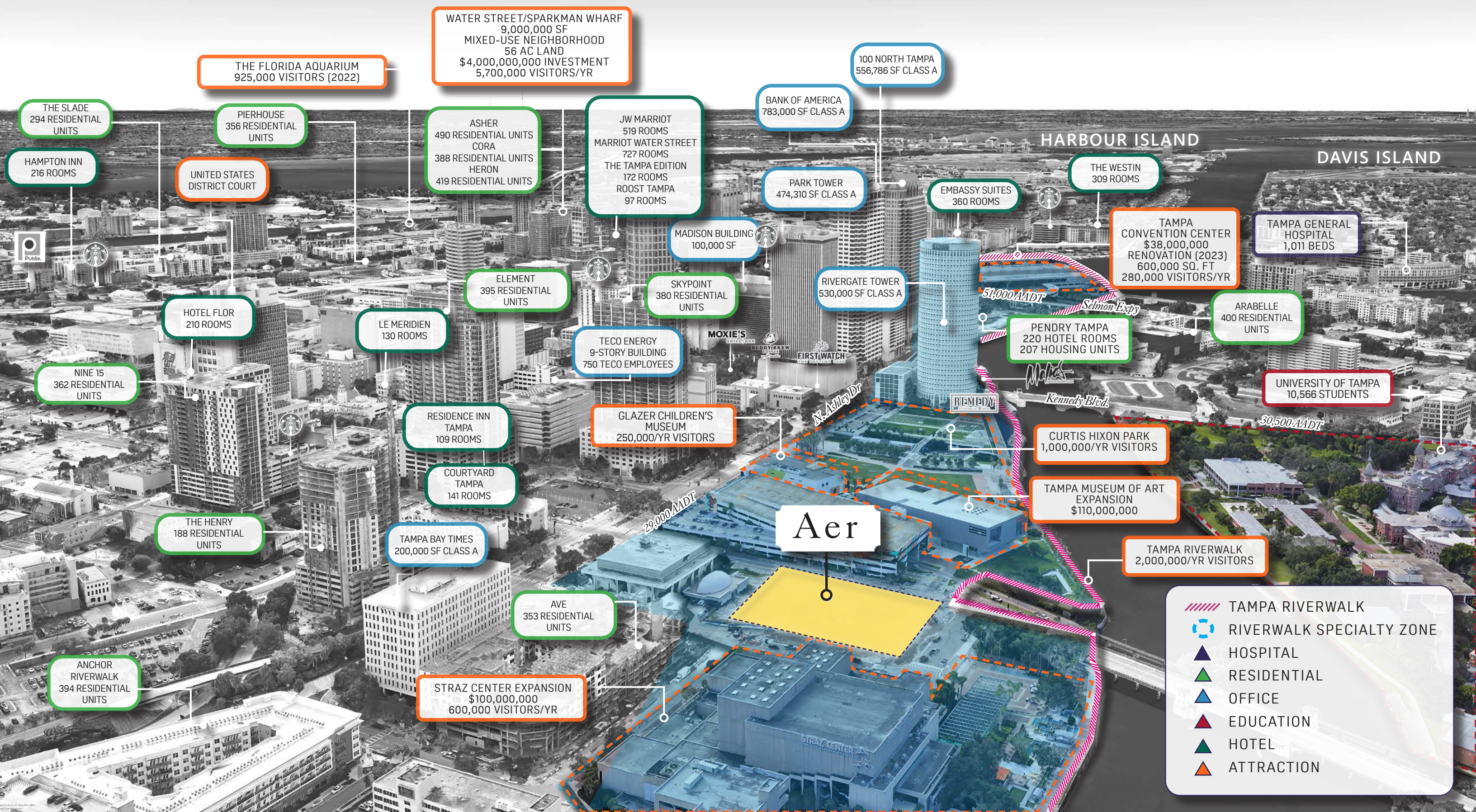


\$124,035
Avg. HH Income



37.7
Median Age

DOWNTOWN TAMPA - VIEW SOUTH





TAMPA HEIGHTS

ARMATURE WORKS
73,000 SQ. FT.
MIXED-USE DEVELOPMENT

THE PEARL
MIXED-USE DEVELOPMENT
314 UNITS

HEIGHTS UNION
150,000 SF CLASS A

ENCORE
40-ACRE MIXED-USE
REDEVELOPMENT
203 RESIDENTIAL UNITS

BLAKE HIGH SCHOOL
1,747 STUDENTS

ONE LAUREL
99 RESIDENTIAL UNITS
ANCHOR
394 RESIDENTIAL UNITS

ELEMENT
395 RESIDENTIAL UNITS

UNITED STATES
DISTRICT COURT

TAMPA BAY TIMES
200,000 SF CLASS A

SKYPOINT
380 RESIDENTIAL UNITS

HOTEL FLOR
210 ROOMS

BANK OF AMERICA
783,000 SF CLASS A

JULIAN B LANE
PARK

THE BARRYMORE
332 ROOMS

STRAZ CENTER EXPANSION
\$100,000,000
600,000 VISITORS/YR

TAMPA PREPARATORY SCHOOL
704 STUDENTS

AVE
353 RESIDENTIAL UNITS

RIVERGATE TOWER
530,000 SF CLASS A

PARK TOWER
474,310 SF CLASS A

LE MERIDIEN
130 ROOMS

MADISON BUILDING
100,000 SF

100 NORTH TAMPA
556,786 SF CLASS A

TAMPA MUSEUM OF ART
EXPANSION
\$110,000,000

GLAZER CHILDREN'S MUSEUM
250,000/YR VISITORS

TECO ENERGY
9-STORY BUILDING
750 TECO EMPLOYEES

FIFTH THIRD CENTER
281,000 SF CLASS A

HILTON
520 ROOMS

UNIVERSITY OF TAMPA
10,566 STUDENTS

CURTIS HIXON PARK
1,000,000/YR VISITORS

TAMPA RIVERWALK
2,000,000/YR VISITORS

ALOFT
130 ROOMS

SHERATON
277 ROOMS

- TAMPA RIVERWALK
- RESIDENTIAL
- OFFICE
- EDUCATION
- HOTEL
- ATTRACTION





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