

THOUSAND & ONE

LIVING WORKPLACES

STRATEGIC PROPERTY
PARTNERS



PRIMED FOR TOMORROW

THIS IS WATER STREET TAMPA

A community that brings urban living and working into an unprecedented state of wholeness and harmony.

This is more than the world's next downtown city development. This is the ultimate balanced urban experience. A place where people, productivity and wellness come into perfect alignment. Water Street Tampa is a community designed with purpose, detail and care from the ground to the clouds. A center of energy, innovation and activity integrated with serene spaces and a frictionless flow of daily life.

From efficient work spaces that truly work for today's professional dynamic, to a diverse range of residential living

spaces that stimulate and revitalize, to a vibrant street-level experience with a robust mix of retail and restaurants, to lushly landscaped green spaces that nourish and inspire, Water Street Tampa brings together all the essential elements of a thriving community. All in one beautifully interconnected space. All with the human experience at the center.

Welcome to the modern city, the way it was always supposed to be.

“WATER STREET TAMPA IS BASED ON TWO IDEAS:

A COMMUNITY MADE FOR BRANCHING OUT

With its signature biophilic design, Thousand & One is built to connect people with nature. Natural materials, abundant sunlight, and expansive Tampa Bay views create environments that inspire work and elevate life.



THE AUTHENTICITY OF PLACE & A WALKABLE COMMUNITY.”





DESIGN VISION

Inspired by the native ecology of Florida, its architecture, and industry, Thousand & One connects the rich, natural beauty of the region to the workplace. A series of planted terraces carved into the building frame views toward the water, while creating spaces for daily refuge.

“THOUSAND & ONE
EMBODIES THE ROOTS
OF THIS CITY
AND FLORIDA IN ITS
DESIGN AND THE REACH
OF ITS GROWTH IN ITS
FUNCTION.”



ARCHITECTURE

With a precise and modern grid, accentuated by deep verandas on each corner of the tower, Thousand & One provides access to outdoor terrace gardens from nearly every office floor. This intentional design blurs the boundary between the interior and outdoor environments.



INTERIOR DESIGN

Floor-to-ceiling windows flood the indoor space with sunlight, while the façade of hand-cast concrete with rounded, smooth edges, creates a playful change of light and shadow throughout the day.





**375,000
SF**

TROPHY OFFICE SPACE

**12,000
SF**

PREMIUM RETAIL SPACE

**20
STORIES**

**9
DOUBLE-HEIGHT
TERRACES**

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AMENITIES

Crowning Thousand & One, a penthouse-level rooftop features amenities that are perfect for private rejuvenation, team meetings or corporate events.

Thousand & One incorporates a conference space, townhall and catering cafe along with a premium fitness center and nine double-height terraces which further extend the Living Workplace experience.



WELLNESS IS IN OUR NATURE

With evidence-based wellness strategies and a biophilic design, Thousand & One will be a model for striking balance between the well-being of tenants, while also improving a company's competitive advantage through the WELL Core and Shell™ certification.



AIR

Office spaces at Thousand & One bring in 40% more fresh outside air than traditional office buildings.

The penthouse is accessible to all tenants and features two lushly landscaped outdoor terraces. 9 double-height private exterior terraces provide tenants with access to fresh air daily.

MATERIALS

Rigorous cleaning protocols address high-touch surfaces, including elevator buttons and doorknobs.

MIND

The building's biophilic design connects its occupants with nature and supports their health and well-being.

COMMUNITY

Well-curated community events, farmers markets and regular recreational programming are implemented throughout the neighborhood.

WATER

Water quality is regularly tested to ensure the quality remains clean and safe.

Water bottle refilling stations are located throughout the neighborhood with a station positioned in the heart of the Thousand & One plaza.

MOVEMENT

The light-filled fitness center on the second floor offers a perfect space for tenants to stay healthy and clear their minds.

A large and secure bicycle room is provided in the adjacent Cumberland Parking Garage.

LIGHT

Floor-to-ceiling windows allow for ample and bright daylight.

NOURISHMENT

A full-service grocery store, GreenWise Market by Publix, is located only one block away.

SPP

SPP is the developer, owner, and investor behind Water Street Tampa, a new neighborhood on more than 55 acres of land the company controls in downtown Tampa along the waterfront.



WHO WE ARE

At Strategic Property Partners (SPP), we have a vision for better living that starts with people. We believe buildings are only as good as the places in between them. SPP is a partnership between Cascade Investment LLC, and Jeff Vinik.

SPP is a full-service commercial real estate development firm focused on world-class execution, innovation, and creating high quality and experiential places.

WHAT WE'RE DOING

SPP creates experiential, mixed-use neighborhoods that include homes, workplaces, hotels, retail, outdoor spaces, food and beverage and entertainment. Our goal for every development is to create the infrastructure for enduring, vibrant, forward-thinking communities that promote inclusivity, sustainability and social wellbeing. Integrating principles

of walkability, sustainability, connectivity, design quality and wellness, SPP is creating and will own and operate this new world-class neighborhood in Tampa, while also elevating the city's national prominence.

FOR LEASING INFORMATION

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WAKEFIELD**





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WATER STREET
TAMPA