

WATER STREET TAMPA FACT SHEET

October 2022

OVERVIEW

Water Street Tampa is a multi-phased, mixed-use development transforming 56 contiguous acres on Tampa's waterfront into an entirely new neighborhood. The development is bringing nine million square feet of new commercial, residential, hospitality, entertainment, cultural, retail and educational spaces to the community, all connected by a pedestrian-focused street plan and public green space. Built on the idea that the city of the future can be designed in a more comprehensive, cohesive and people-centric way, Water Street Tampa is connecting Tampa's central business district to its long-underutilized waterfront and linking residential neighborhoods to the city's retail and business districts, creating a balanced urban experience that reflects the way people want to live in cities today.

Water Street Tampa is being developed by Strategic Property Partners, LLC ("SPP"), a partnership between Cascade Investment LLC and businessman Jeff Vinik, owner of the NHL's Tampa Bay Lightning hockey team. SPP has brought together the world's best talent in architecture, design, landscape architecture, urban planning, placemaking and community design to realize the vision for Water Street Tampa.

With a focus on walkability, sustainability, resiliency and innovation, Water Street Tampa is setting a global precedent for wellness-based design in the built environment. The development is the first WELL Precertified Community in the world under the WELL Community Standard, pioneered by the International Well Building Institute (IWBI), and achieved LEED silver certification under the category of LEED® for Neighborhood Development: Plan, which focuses on the design of public spaces between buildings and how they will be used by people in the community.

Water Street Tampa's first phase of development comprises:

- 600,000 square feet of new office space, including downtown Tampa's first trophy office tower in over 30 years
- 1,300 new residences, including rental and for-sale options and the city's first five-star hotel-branded condominiums
- 1,515 new and renovated hotel rooms, including 172 keys at the city's first five-star hotel, The Tampa EDITION; 519 keys at the JW Marriott Tampa Water Street; 727 keys at the Tampa Marriott Water Street; and 97 extended-stay rooms at ROOST Tampa
- Sparkman Wharf, a mixed-use waterfront destination with a dining garden, event lawn, retail space and offices
- SPP donated the land where the University of South Florida (USF) has relocated their Morsani College of Medicine and Heart Institute, enabling the university to create a new 330,000-square-foot facility that serves over 2,000 faculty and students.

RESIDENTIAL

Water Street Tampa introduces a diverse range of residential offerings designed to appeal to the steadily growing Tampa population. Ranging from rental apartments to for-sale condominiums, the brand-new residences feature stunning design by some of the world's leading architects and interior designers, as well as dynamic indoor and outdoor amenities that offer a comprehensive residential lifestyle unlike anything currently available in Tampa. Residences include The Residences at The Tampa EDITION, the city's first five-star hotel branded-residences, as well as three multifamily rental buildings currently leasing: Heron, Cora and Asher.

OFFICE

The unparalleled office offering at Water Street Tampa is set to accommodate the large influx of STEM and start-up companies relocating to the city from across the U.S. The spaces are cutting-edge, highly amenitized and sustainably designed, ranging in style from waterfront loft-style space to a trophy office

tower with wellness-oriented amenities. The offices provide flexible floorplates and amenity-filled spaces that are not otherwise available in the Tampa office market and are attracting a wide range of employers on a national scale. Current offices include Thousand & One, the city's first new downtown office tower in over 30 years that has been designed by COOKFOX Architects, and office space at Sparkman Wharf, Water Street Tampa's waterfront destination.

HOSPITALITY

SPP is bringing diverse, unprecedented hospitality options to Tampa to support and influence the city's growing tourism. These exciting new offerings include the city's first five-star hotel, The Tampa EDITION, and the first JW Marriott. Anchored by three hotels, Water Street Tampa is creating a one-of-a-kind hospitality experience that will be an important cornerstone for the new neighborhood and the evolving business district. With the creation of Water Street Tampa, hotel guests will no longer have to leave the neighborhood to eat, drink and play – they will have access to the best entertainment venues, cultural institutions, bars, restaurants and retail storefronts at their doorstep. Water Street Tampa's hotels include the The Tampa EDITION, JW Marriott Tampa Water Street and Tampa Marriott Water Street.

RETAIL

To activate the re-designed streetscapes and create a comprehensive lifestyle designed to serve the residents and visitors of Water Street Tampa, SPP is bringing a wide variety of curated retail concepts to the neighborhood, including restaurants, local boutiques, a full-service grocery store and more. Sparkman Wharf, the neighborhood's mixed-use waterfront destination, has become a cultural hub and the new epicenter of Tampa's thriving dining scene. SPP has signed leases with nearly 50 unique retailers throughout Water Street Tampa, including with national companies such as Wagamama, Jeni's Ice Creams, BurgerFi, BODYROK and more.

SPARKMAN WHARF

Situated on Tampa's downtown waterfront, Sparkman Wharf features 180,000 square feet of spacious loft-style office space, 65,000 square feet of ground-level retail and a one-acre park. The vibrant central park is home to an intimate dining garden that features ten restaurant concepts housed in refurbished shipping containers and a recreation lawn that is regularly programmed with community events.

MASTER PLAN

Designed by SPP in collaboration with Reed Hilderbrand and Elkus Manfredi, Water Street Tampa's master plan is created around the philosophy that thoughtfully designed buildings are only as good as the spaces between them. The vibrant waterfront neighborhood seamlessly blends a variety of buildings and experiences around new public green space designed to be activated and enjoyed year-round. With a strong focus on incorporating wellness into the built environment, Water Street Tampa is a model for future cities and is setting a benchmark for neighborhoods around the world.

- 13 acres of new public space and a redesigned street grid designed to improve walkability, drivability and connectivity between Tampa's waterfront, central business district and surrounding neighborhoods
- An innovative District Cooling facility that is centralizing water production and reducing energy consumption for the neighborhood
- Extension of the existing Water Street to create a lively public plaza shaded by mature trees (Upon completion, the street will feature a 45-foot-wide promenade and dedicate 60 percent of its space to pedestrians.)
- World's first WELL Precertified Community under the WELL Community Standard
- LEED Silver certification for Neighborhood Development: Plan