

downtown
location

suburban
experience

TWO
HARBOUR
PLACE



office lease opportunities on harbour island
302 knights run avenue



downtown location

Two Harbour Place is located on Downtown Tampa's elite Harbour Island. This unique placement secures companies a prime location at the gateway to 2.5 million square feet in new office developments.

With office space within walking distance to Downtown's popular event venues, your location on Harbour Island encourages natural opportunities for networking and relationship nurturing in both professional and recreational settings.

suburban experience

In a market where the average on-site parking ratio is 1.5:1,000 s.f., Two Harbour Place is able to offer an unbeatable 4:1,000 s.f. on-site at no additional cost, available immediately with no waitlists.

Expansive, front-row views of the bay and a breathtaking perspective of downtown highlight the elite nature of Harbour Island.





15% annual savings in occupancy costs

“The value of savings in parking is more than \$100,000 each year. Two Harbour was an easy choice.

*- Leith Oatman,
Gresham Smith Partners*



property features

- Renovated lobby, restrooms, common areas
- Named The Outstanding Building of the Year (TOBY) Award winner - 2015 BOMA Greater Tampa Bay
- FREE, covered, on-site parking connected to the building – highest parking ratio in the CBD at 4:1,000 s.f.
- Business continuity via three back-up generators/redundant fiber and two separate electrical feeds from different substations

retail and services

ON-SITE

- NEW - Daily Dose Coffeehouse & Eatery
- Property management and maintenance
- Concierge & security services
- Full-time day porter
- Dry cleaning pick-up & delivery
- Auto detailing
- Visitor parking

NEARBY

- American Social, Starbucks, Cafe Dufrain, Cry Baby Cafe, Watervue Grill, Jackson's, Sail Pavilion, Columbia Cafe
- Harbour Island Athletic Club
- Tampa Convention Center, Amalie Arena

on-site amenities



Free, covered on-site parking



Daily Dose Coffeehouse & Eatery



Courteous, professional property management on-site and concierge



Amazing views

nearby amenities



Cafe Dufrain, Cry Baby Cafe, Watervue Grille



Harbour Island Athletic Club & Spa



Coast Bike Share



Sail Pavilion, Pirate Water Taxi, Convention Center, Marriott Waterside, Embassy Suites



accessibility

- Island ingress and egress via two bridges (S. Harbour Island Blvd. and Beneficial Drive)
- Accessibility via Channelside bypasses congested roadways in Downtown
- HART In-Towner Trolley - free service offering rides every 12-15 minutes, connects to TECO Line Street Car at Embassy Suites
- Tampa Downtown - free on-demand and point-to-point rides, requested via app (5 min ride to Lykes Gaslight Park)
- Pedestrian friendly passage to Harbour Island dining, Starbucks (2 min), Marriott Waterside, Embassy Suites, and Tampa Convention Center (3-5 min), Amalie Arena (8 min)
- Pirate Water Taxi connects at Harbour Island, with stops along the river and Channelside
- Coast Bike Share hub just steps away

Owned & managed by:

CROCKER
PARTNERS

For office availability, visit twoharbourplacetampa.com or contact:

Jim Moler
+ 1 813 387 1308
jim.moler@am.jll.com

Deana Beer
+ 1 813 387 1298
deana.beer@am.jll.com



Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

© 2018 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.