downtown location

suburban experience





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



- 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

#### 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





## nearby amenities



Cafe Dufrain, Cry Baby Cafe, Watervue Grille



Harbour Place

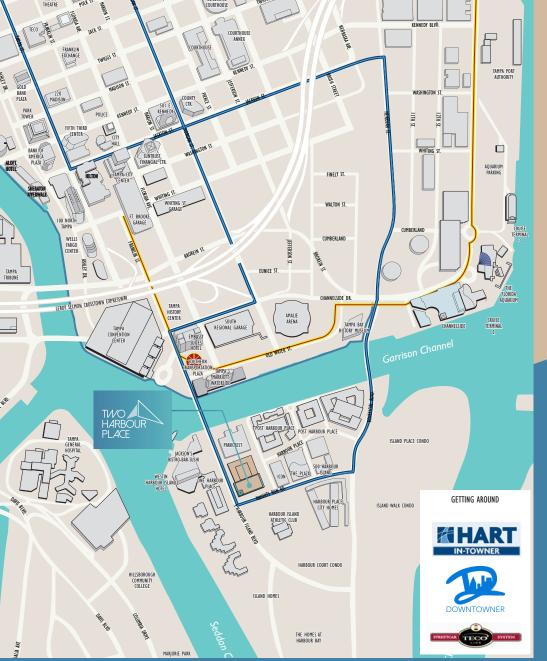


Harbour Island Athletic Club & Spa

**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)
- Accessiblity 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 Downtowner 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:



For office availability, visit **twoharbourplacetampa.com** or contact:

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