



OFFICE

Parcels available for office development range in size from 1.6-2.4 acres and are defined by ENCORE's LEED® certified development initiatives and an unrivaled kaleidoscope of on-site amenities. ENCORE has approval for up to 180,000 SF of office.

ENCORE is centrally located at the intersection of Tampa's core business activity anchors, I-275 and the Crosstown Expressway. Adjacent to the Central Business District, Channelside, Ybor City and other distinct neighborhoods, ENCORE is the gateway to Tampa's commerce, entertainment and cultural centers.

ENCORE's dynamic town square features cafés with outdoor seating, an outdoor market plaza, history museum and public art. Wide paved walkways promote a walkable, pedestrian-friendly environment.

NOW SELLING

PARCEL 9 2.4 acres approved for office, 300' maximum height

PARCEL 10 1.6 acres approved for office, 280' maximum height

PARCEL 11 2.4 acres approved for office, 260' maximum height

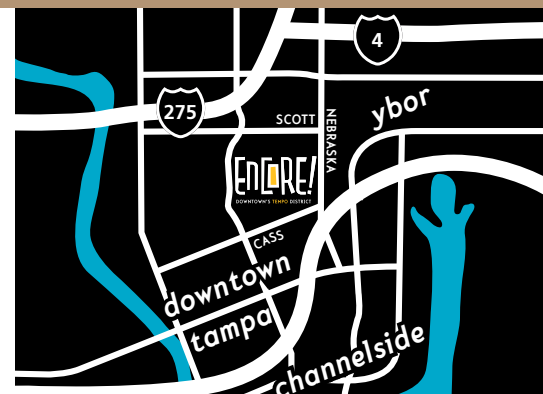
ENCORE!

DOWNTOWN'S TEMPO DISTRICT

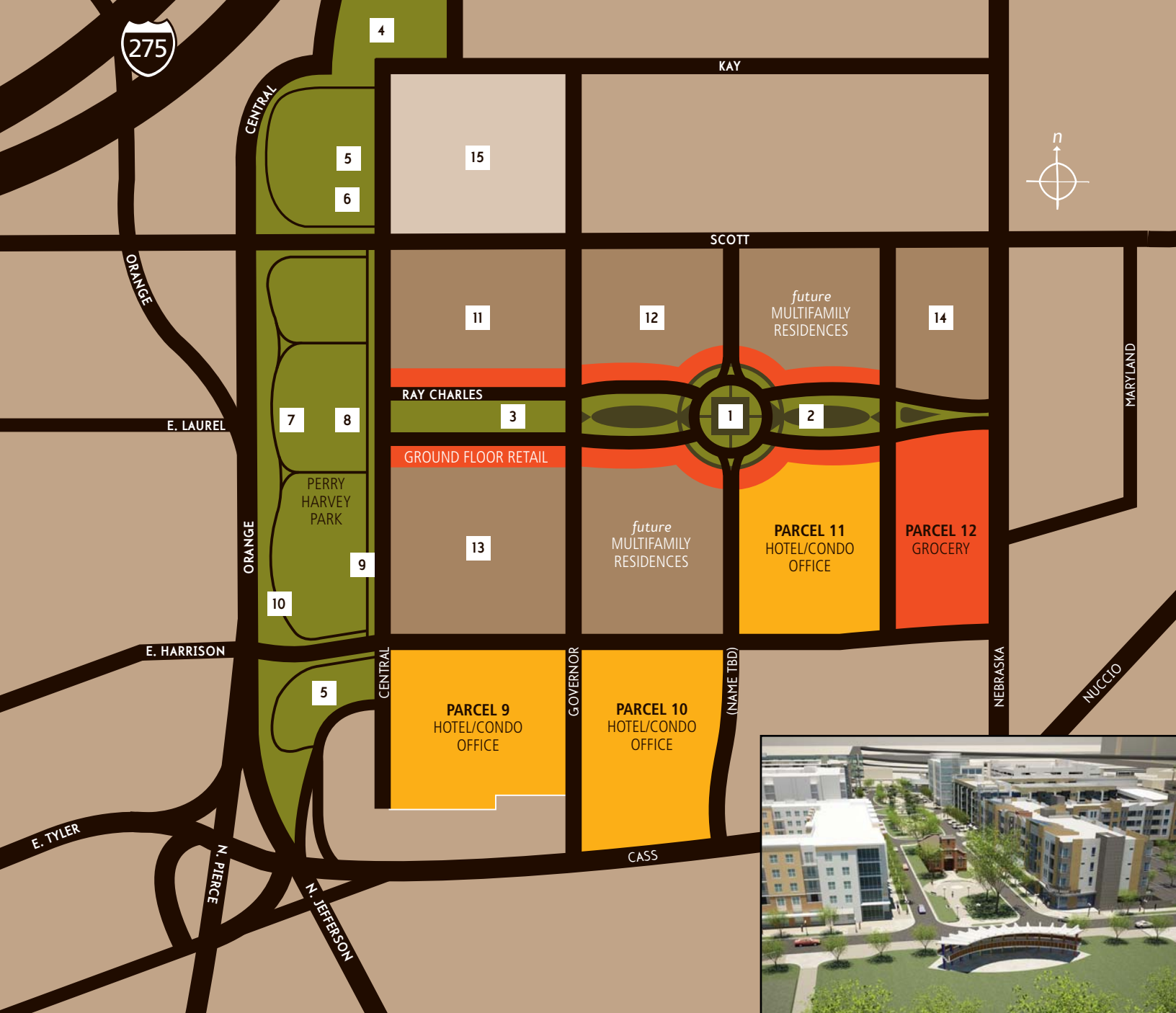
CONTACT

Brenda Dohring Hicks, MAI Lic. R.E. Broker | brenda@dohringgroup.com | (813) 223-9111
THE DOHRING GROUP, INC. | DohringGroup.com

Ryan Sampson, ALC, CCIM Lic. R.E. Broker | ryan@thedirtdog.com | (813) 287-8787
ESHENBAUGH LAND COMPANY | TheDirtDog.com



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ENCORE!

DOWNTOWN'S **TEMPO** DISTRICT

The walkable 40+ acre design blends commerce with community to form a *city within a city*. A formal town square with pathways, history museum, public artwork and relaxation niches is center stage to vibrant hotels, offices, apartments, retailers and restaurants.

- 1 TOWN GREEN
- 2 CENTER STAGE
- 3 HISTORY MUSEUM
- 4 SKATE PARK
- 5 PLAYGROUNDS
- 6 COMMUNITY CENTER
- 7 AMPHITHEATER
- 8 PERFORMANCE STAGE
- 9 HISTORY WALK
- 10 PATHWAYS
- 11 TEMPO APARTMENT HOMES
- 12 THE ELLA SENIOR APARTMENT HOMES
- 13 TRIO APARTMENT HOMES
- 14 OFFICE
- 15 MIDDLE SCHOOL

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