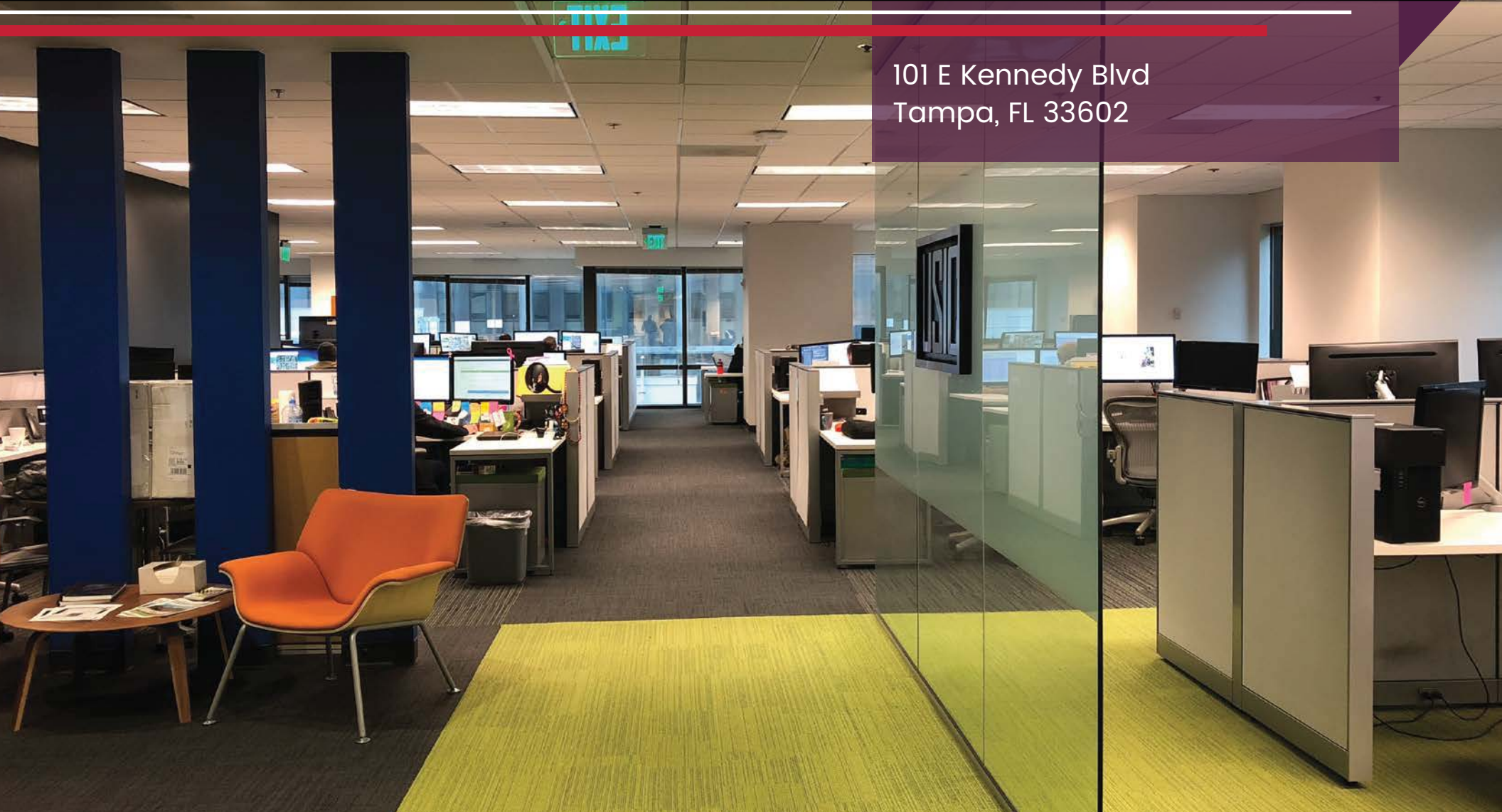


SUBLEASE SPACE BANK OF AMERICA PLAZA | 8,485 SF

101 E Kennedy Blvd
Tampa, FL 33602



Office Space located in a 42-story Class A office tower in the heart of Tampa's Central Business District



Building & Space Information

BANK OF AMERICA PLAZA

Timeless Elegance. Endless Amenities. World Class.

Bank of America Plaza is an award-winning, 42-story Class A office tower located in the heart of Tampa's Central Business District. The building's entry features an expansive granite plaza with oak trees providing a canopy for bistro tables and chairs, two water features as well as an impressive sculpture by internationally recognized artist, Charles O. Perry.

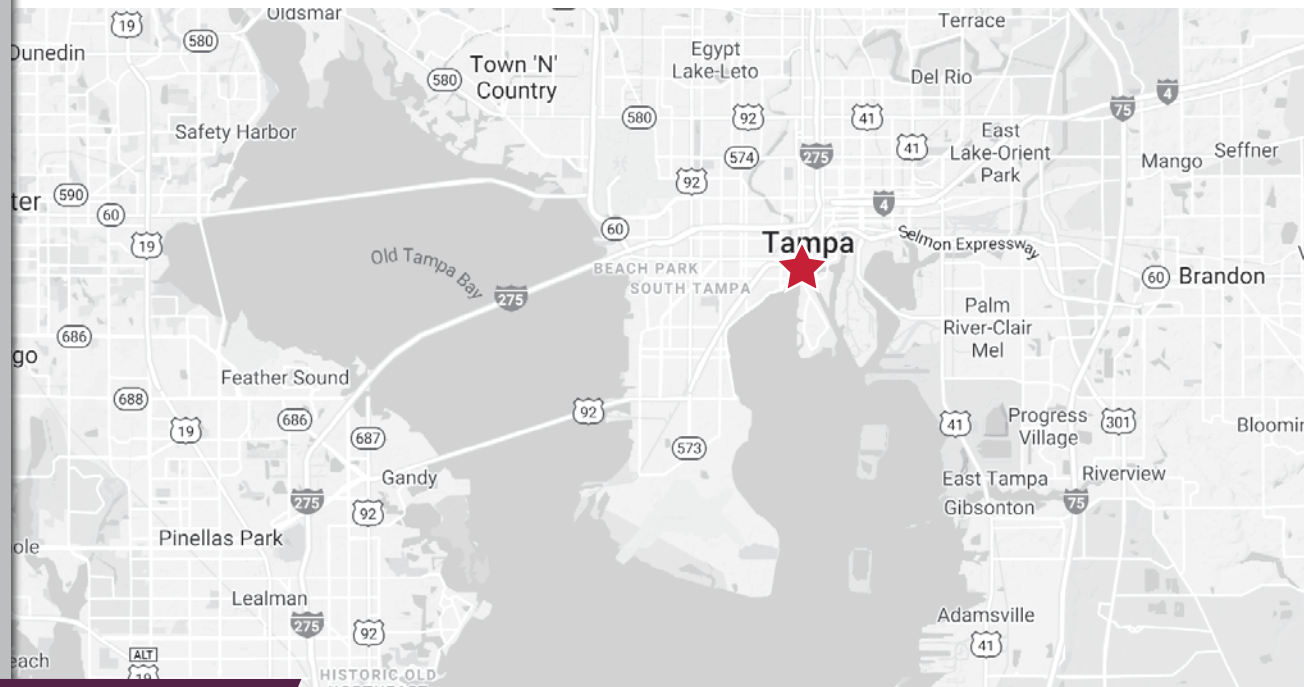
Entering the building you are greeted by a dramatic three-story lobby enhanced by Spanish marble in colors of white, green and light coral and walls of rich African mahogany with brushed brass feature enhancements.

With approximately 785,000 square feet of office and retail space, Bank of America Plaza spans two city blocks making it one of the largest and most prestigious office developments in both Florida and the Southeast.

- ✓ BOMA 360 Performance Building
- ✓ BOMA Greater Tampa Bay TOBY Award – 2012, 2013, 2014, 2015
- ✓ BOMA Southern Region TOBY Award – 2013, 2014, 2015, 2016
- ✓ Tampa Bay Business Journal "Best in the Biz"
- ✓ Favorite Office Building – 2011, 2012, 2013, 2014
- ✓ Tampa Bay Business Journal "Best in the Biz" Best Management Team – 2011, 2012
- ✓ Certified LEED Gold
- ✓ Energy Star rated
- ✓ State-of-the-art destination dispatch elevator system
- ✓ Downtown Tampa's highest ratio of covered parking
- ✓ Downtown Tampa's MOST amenity-rich building

Sublease Space Highlights

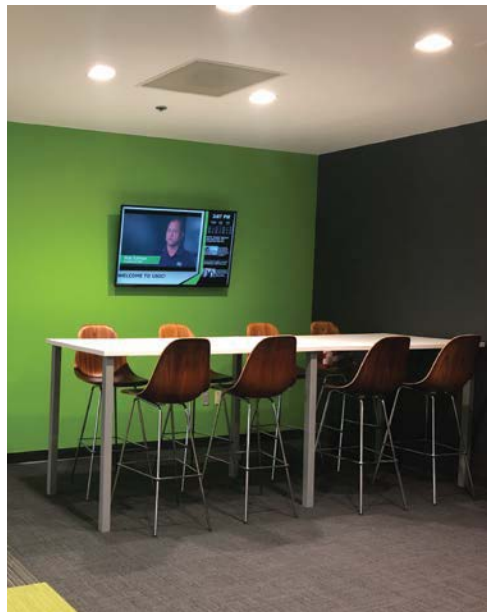
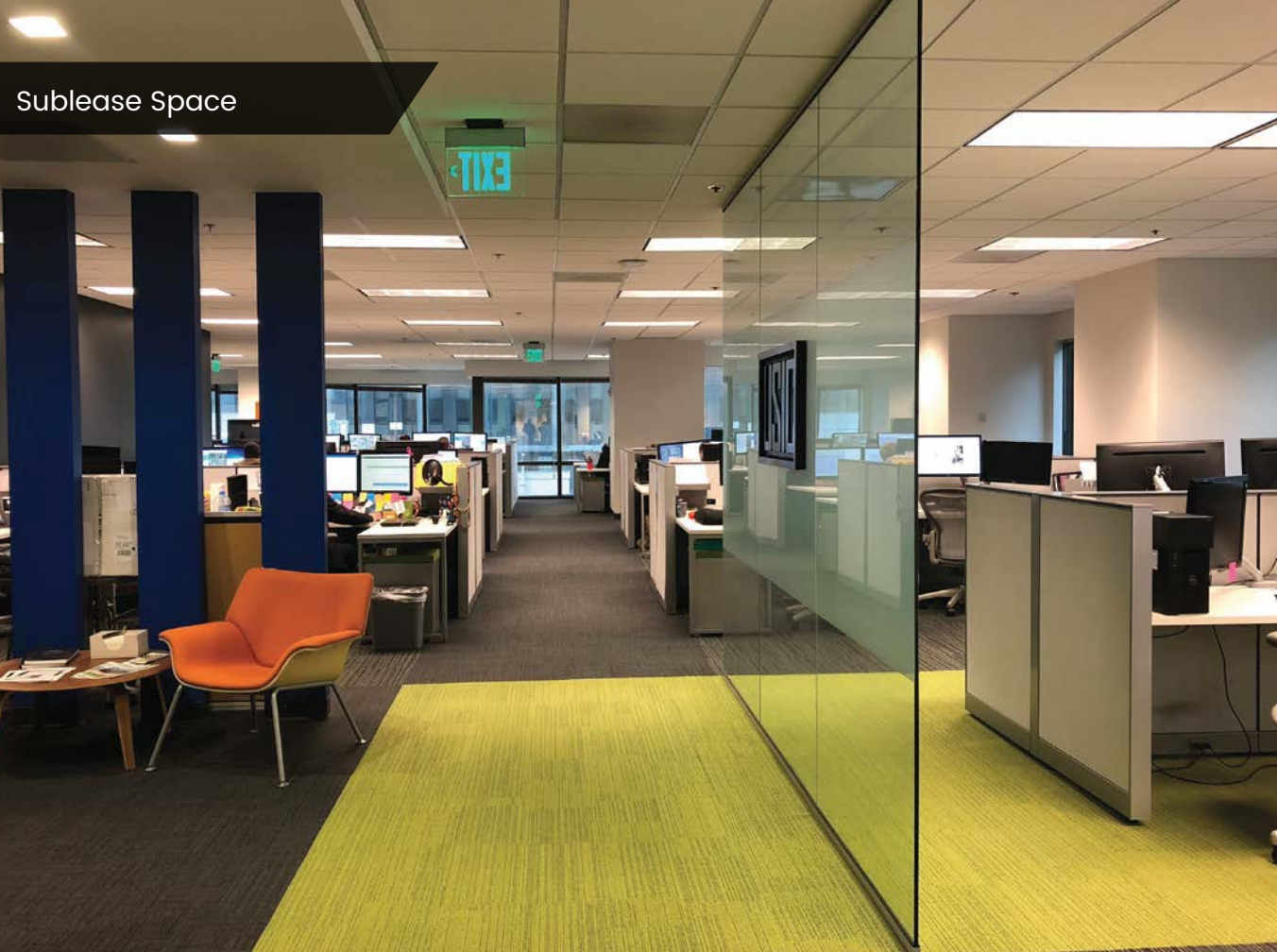
- ✓ Address: 101 E Kennedy Blvd, Ste 850, Tampa FL
- ✓ Rate: \$30.90/sf full service
- ✓ Square feet: 8,485
- ✓ Term: Through 3/2024
- ✓ Private offices: 14
- ✓ Work stations: 41
- ✓ Conference: 1
- ✓ Furniture: Available/negotiable



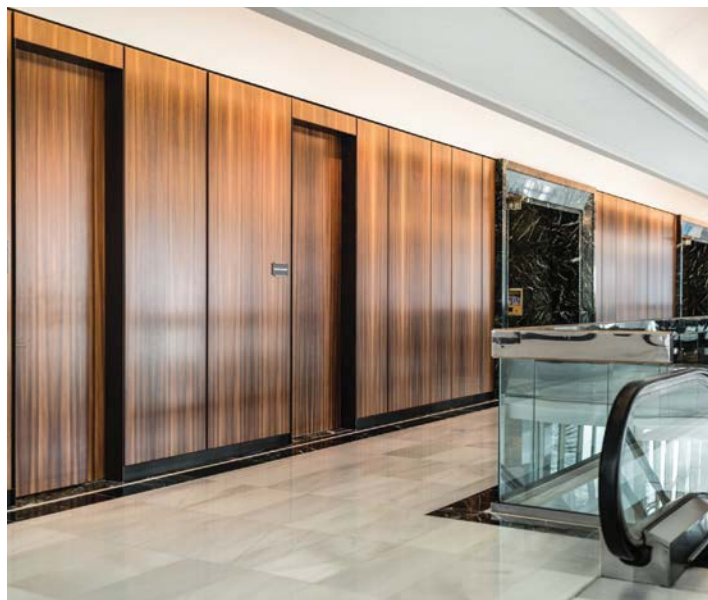
Floor Plan



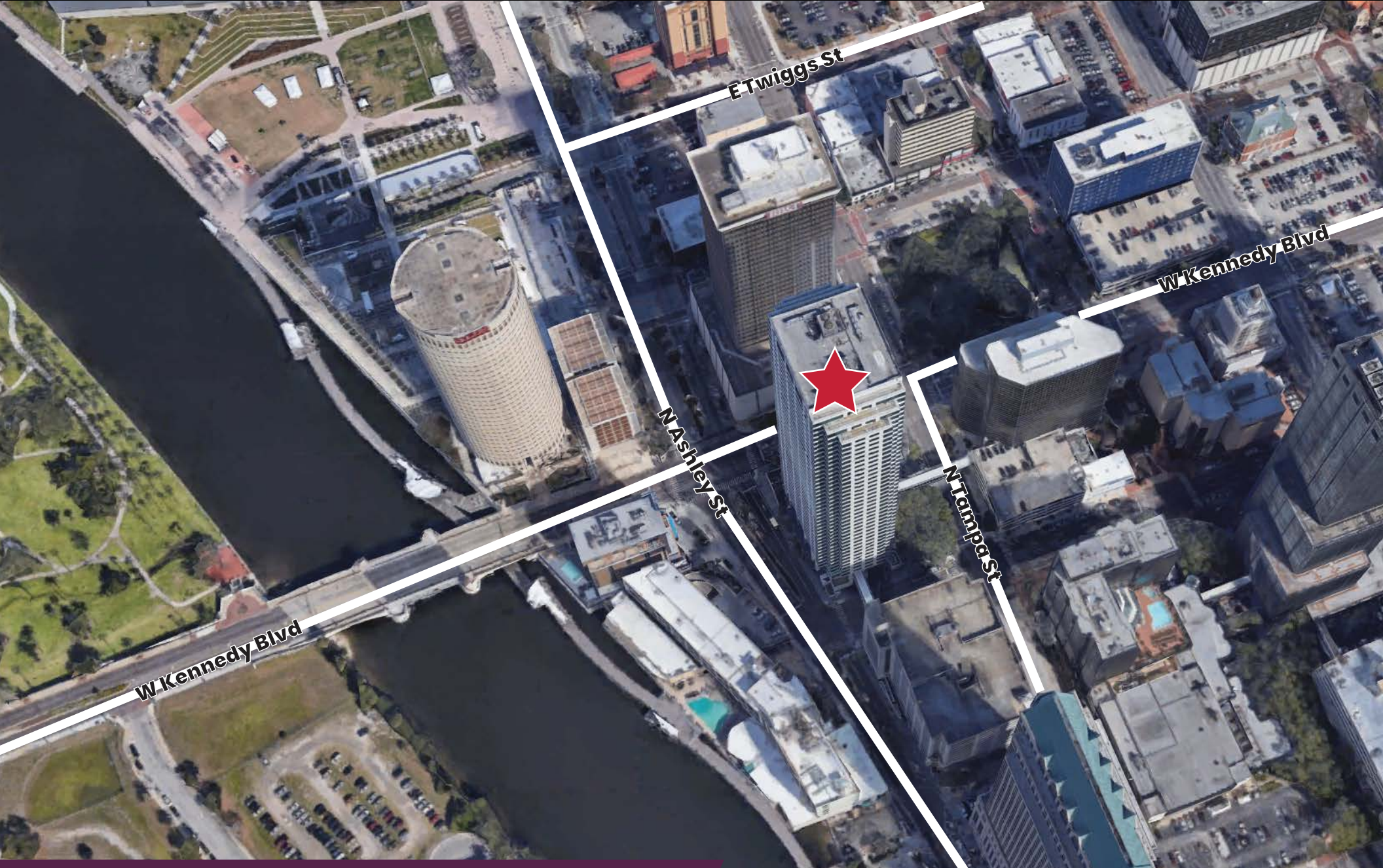
Sublease Space



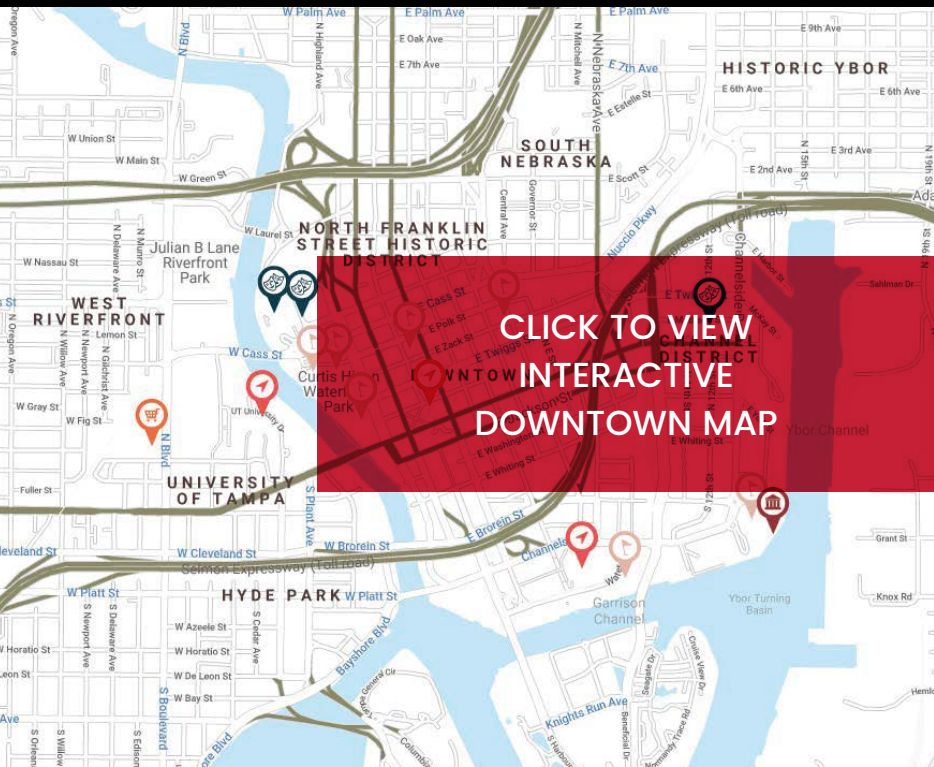
Bank of America Plaza



Aerial



Downtown District Amenities



By day, Tampa's downtown district bustles with business. By night, the city streets come alive as arts patrons trade in suits for evening wear. Downtown is home to many of Tampa's cultural gems. Take in world-class entertainment at the Tampa Bay Performing Arts Center. Sink into the plush chairs as the lights dim on an old movie classic at the Tampa Theater. View the ornate gingerbread Victorian towers at the University of Tampa as the women's crew team races down the Hillsborough River. Just down the waterway is another artistic jewel, the Tampa Museum of Art. Its collection of 20th century and contemporary art complements its Greek and Roman paintings collections.



Downtown Tampa Has Something for Everyone!

With so many options for things to do in Tampa's Downtown, the challenge is not deciding where to go or what to do, it's deciding where to start. The downtown Tampa area is booming and so are the neighborhoods surrounding it. From family-friendly fun like the Aquarium, water sports and parks to exciting nightlife, events, bars and some of the best restaurants.

Named by Time's Money Magazine as one of the Five Best Big Cities in the United States, Tampa is considered a "Sunbelt beach city with international aspirations." Experience the inspiring culture of museums and diverse cuisines of memorable dining, unique shopping, and Downtown's array of arts and entertainment, outdoor activities, nightlife, and events.

Tampa, FL

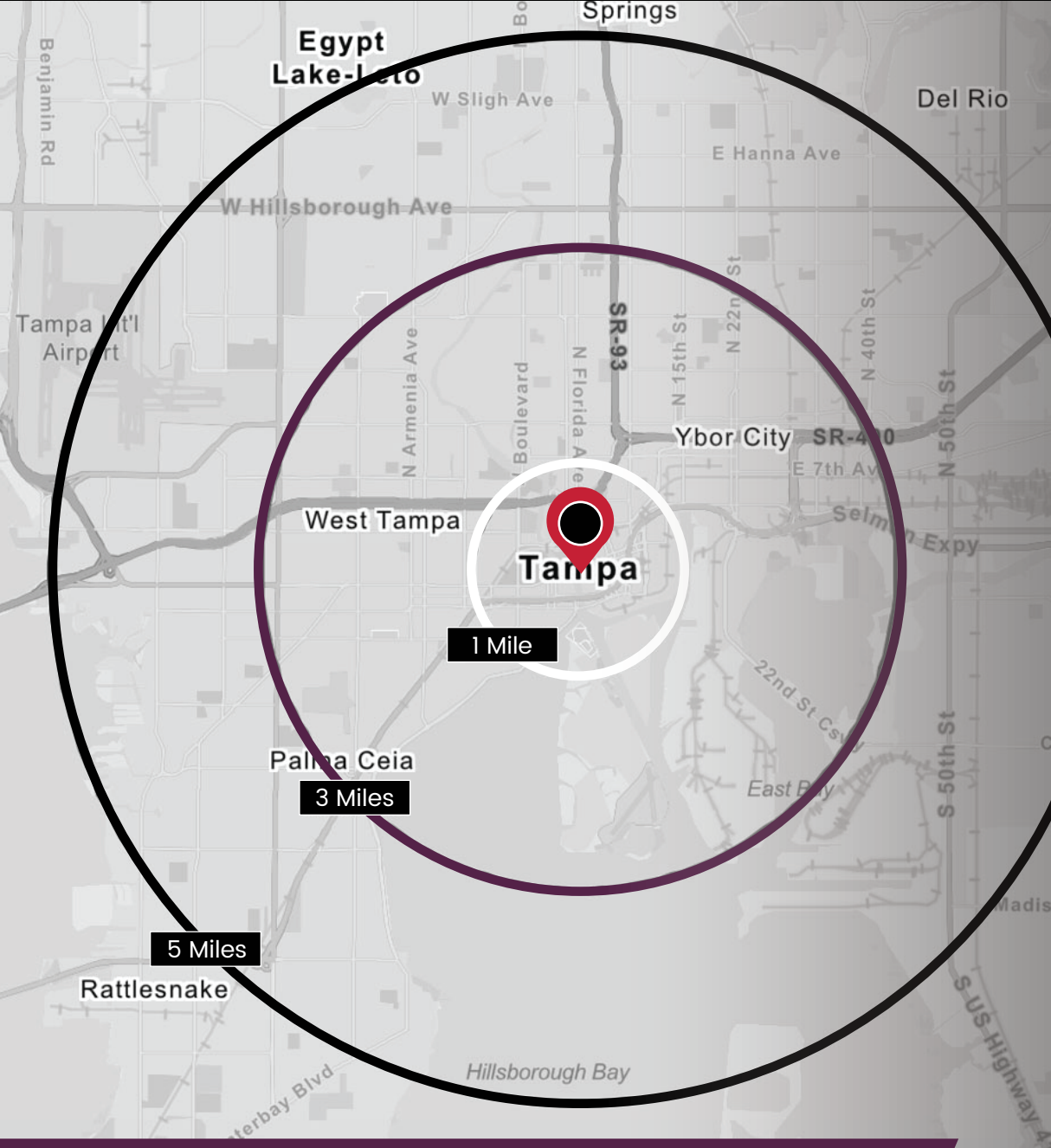
Tampa is a major city in, and the county seat of, Hillsborough County, Florida, United States. It is on the west coast of Florida on Tampa Bay, near the Gulf of Mexico. Tampa is the largest city in the Tampa Bay Area. With an estimated population of 399,700 in 2019, Tampa is the 48th most-populous city in the U.S. and the third-largest city in Florida after Miami and Jacksonville. The bay's port is the largest in the state, near downtown's Channel District. Bayshore Boulevard runs along the bay, and is east of the historic Hyde Park neighborhood.

The Tampa mayor Pam Iorio made the redevelopment of Tampa's downtown, especially residential development, a priority. Several residential and mixed-development high-rises have been constructed. Another of Mayor Iorio's initiatives was the Tampa Riverwalk, a mixed-use path along the Hillsborough River in downtown. Channelside was recently approved to undergo major renovations by Tampa Bay Lightning owner Jeff Vinik along with Bill Gates and other investors. Several museums have already opened, including new homes for the Tampa Bay History Center, the Glazer Children's Museum, and the Tampa Museum of Art. The breakdown of development for the rest of the plan is as follows: 39% residential units, 29% office space, 15% hotels, 8% retail, 7% other, and 2% cultural uses. Mayor Bob Buckhorn continued these developments which are bearing fruit during the term of Mayor Jane Castor.

Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Hillsborough County alone has an estimated 740,000 employees, a figure which is projected to increase to 922,000 by 2015. Several large corporations, such as banks and telecommunications companies, maintain regional offices in Tampa. Several Fortune 1000 companies are headquartered in the metropolitan area, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. Other companies headquartered in Tampa include Greenway Health, Masonite International, Sykes Enterprises, Cott Corporation, Checkers



Demographics



| 2020 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|----------|----------|
| Population | 20,832 | 110,629 | 241,412 |
| Households | 10,386 | 48,482 | 101,806 |
| Families | 2,791 | 21,788 | 52,675 |
| Average Household Size | 1.65 | 2.18 | 2.31 |
| Owner Occupied Housing Units | 2,449 | 19,082 | 46,562 |
| Renter Occupied Housing Units | 7,937 | 29,400 | 55,243 |
| Median Age | 39.2 | 36.6 | 38.2 |
| Median Household Income | \$75,109 | \$53,997 | \$53,285 |
| Average Household Income | \$111,058 | \$89,770 | \$89,431 |

| 2025 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|----------|----------|
| Population | 25,184 | 121,431 | 260,041 |
| Households | 13,264 | 54,027 | 110,496 |
| Families | 3,373 | 23,586 | 56,112 |
| Average Household Size | 1.62 | 2.15 | 2.29 |
| Owner Occupied Housing Units | 2,664 | 20,002 | 48,831 |
| Renter Occupied Housing Units | 10,600 | 34,025 | 61,665 |
| Median Age | 30.5 | 37.2 | 38.8 |
| Median Household Income | \$83,377 | \$59,465 | \$57,698 |
| Average Household Income | \$122,521 | \$99,220 | \$97,841 |



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