ALL THAT IS CENTRAL TO LIFE
#CENTRALTOLIFE
Calling it a ‘booming district’ is an understatement when describing the neighborhood around Grand Central at Kennedy. In addition to the many conveniences already on the ground floor of the buildings, there are many more just steps away — from Tampa Bay Lightning games at nearby Amalie Arena to Victory Coffee, Bambusos Tea Lounge, ORES Heath and dog parks. And with a trolley stop at your back door that gets you to downtown Tampa and Historic Ybor City, as well as easy access to major highways, you’ll never feel far from anywhere. And more conveniences are coming soon, starting with groceries, baked goods, pet supplies and the soon-to-be-open local gem Duckweed Urban Grocery.

Just as exciting is the growth planned for the surrounding Channel District. Right behind Grand Central, the new Publix (opening in 2017) will be paired with a planned 25-story apartment tower in a project known as the Channel Club. In addition to Washington Street Park (at the corner of 12th Street) and a nautical-themed art park (at what used to be 11th Street), a 43,000-square-foot park, called Madison Street Park, will soon add even more green space for activities and enjoyment of the district.
As exciting as the neighborhood already is for its residents that call The Channel District home, it’s about to break out in an even bigger way thanks to two bold initiatives that together promise a true transformation of the area and an urban lifestyle like never before. Soon, the Port Tampa Bay and downtown areas will rival the impressive waterfront neighborhoods that have become highlights of other major cities. There has never been a more important time to consider Grand Central at Kennedy. Tampa’s waterfront landscape is about to change and this is one of the last opportunities to invest early.

**STRATEGIC PROPERTY PARTNERS DEVELOPMENT PLAN**

One of the benefits of living at Grand Central is being among the first to experience the plan developed by Strategic Property Partners who is led by Tampa Bay Lightening owner Jeff Vinik. Transformation of 40 acres of prime downtown land into an impressive $1.1 billion economic hub is planned for this nearby neighborhood revival and includes more than 1 million square feet of office space, 1 million square feet of hotel and residential development, 250,000 square feet of retail and the University of South Florida’s medical school. New development at this scale will only increase the value of the entire Downtown Tampa core.

Learn more: www.spprealestate.com

**PORT TAMPA BAY DEVELOPMENT PLAN**

Imagine living across the street from a waterfront that will be the envy of other top cities around the country. Grand Central offers an immediate opportunity to be a part of one of the most welcome arrivals to Port Tampa Bay. The recent announcement of a mixed-use master plan with 45 acres of apartments, hotels, offices and retail increases the opportunities in the neighborhood. This groundbreaking project also includes a bigger cruise ship terminal, one of Tampa’s largest urban waterfront parks with retail and a marina and two 75-story high-rises. Residents of Grand Central will experience a true urban waterfront with direct access to it all.

Learn more: www.tampaport.com

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**Rental Information**

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