

HEIGHTS 201

A New Address at the Forefront
of Tampa's Hottest Corridor



Set against the backdrop of Tampa's burgeoning downtown core and the vitality of Tampa's riverfront, Heights 201 will be a premier place to do business surrounded by a carefully curated mix of homes, shops, restaurants, and entertainment options all within walking distance and conveniently connected to all the area has to offer.

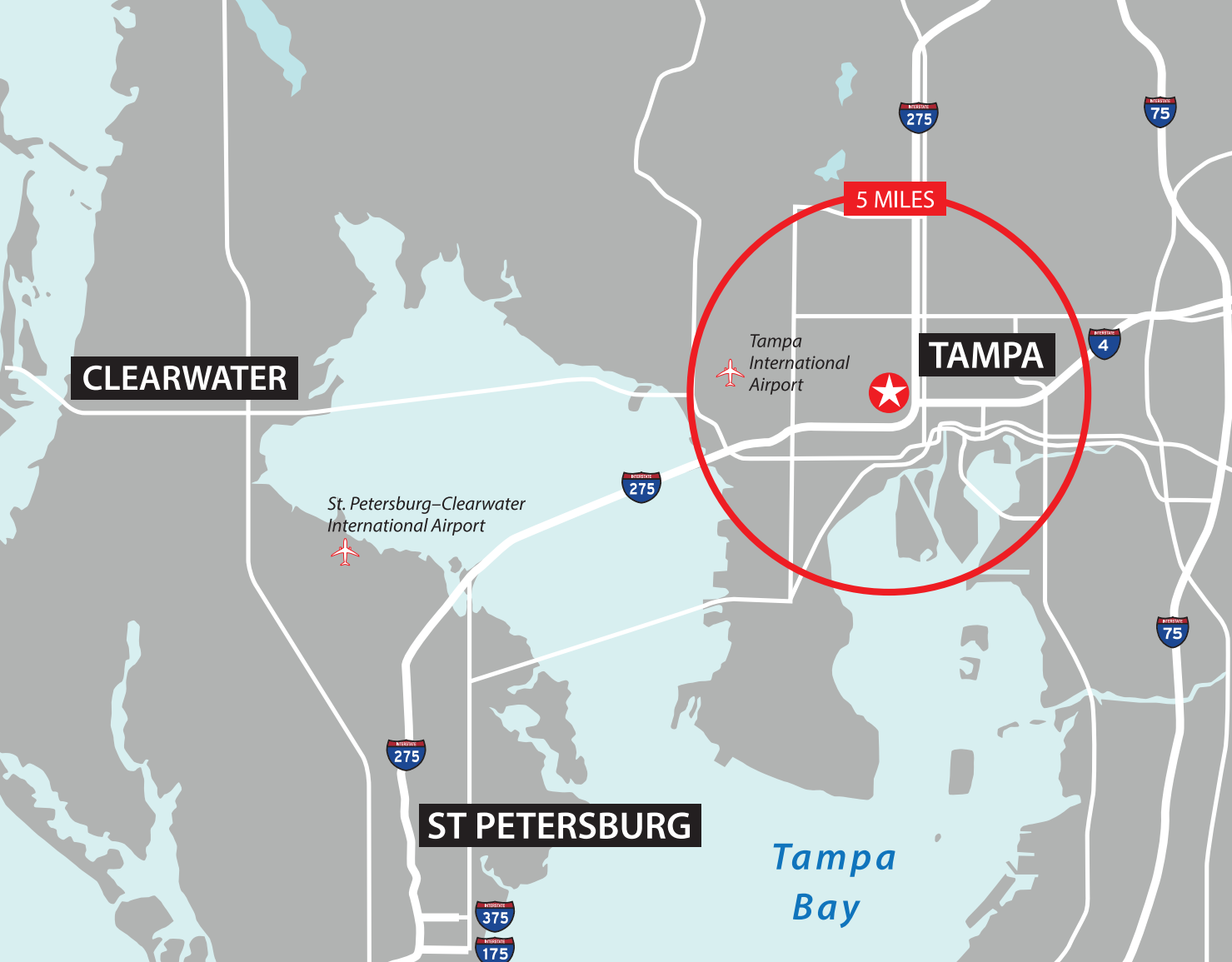




An Emerging City

Tampa's growing high-tech scene is attracting some of the best and brightest minds, with companies like Pfizer now calling this area home. As the nation's #1 emerging city, Tampa and Heights 201 are perfectly positioned to deliver a premium office experience with a cool, livable vibe.

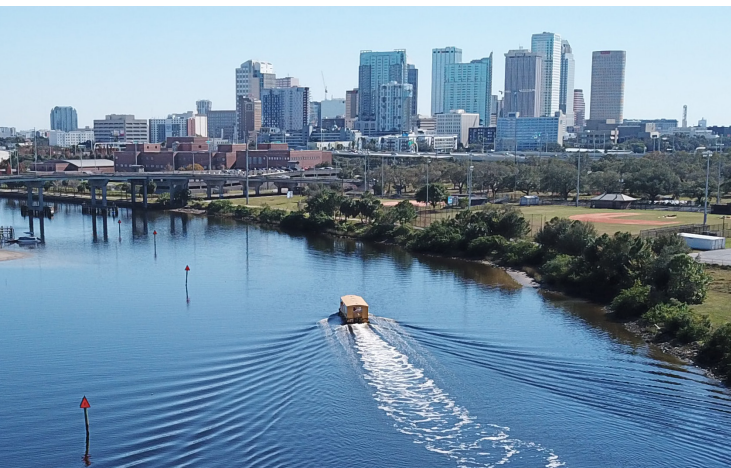




Abundant Connectivity

Strategically positioned at the north end of downtown Tampa in the historic Tampa Heights neighborhood with easy access to the Westshore Business District, Tampa International Airport and I-275, Heights 201 is located at the epicenter of Tampa’s metro area and will continue to extend the lines of Tampa’s downtown.

High visibility and multiple access points – from major interstates to the Tampa Riverwalk – help facilitate connectivity, making getting here and getting around easier for your employees and customers alike.





An Authentic Community

The Tampa Heights neighborhood has experienced a rebirth in recent years, and Heights 201 is yet another missing piece of the puzzle to fully realize the area's iconic transformation.

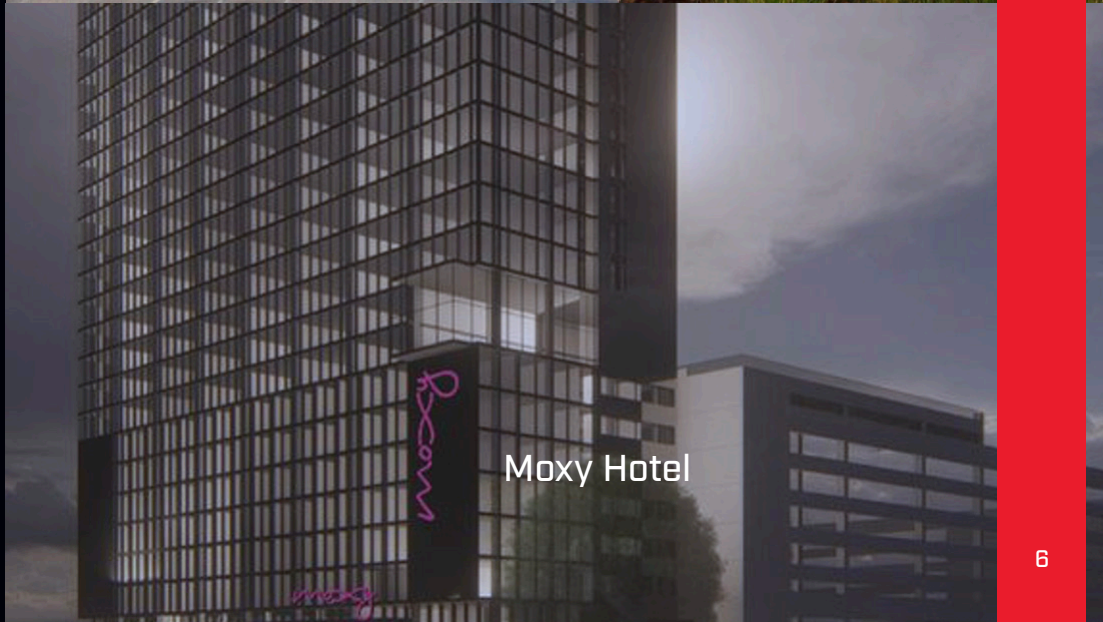
Once dominated by industrial warehouses, this 50-acre neighborhood is a new mixed-use destination adjacent to the Armature Works dining and entertainment district. This enviable address boasts culinary distinction, boutique hotel accommodations, hip gathering spots and offices for our next generation of innovators.





An Evolved Workplace

Heights 201 provides an active office environment designed with sustainable best practices and open and versatile floor plates that encourage connections to the outdoors to accommodate employees' evolving work styles. And just steps away an entire community has come alive with exciting programming and community events complemented by waterfront parks and new gathering places. It is a dynamic office setting along Tampa's premier connecting corridor.



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- **Riverwalk** – 7.5 Mile Waterfront Trail
- **The Pearl Apartments** – 314 Units with 29,000sf Retail
- **Armature Works** – 14 Walk-up Food Vendors, 2 Sit-down Restaurants, Rooftop Bar
- **Moxy Hotel** – 145 Rooms, Q1 2024 Delivery
- **Sprouts Farmers Market** – Supermarket
- **New Residential Tower** – 24 Story Tower with 358 Units



View from Elevated Sky Lobby



ELEVATED SKY LOBBY

Heights 201 will rival other premier office space in Tampa Bay. The 6th Floor Sky Lobby amenity level boasts a green outdoor plaza with expansive Riverfront views, giving it a relaxed yet active feel. Whether getting in a workout, taking a quick break to grab coffee or enjoying after hours light fare, beer or wine, everything you need is right here.





14
STORY
TOWER

UP
TO 3/1000_{sf}
ONSITE PARKING

30,000_{sf}
RETAIL

256,000_{sf}
CLASS A OFFICE
30,000_{sf} TYPICAL FLOOR SIZE

SKY LOBBY

Outdoor Plaza
Wellness Center with skyline views
Coffee Bar with light fare, beer & wine

LEED, Fitwel and Wired Certifications will be pursued.



The Vision

The Heights 201 development team offers a history of commercial real estate expertise with human-centric design. The result is an industrial yet modern office experience that responds to the needs of today's most forward-thinking

companies. Designed specifically to help companies attract and retain the best talent. Heights 201 is purpose-built for the next generation of movers, shakers, thinkers, and doers.





HEIGHTS
201

Unparalleled Opportunity in
Tampa's Downtown Core

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