

FOR SALE

THE ELLIOTT BUILDING

500 E KENNEDY BLVD, TAMPA, FL 33602



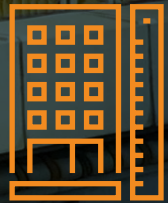
KEY INVESTMENT HIGHLIGHTS



Basis-Driven Acquisition with Array of Upside Potential



Prime Urban Infill Location in a High-Growth Sunbelt CBD



Flexible CBD-1 Zoning Designation Enables Diverse Use Cases



Compelling Adaptive Reuse/Conversion Opportunity



Situated in a Qualified Opportunity Zone



Offering Overview

INTRODUCTION

Foundry Commercial's Investment Advisory Group, as exclusive advisor, is pleased to present **The Elliott Building**, a boutique 40,000-square-foot, four-story office building located in the core of Downtown Tampa. Originally designed by M. Leo Elliott, this 1921-vintage, Mediterranean revival-inspired property is currently 100% vacant, offering investors and developers a compelling acquisition opportunity with significant upside potential through lease-up, adaptive reuse, or redevelopment.

Positioned along Kennedy Boulevard—one of the primary east-west corridors connecting Tampa's central business district—the Property benefits from immediate proximity to Tampa's most dynamic demand drivers, including the Water Street district, the Channel district, Hillsborough County government centers, and the city's growing residential and hospitality base. The surrounding area has experienced substantial public and private investment, reinforcing Downtown Tampa's evolution into a premier "live-work-play-stay" environment.

The Property is zoned CBD-1 (Central Business District), allowing for a wide range of high-density uses, including multifamily, hotel, office, and mixed-use development. This flexible zoning, combined with the existing structure, creates a unique opportunity to pursue a variety of business plans, including office repositioning, office-to-residential conversion, boutique hospitality, or a full redevelopment strategy.

The convergence of urban infill location dynamics, zoning potential, visibility, and walkability, **The Elliott Building** is ideally suited for investors or owner-users seeking to capitalize on below-replacement-cost basis and the continued growth of the Tampa urban core. The offering represents a rare chance to control a well-located asset with multiple paths to value creation in one of Florida's fastest-growing metropolitan areas.

40,000 SF

Total SF

CBD-1

Zoning Designation

4

of Floors

0%

Current % Leased

36

Dedicated Parking Spaces

Property Overview

VIBRANT “LIVE-WORK-PLAY-STAY” ENVIRONMENT



THE ELLIOTT BUILDING

Built on History, Positioned for the Future

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