

WATER STREET TAMPA OFFICE PORTFOLIO ENDS YEAR WITH ROBUST ACTIVITY

Tenants in TAMI and FIRE Industries Establish New Headquarters in Tampa

TAMPA, FL (December 13, 2021) – Tampa-based real estate development firm Strategic Property Partners, LLC (“SPP”) announces strong leasing activity within its office portfolio at [Water Street Tampa](#), the innovative new district transforming downtown Tampa into a walkable, urban neighborhood. This quarter the mixed-use development has attracted several new tenants from a wide range of professional industries, including TAMI (technology, advertising, media, and information sectors) and FIRE (financial, insurance, real estate, and legal sections). Recent activity in the district includes the expansion of the ReliaQuest corporate headquarters at Thousand & One, as well as new leases signed at Sparkman Wharf to premier container service provider Boasso Global and Future Tech Career Institute.

“Tampa is experiencing an incredible boom in population and job growth,” said David Bevirt, Executive Vice President of Corporate Leasing and Strategy for SPP. “As employees return to work, companies are reevaluating their office space and looking for best-in-class service, strong digital connectivity and a vibrant live-work-play lifestyle. Water Street Tampa has reimagined the workplace by providing cutting-edge office space along with the lifestyle and amenities-driven experience that businesses and employees are looking for within the Tampa Bay area today.”

Thousand & One, Tampa’s first anticipated WELL Core and Shell-certified office building that opened earlier this year, has been leasing at a rapid pace. Since announcing its corporate headquarters will be relocating to Thousand & One, ReliaQuest, the leader in Open XDR-as-a-Service, has added another 21,000 square feet to its footprint in the building. The company will now span a total of 145,000 square feet across seven of the building’s floors and expects to move in next fall. With other offices in London, Dublin, Las Vegas and Salt Lake City, ReliaQuest’s expansion emphasizes the company’s confidence in Water Street Tampa and their alignment with SPP’s vision to transform Tampa into the next national hub for technology and cybersecurity.

“As a long-established Tampa company, we’re excited to see, and help drive, the incredible growth of the Tampa region,” said Greg Farrell, Chief Financial Officer of ReliaQuest. “As we continue to hire, Thousand & One gives our employees a highly attractive place to work, with a great environment and amenities for outside of work as well.”

Employing a wellness-oriented, indoor-outdoor office environment meant to promote well-being and increase productivity among tenants, Thousand & One is the first trophy office tower in Tampa in nearly 30 years. The 20-story tower offers 372,000 square feet of office space with 12,000 square feet of ground-floor retail, as well as thoughtful design features including floor-to-ceiling windows with water-facing views, flexible floor plans and lushly landscaped terraces providing access to the outdoors. Encouraging collaboration, community and personal development, the building is also home to a “town hall,” an open-air conference space and an employee fitness center.

Water Street Tampa is also attracting major companies to its offices at Sparkman Wharf, Tampa’s premier waterfront destination offering loft-style office space. Boasso Global, the leading provider of port-based transportation and depot services to the global isotank container industry, signed a 12,500-square-foot lease at Sparkman Wharf to relocate its global headquarters to Water Street Tampa. Boasso operates over 30 depots and terminals across the U.S., United Kingdom, and

Continental Europe, but chose Tampa for its incredible quality of life and strong pool of industry talent. The company plans to move in this spring.

"As a port-based business, I could not imagine a better location than Sparkman Wharf for Boasso's global headquarters," said Joe Troy, Chief Executive Officer. "Our employees are extremely excited about our upcoming move and their ability to experience all the amenities that Water Street Tampa is delivering to our downtown and surrounding community."

Also signed this quarter at Sparkman Wharf is a new office lease with Future Tech Career Institute, a private technology training school founded in Chicago. With its opening slated for this spring, the Institute is taking 4,160 square feet of space and will offer a Pearson Vue Testing Center, training programs and certificate courses for skills including Adobe graphic design and Android/iOS app development. Given Tampa's strong technology industry, coupled with local demand for continued education, the region was a logical location for the company's national expansion.

In addition to the office leasing milestones this quarter, Water Street Tampa has announced several new restaurant concepts opening in 2022 that will occupy the ground-floor retail at Thousand & One. Boulon Brasserie, a restaurant, bar and café inspired by French bistros, will bring fresh-caught seafood and classic French pastries to the development when it opens next summer. The concept was developed by Next Level Brands, a Tampa-based hospitality group led by restaurateur Jeff Gigante, and will serve breakfast, lunch and dinner. Naked Farmer, the popular local farm-to-fork concept, will open at Water Street Tampa at Thousand & One in early 2022. The expansion follows the success of the restaurant's first two locations at Sparkman Wharf and Central Avenue in St. Petersburg, which opened last year. Water Street Tampa's strong commercial leasing activity continues to shape the neighborhood as the district progresses towards its official grand opening in Fall 2022.

To learn more about available office space within the Water Street Tampa neighborhood, please visit waterstreettampa.com/offices.

About Strategic Property Partners

Strategic Property Partners, LLC ("SPP") is a full-service real estate developer, owner and operator focused on world-class execution, innovation and creating high-quality experiential places. SPP's first project, Water Street Tampa, is being developed on 56 acres of contiguous land the company owns in downtown Tampa along the waterfront. The phased Water Street Tampa development project commenced vertical construction in 2018 and is revitalizing the downtown Tampa core into an urban, mixed-use waterfront district consisting of approximately nine million square feet of new commercial, residential, hospitality, cultural, entertainment, educational, and retail uses, totaling over \$3.5 billion in private investment from SPP. The company is owned and capitalized through a partnership between Cascade Investment LLC, and Jeff Vinik. For more information on Water Street Tampa, visit www.waterstreettampa.com.