

THE LANDING

— AT RIVERWALK —



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— AT RIVERWALK —

LEASE NOW
LAND SOFTLY
LIVE EASY



Discover The Landing at Riverwalk – a new boutique development featuring stylish 1- and 2-bedroom apartments over “neighborhood” retail.

Located on North Boulevard and West Columbus, you will be living in the heart of the friendly Ridgewood Park/Tampa Heights neighborhoods and just a short walk to Hillsborough River and Armature Works. You’ll enjoy convenient access to many shopping, dining and entertainment opportunities. Hillsborough County is one of the nation’s top 10 growing counties in Florida, minutes from the University and Downtown areas.

Enjoy a pleasant and comfortable neighborhood living space with private balcony, wood laminate flooring, tiled bathrooms, kitchen island, new stainless-steel appliances and in-unit laundry/utility room, all with ample cabinetry and closet space. Ground level retail, rooftop decks, covered parking and secured access complete this community. Additional storage facilities are also available.

PHASE I APARTMENTS

Building I | Expected Delivery Date: Q4 2025
8 Units

PHASE II APARTMENTS

Buildings 2 & 3 | Construction starts 2026
with anticipated completion Q4 2027
B2 - 21 Units | B3 - 8 Units

ALL INCLUDE

- 16 total storage units available for rent
- Brand new apartment units with modern finishes, appliances, and private balconies
- Two bathrooms in all units
- Rooftop deck on each building
- Covered parking
- Security features
- Located in the Ridgewood Park neighborhood

RETAIL

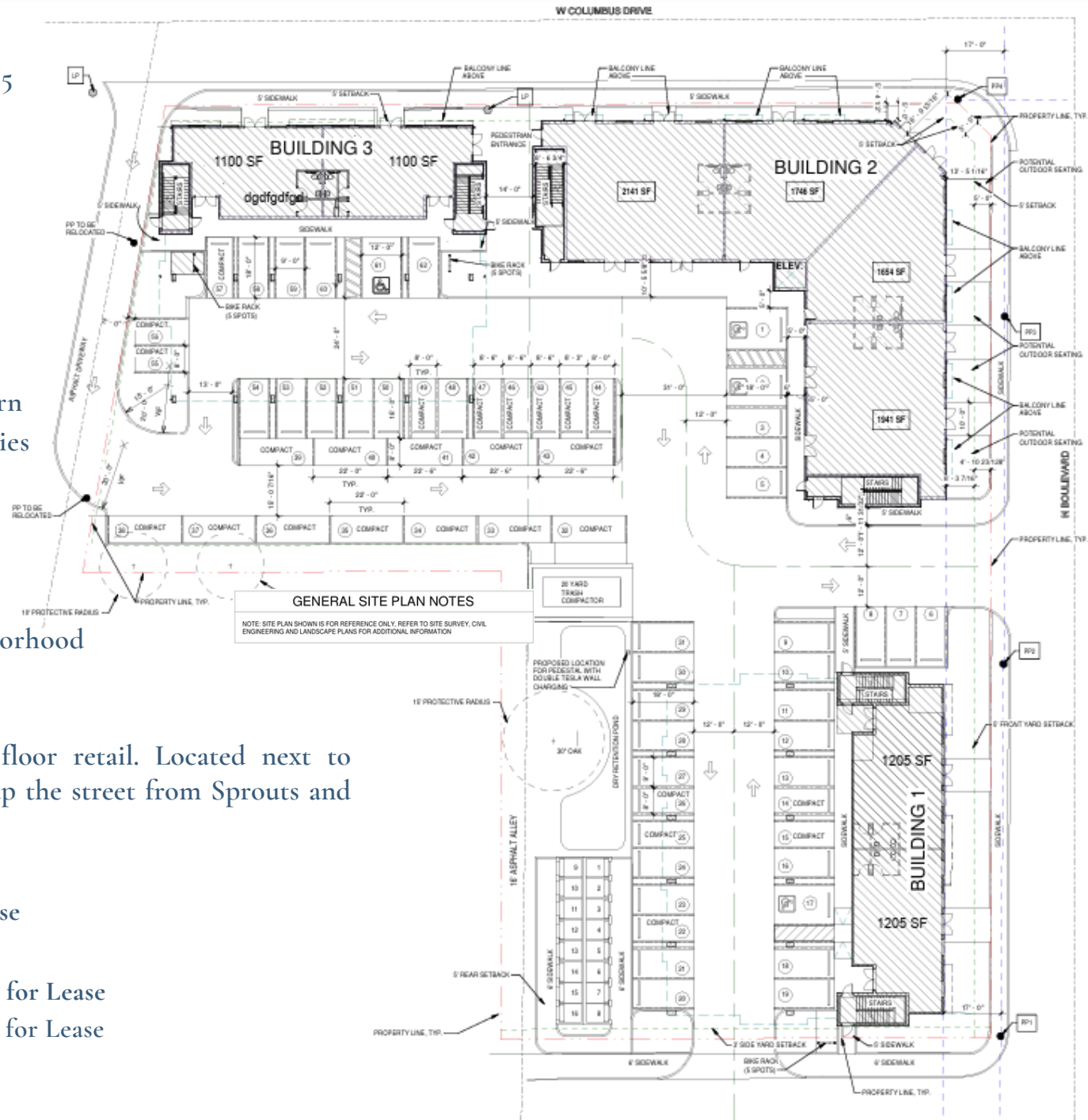
Boutique mixed-use project with ground floor retail. Located next to Woven Water Brewing Company and just up the street from Sprouts and the heavily visited Armature Works.

PHASE I RETAIL

- B1 | 2,404 SF / Divisible | Available for Lease

PHASE II RETAIL

- B2 | 7,500 SF approx / Divisible | Available for Lease
- B3 | 2,000 SF approx / Divisible | Available for Lease



LEASE TERM RATES

(based on Twelve (12) month Lease):

- UNIT TYPE A = 1,111 GSF / 2 BEDROOMS- 2 BATHS / \$3,250/MONTH
- UNIT TYPE B = 794 GSF / 1 BEDROOM - 2 BATH / \$2,750/MONTH
- UNIT TYPE C = 900 GSF / 1 BEDROOM- 2 BATHS / \$2,850/MONTH
- UNIT TYPE D = 774 GSF / 1 BEDROOM- 2 BATHS / \$2,700/MONTH

**FIRST FOUR (4) TENANTS TO LEASE
RECEIVE TWO (2) MONTHS OF
FREE RENT!!**

UTILITIES:

- TECO ELECTRIC to be obtained by tenant
- WATER/WW is sub metered and billed with month rent statement
- TRASH Service is included in rent

PARKING PROVIDED: TOTAL 63

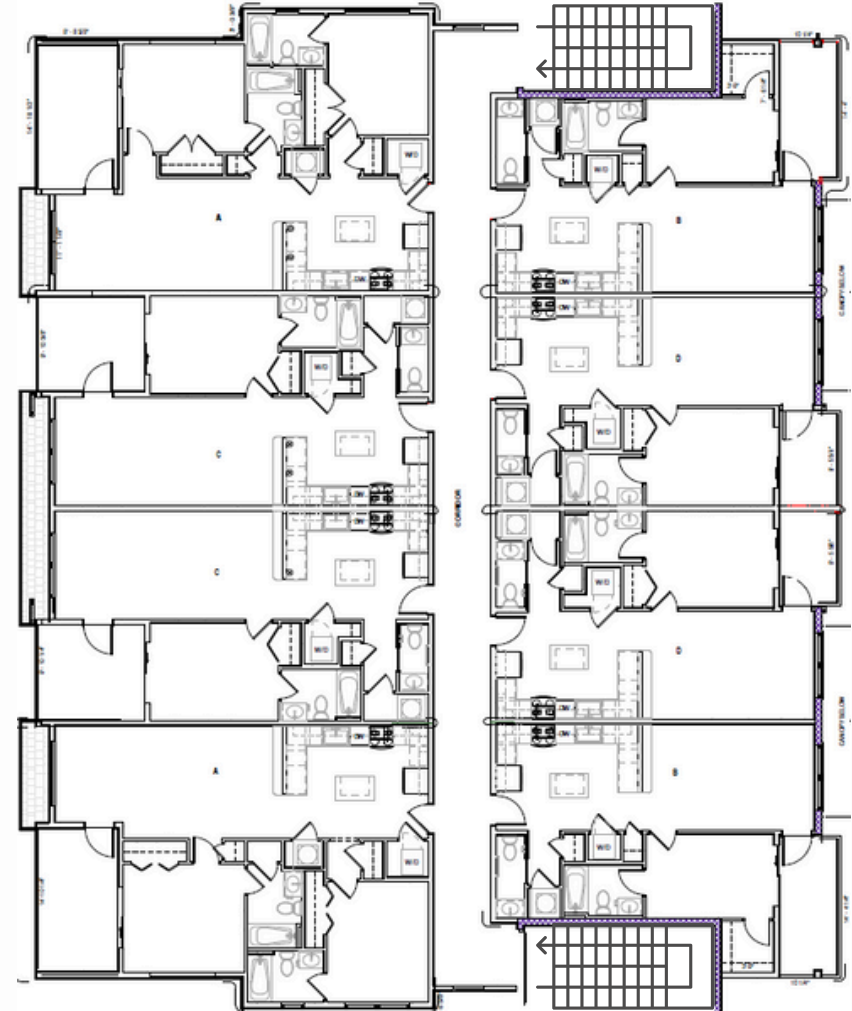
Included ADA Parking Spaces: 4

Standard Spaces: 33

Compact Spaces: 26

DOG FRIENDLY: \$250/Pet Deposit, plus \$25/dog Additional Monthly Rent (2 dogs Max)

STORAGE UNITS: Approx 40SF, \$150/month for Tenants and \$175/month for Others.



GENERAL SITE PLAN NOTES

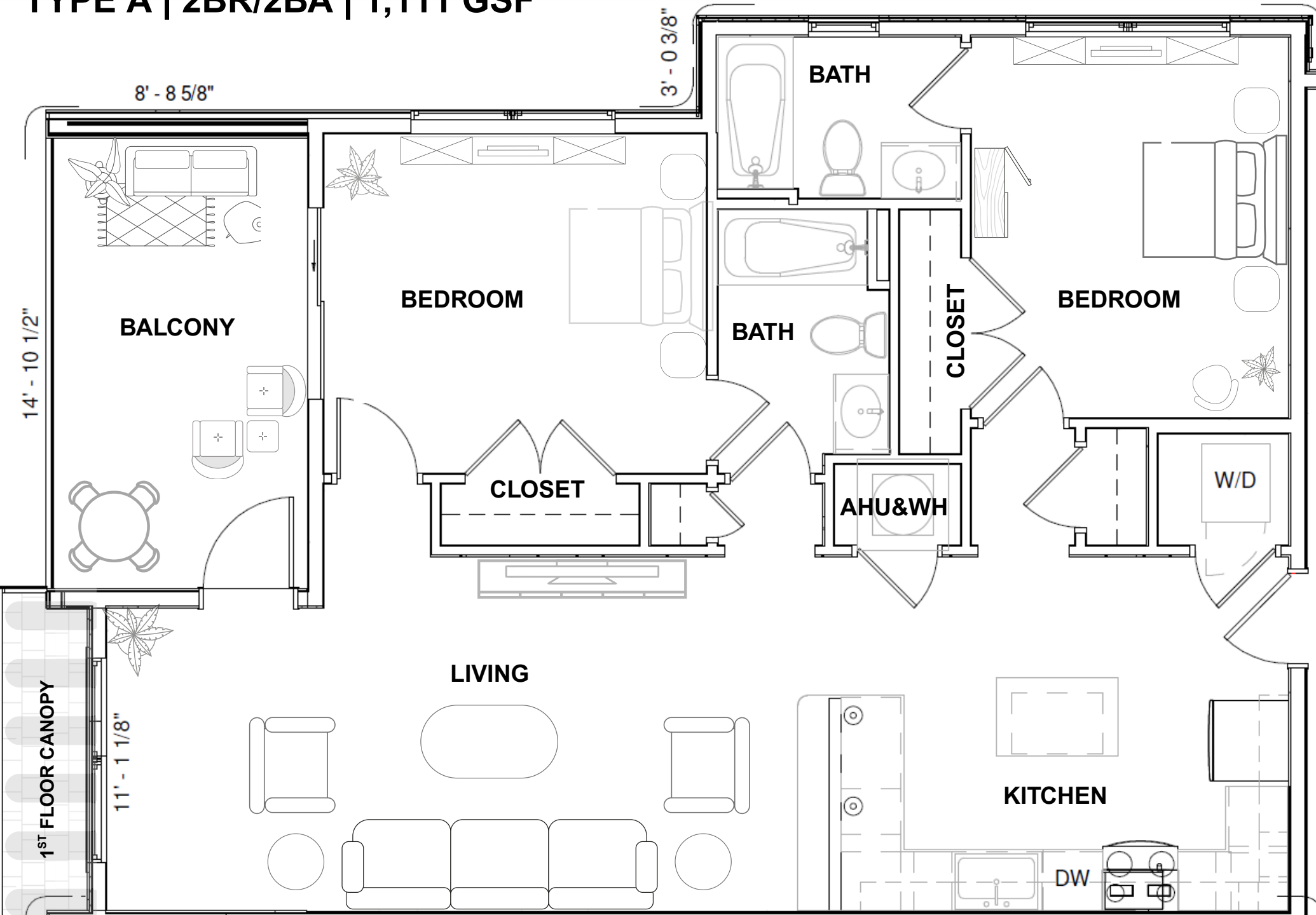
NOTE: SITE PLAN SHOWN IS FOR REFERENCE ONLY. REFER TO SITE SURVEY, CIVIL ENGINEERING AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

all pricing subject to change prior to delivery and final lease execution

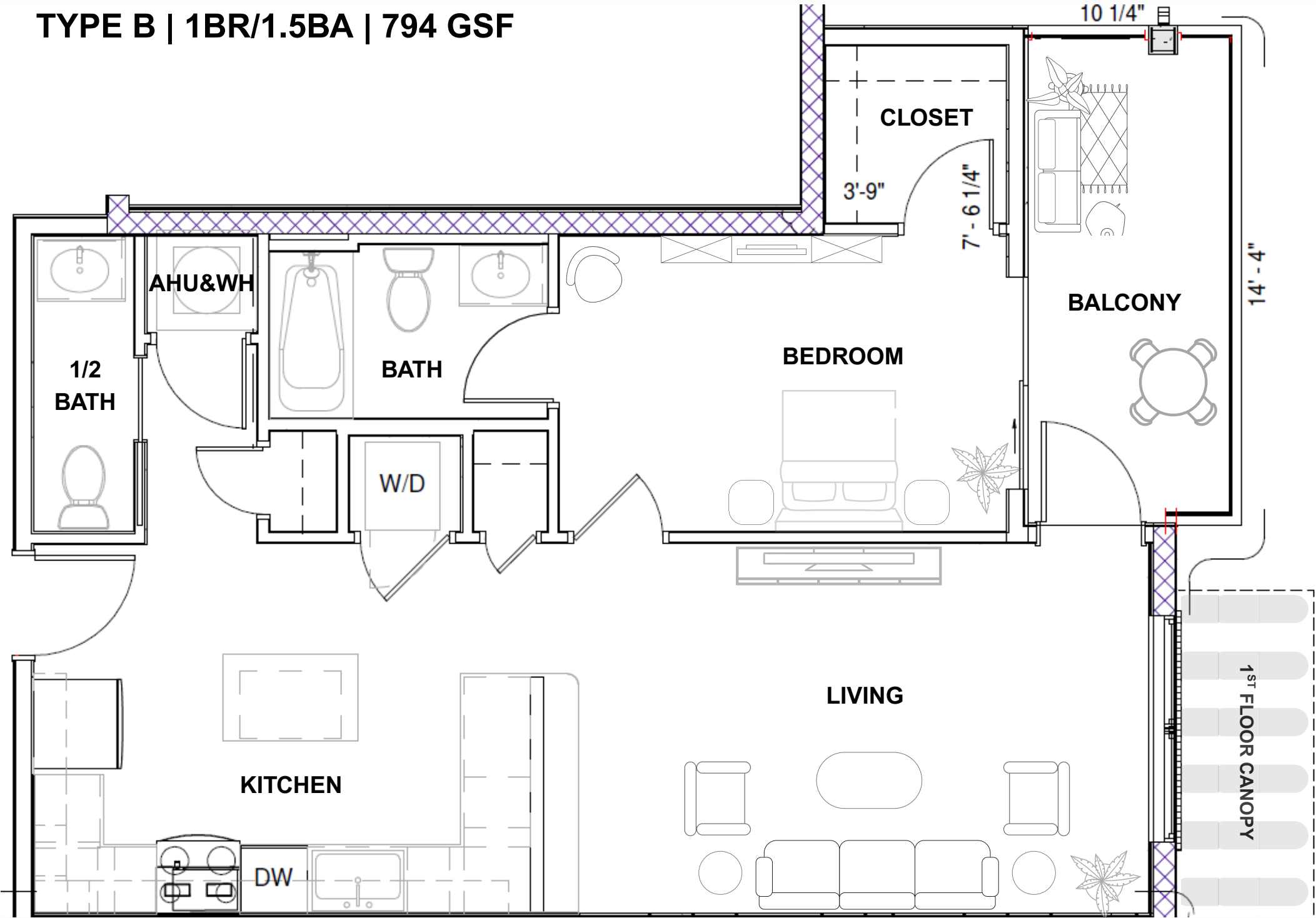
MARKET AERIAL



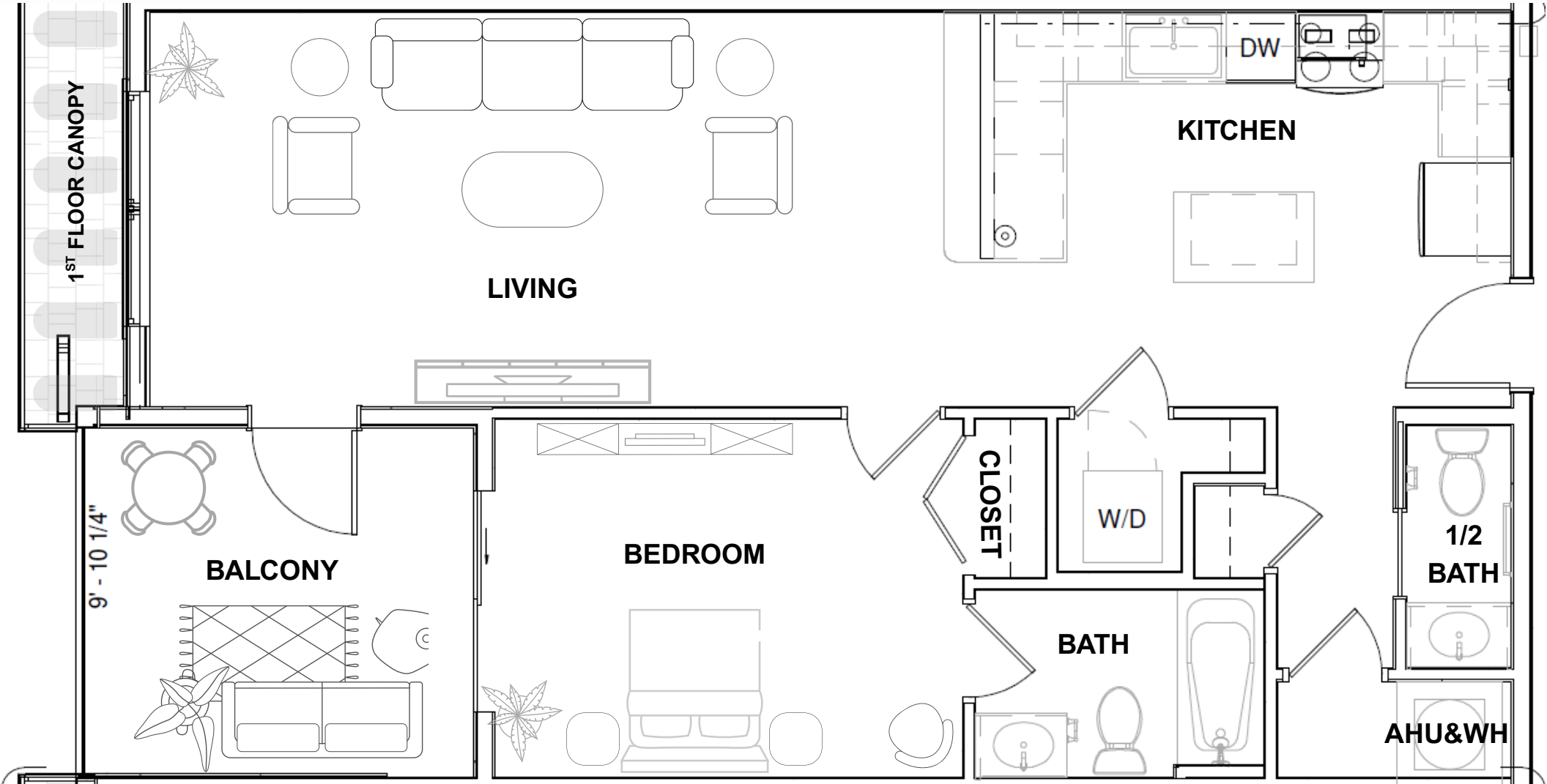
TYPE A | 2BR/2BA | 1,111 GSF



TYPE B | 1BR/1.5BA | 794 GSF



TYPE C | 1BR/1.5BA | 900 GSF



TYPE D | 1BR/1.5BA | 774 GSF

