

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, ample surface parking and secured access complete this community. Additional storage facilities are also available.

PHASE I APARTMENTS

Building I | Expected Delivery Date: Q3 2026

8 Units

PHASE II APARTMENTS

Buildings 2 & 3 | Construction starts 2026

with anticipated completion Q1 2028

B2 - 21 Units | B3 - 8 Units

ALL INCLUDE

- 16 total storage units available for rent
- Rooftop deck on each building
- Security features
- Brand new apartment units with modern finishes, appliances, and private balconies
- All 1 BR's have 1.5 baths; 2 BR's have 2 full baths
- Ample surface parking
- Located in the Ridgewood Park neighborhood

RETAIL

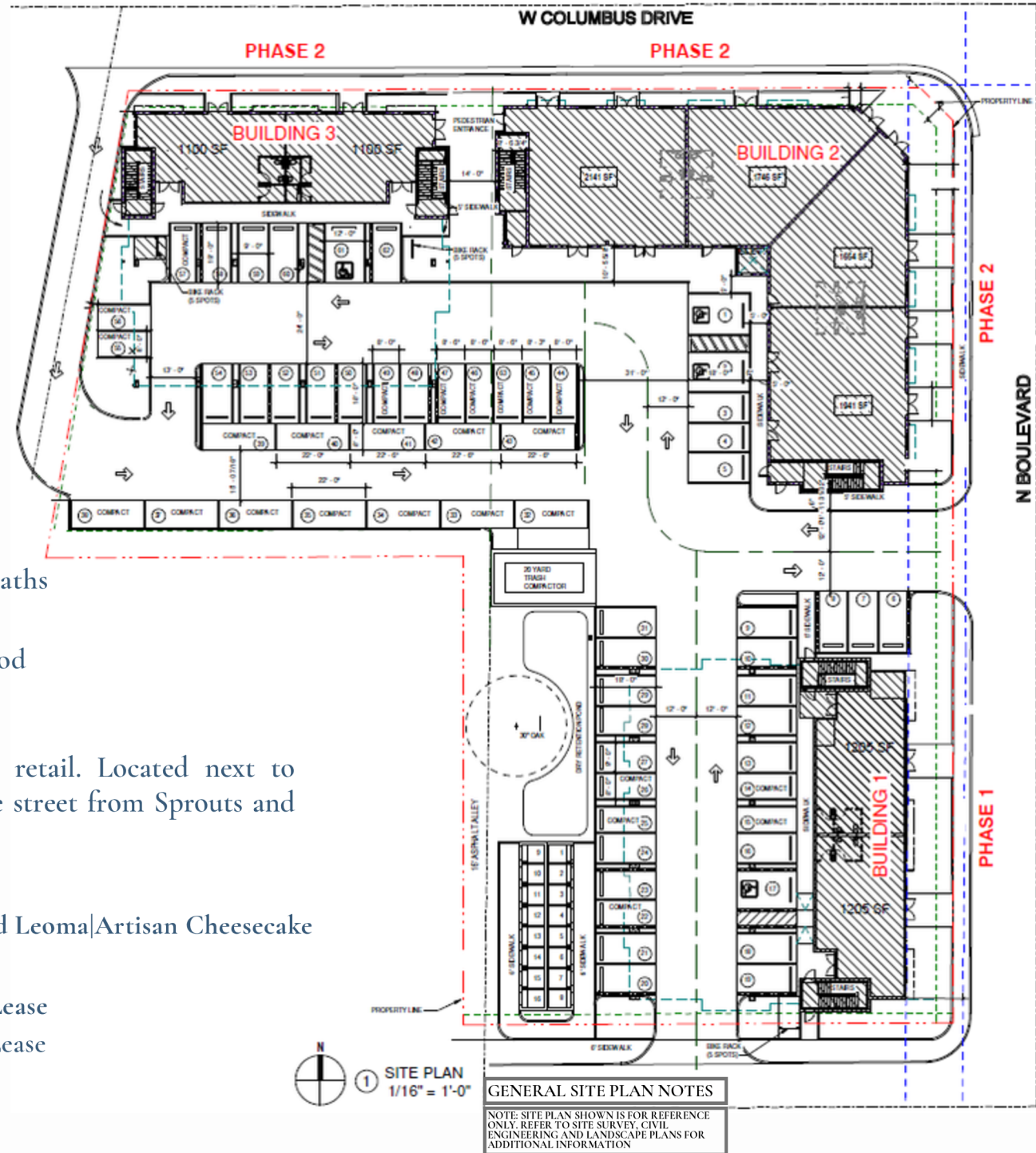
Boutique mixed-use project with ground floor retail. Located next to Woven Water Brewing Company and just up the street from Sprouts and the heavily visited Armature Works.

PHASE I RETAIL

- FULLY LEASED - Muse Medical Aesthetics and Leoma|Artisan Cheesecake

PHASE II RETAIL

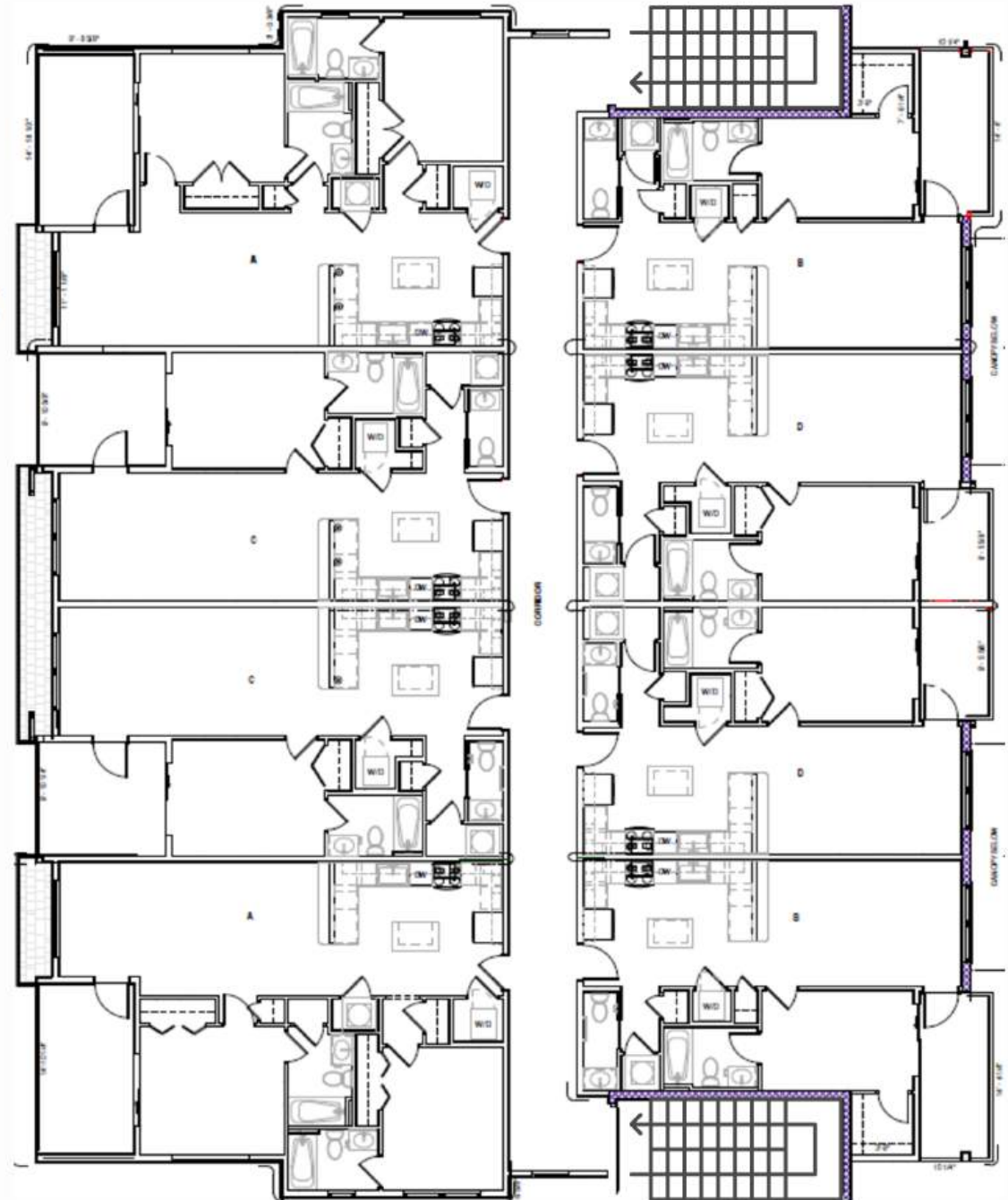
- B2 | 7,500 SF approx / Divisible | Available for Lease
- B3 | 2,000 SF approx / Divisible | Available for Lease



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
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- TECO ELECTRIC to be obtained by tenant
 - WATER/WW is sub metered and billed monthly
 - DOG FRIENDLY: Onsite Pet Care Station
 - STORAGE UNITS: Approx 40SF, \$175/monthly

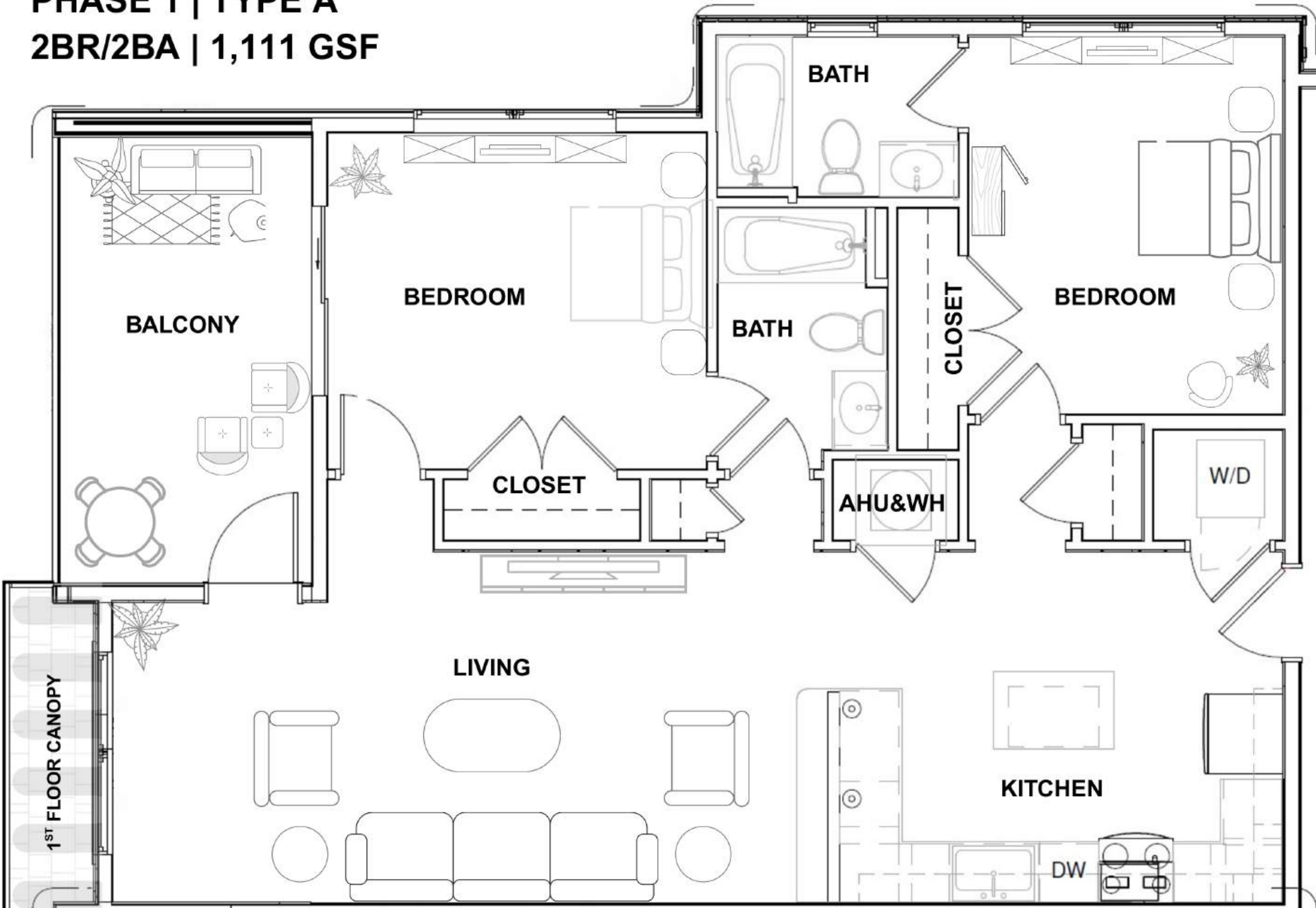


all pricing subject to change prior to delivery and final lease execution

MARKET AERIAL

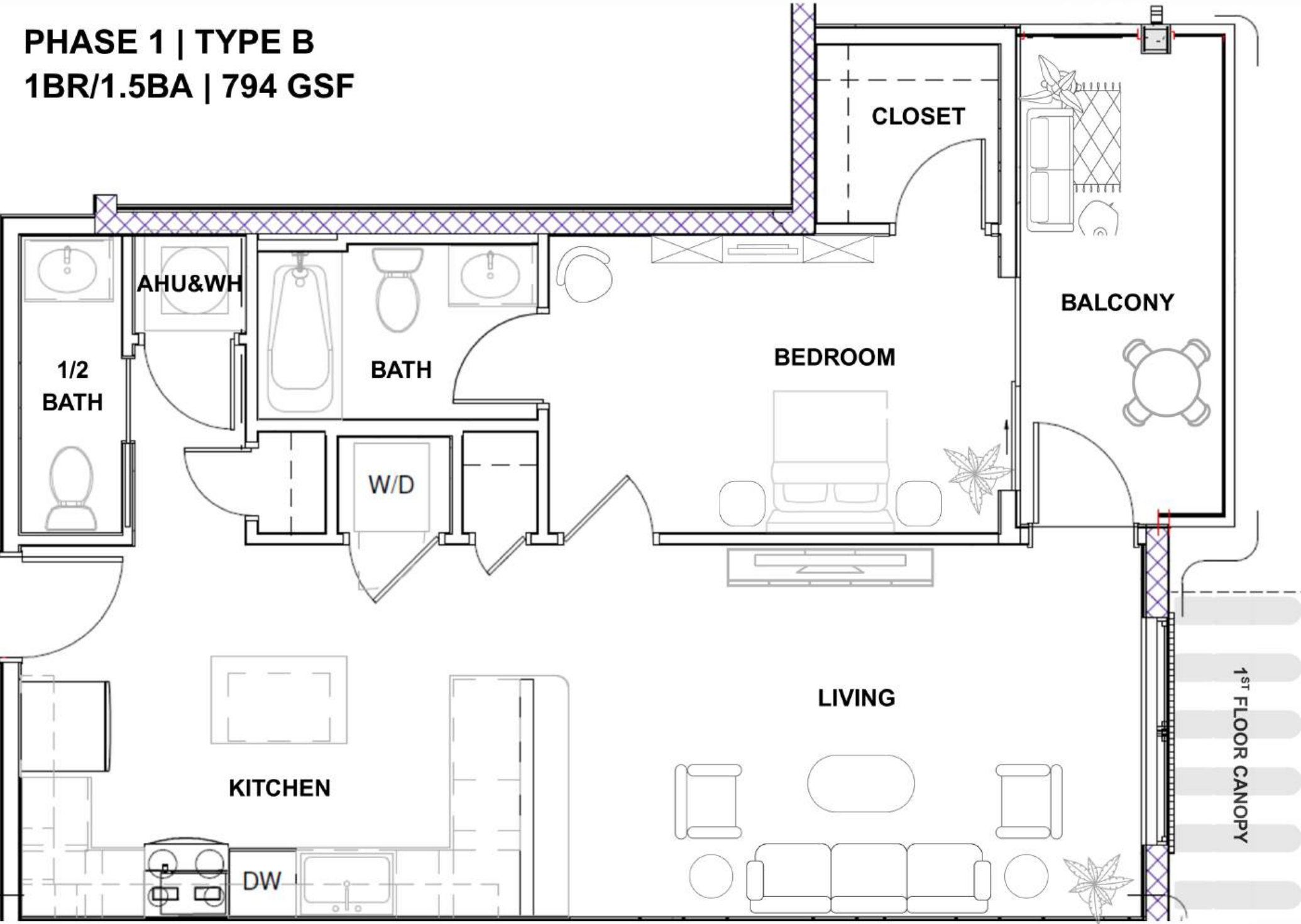


PHASE 1 | TYPE A
2BR/2BA | 1,111 GSF



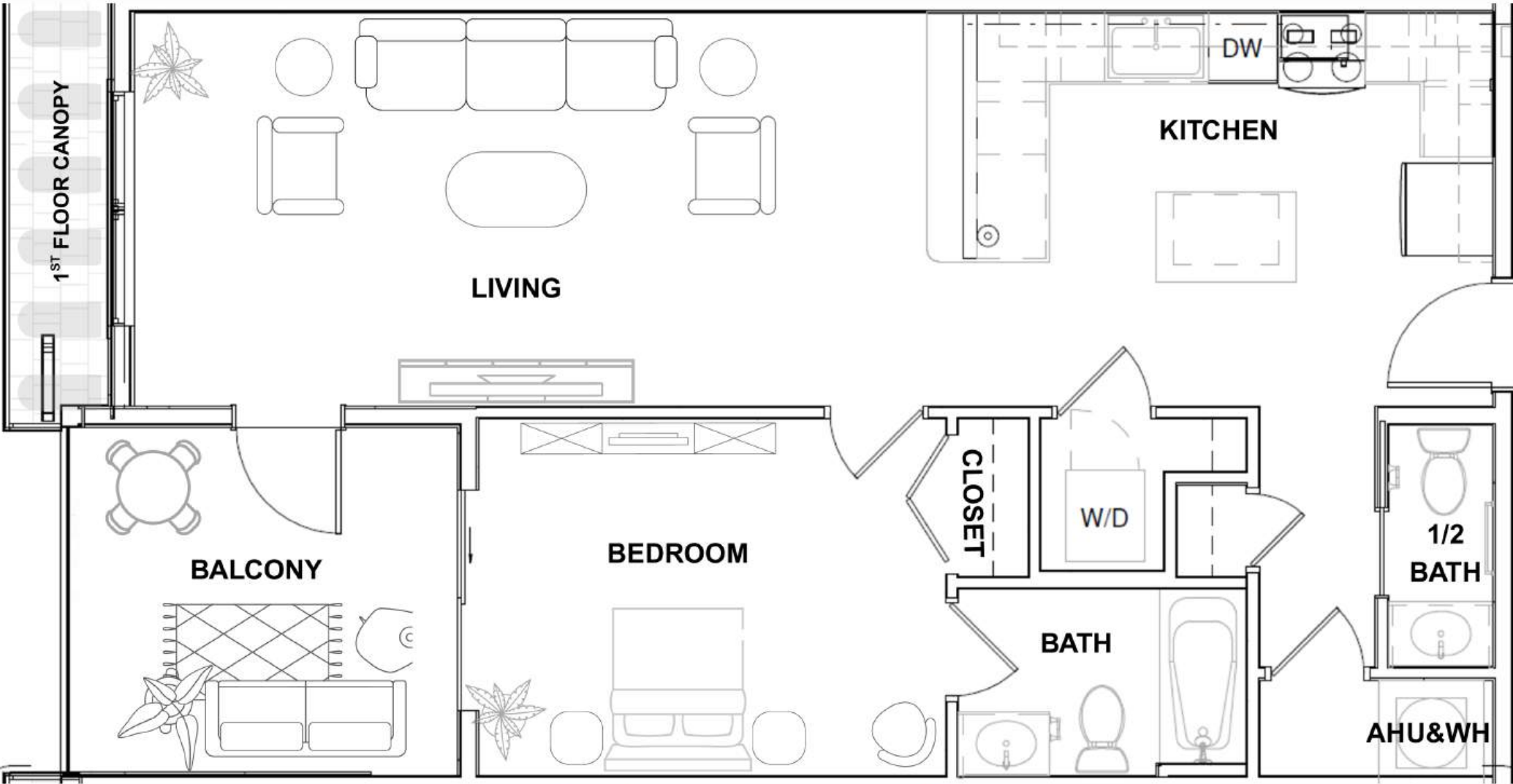
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PHASE 1 | TYPE B
1BR/1.5BA | 794 GSF



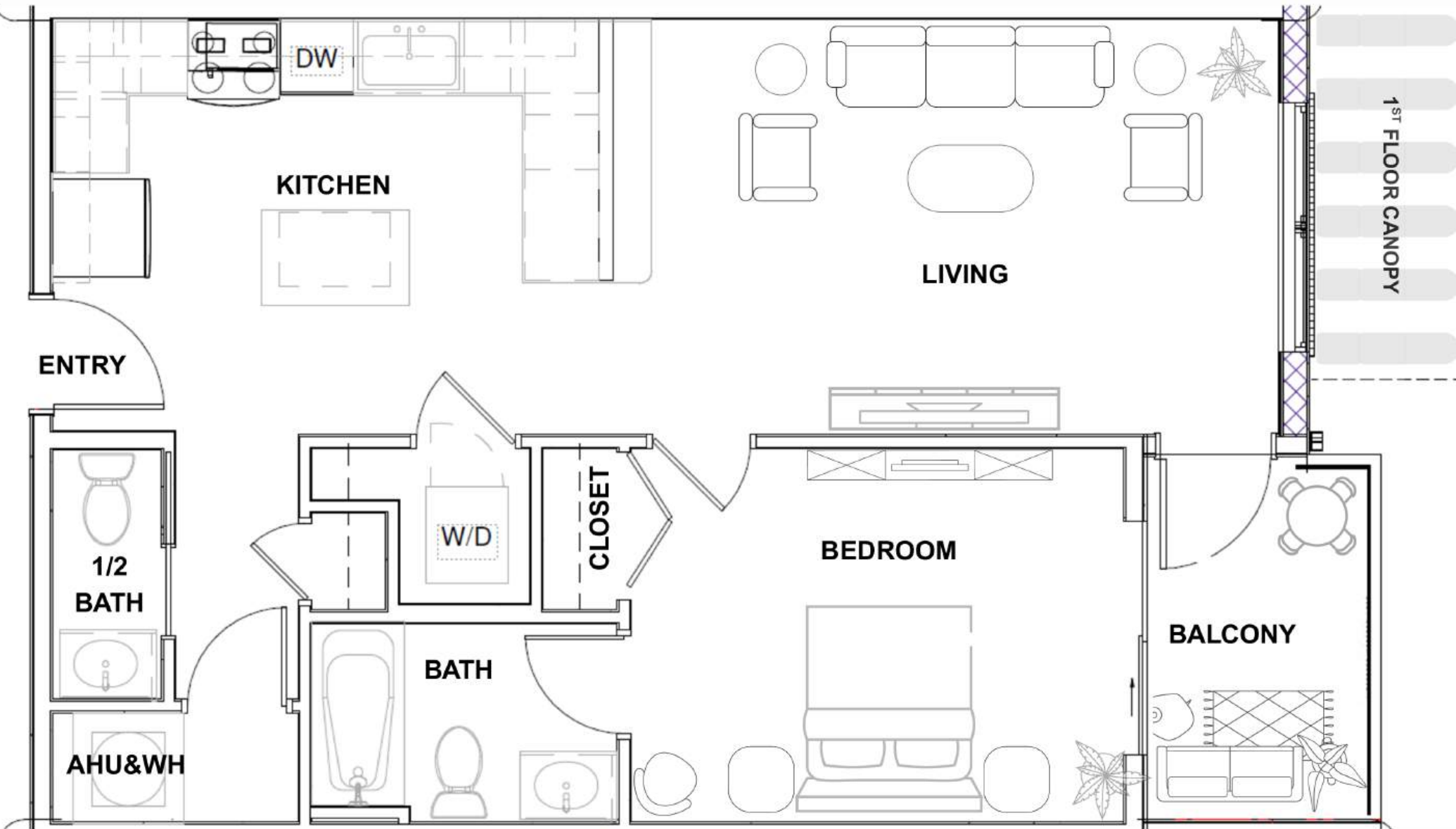
any furniture shown is not to scale

PHASE 1 | TYPE C
1BR/1.5BA | 900 GSF



any furniture shown is not to scale

PHASE 1 | TYPE D
1BR/1.5BA | 774 GSF



any furniture shown is not to scale