

rithm

2200 EAST FOWLER AVENUE | TAMPA, FL 33612

DEVELOPMENT OVERVIEW

WELCOME TO RITHM

Research | Innovation | Technology | Habitat | Medicine

Rithm is an approximately 100-acre multi-story, mixed-use urban development showcasing life sciences and technology research facilities; retail and entertainment; residential and hospitality; medical specialties, clinics, and pavilions; corporate offices and co-working spaces; and much more.

Once complete, Rithm will be one of the largest innovation communities in the state with capacity for over 7 million square feet of development, including over two thousand residential units.

Recent additions to the Rithm campus include, new headquarter locations and related spaces for the USF Institute of Applied Engineering and Vu Studios. In addition, Hub Tampa, a 359-unit, 890 bed USF off-campus student housing development by Core Spaces, is now open. A second phase of Hub Tampa with an additional 900 beds is in the planning stage by Core Spaces bringing the total investment to approximately \$200 million. An extended stay Marriott hotel is scheduled to break ground in the first quarter of 2024 along the newly constructed University Square Drive extension connecting Rithm to the USF campus.

Currently under construction is a new shopping center containing approximately 103,151 SF which will be occupied by Sprouts Farmers Market, Burlington, and an additional 30,000 SF user. Sprouts, a natural food grocery store, is slated to open Fall 2023.



TAMPA MAP

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Uptown District

Medical District
/ USF Main
Campus

75

275

14 min
to Downtown

Downtown Tampa

Tampa INTL
Airport

St. Petersburg
& Beaches

MacDill
Air Force
Base

Tampa
General
Hospital

Morsani College
of Medicine
USF Health



UPTOWN MAP



N NEBRASKA AVE

James A. Haley Veterans' Hospital
240K SF, 4-floor tower, 150 beds added, completed 2023
\$150M

UACDC
E FLETCHER AVE

AdventHealth Tampa
626 beds

AdventHealth
300K SF surgery center, 24 operating rooms, 100+ surgical beds
\$300M

E FLETCHER AVE

James A. Haley Veterans' Hospital
565 beds

BRUCE B. DOWNS BLVD

Moffitt Cancer Center & Research Institute
206 beds

Moffitt Cancer Center
200k SF, 8-story facility
\$37M



USF Health

University of South Florida

E FOWLER AVE

E FOWLER AVE

E FOWLER AVE

E FOWLER AVE

Over \$1B
Boulevard Redevelopment Plan of Fowler Avenue is in planning stage

Yuengling Brewery
capital improvements and rezoning for a mixed-use development
\$100M

Yuengling Brewing Co.

Museum of Science & Industry

Moffitt McKinley Hospital
128 beds

N 5TH ST

Over \$1B
in new development within 1-mile radius

N 22ND ST

McKINLEY DR

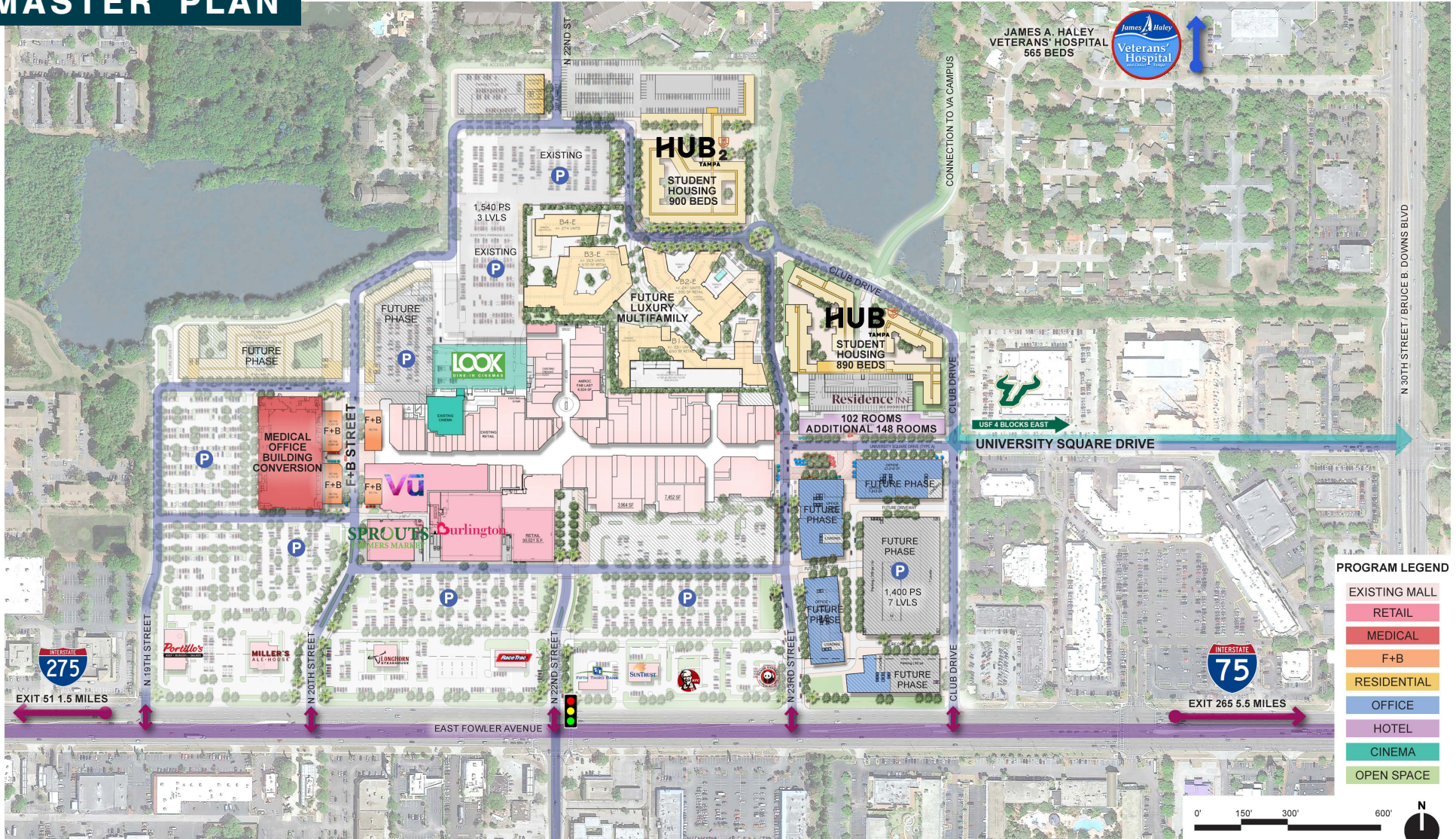
Busch Gardens

Moffitt McKinley Hospital
498k SF, 10-story surgical facility, 19 operating suites, completed Summer 2023
\$450M

E BOUGAINVILLE AVE



MASTER PLAN



PROGRAM LEGEND

- EXISTING MALL
- RETAIL
- MEDICAL
- F+B
- RESIDENTIAL
- OFFICE
- HOTEL
- CINEMA
- OPEN SPACE

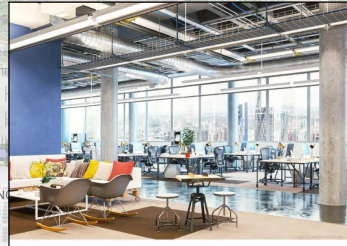
MASTER PLAN



MEDICAL OFFICE BUILDING CONVERSION



LOOK CINEMA REINVESTMENT. OPEN



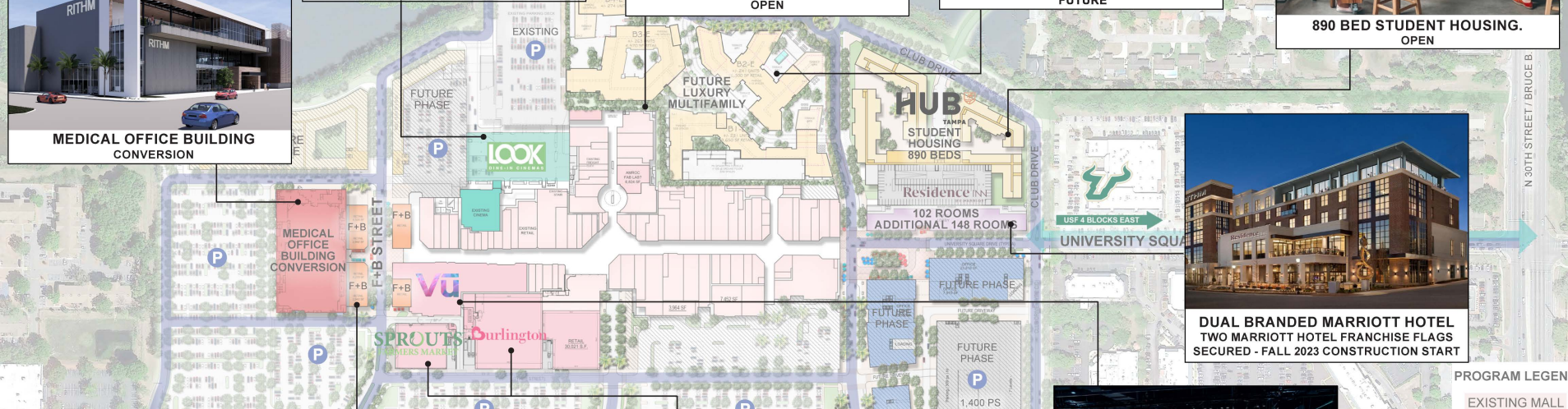
USF INSTITUTE OF APPLIED ENGINEERING. OPEN



LUXURY MULTIFAMILY FUTURE



890 BED STUDENT HOUSING. OPEN



DUAL BRANDED MARRIOTT HOTEL TWO MARRIOTT HOTEL FRANCHISE FLAGS SECURED - FALL 2023 CONSTRUCTION START



FOOD & BEVERAGE STREET. IN CONSTRUCTION



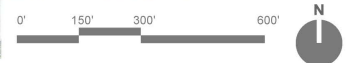
SPROUTS FARMERS MARKET / BURLINGTON. IN CONSTRUCTION



VU STUDIO. OPEN

PROGRAM LEGEND

- EXISTING MALL
- RETAIL
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MASTER PLAN



ADVENTHEALTH. 626 BEDS

JAMES A. HALEY VETERANS' HOSPITAL. 665 BEDS

FUTURE STUDENT HOUSING
900 BEDS

STUDENT HOUSING
890 BEDS

MARRIOTT DUAL
BRAND HOTEL
150 ROOMS

FUTURE LUXURY
MULTIFAMILY

EXISTING MALL

MEDICAL OFFICE
BUILDING
CONVERSION

Portillo's

MILLER'S
ALL HOUSE

SPROUTS

LONGHORN
RESTAURANT

RiceTrac

North Trust Bank

SUNTRUST

KFC

Wendy's

UNIVERSITY OF SOUTH FLORIDA

USF 4 BLOCKS EAST
UNIVERSITY SQUARE DRIVE

PROGRAM LEGEND

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STUDENT HOUSING

Now open, Hub Tampa is a \$95 Million, 359-unit USF off-campus student housing project developed by Core Spaces. Situated at the NW of University Square Drive and Club Drive, 890 students are now calling Hub Tampa home.

Amenities include a health and wellness center, rooftop pool, state-of-the-art study and work center, as well as an activities and event area.

A second phase of Hub Tampa with an additional 900 beds is in the planning stage by Core Spaces bringing the total investment to approximately \$200 million.



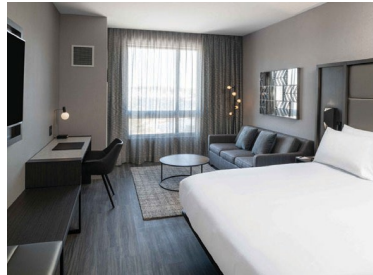
HOTEL

Construction is set to begin in the first quarter of 2024 for a new dual brand Marriott hotel. Phase I will feature the Residence Inn brand with 102 keys. A second phase will add an additional 148 keys.

The hotel will showcase an upscale stylish lobby and reception area, multiple soft seating zones, and a chic bar and lounge.

Additionally, the hotel will feature amenities such as a restaurant, state-of-the-art fitness center, business center, and 24-hour market.

Residence INN
BY MARRIOTT



RETAIL UNDER CONSTRUCTION



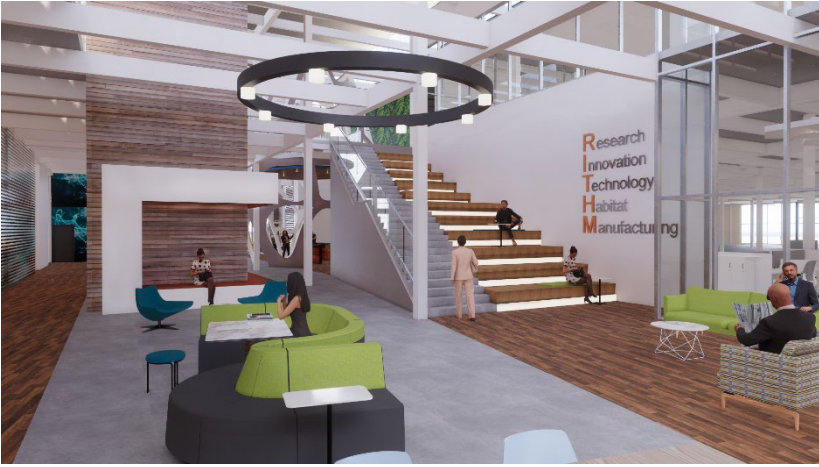
A new shopping center featuring approximately 103,151 SF of retail is now under construction facing East Fowler Avenue. Sprouts Farmers Market, a natural food grocery store, is slated to open in Fall 2023 and Burlington is slated to open in 2024.

F+B STREET



The Food & Beverage Street is envisioned to be a highly curated collection of unique local and new to Uptown Tampa offerings to serve as a destination amenity to the RITHM neighborhood. Our mission is to deliver delicious, inspired fare in an environment consisting of culinary-specific stations, exciting restaurants, and outdoor patios creating a festive setting.





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