



# TAMPA CITY CENTER

201 North Franklin Street • Tampa, FL 33602

**December 2025**

## BANYAN STREET CAPITAL

### BANYAN STREET CAPITAL PROPERTY MANAGEMENT

Gina Karnes, Senior Property Manager  
Erica Delaney, Property Manager  
Scott Lewis, Senior Chief Engineer

[www.TampaCityCenter.com](http://www.TampaCityCenter.com)

### CUSHMAN & WAKEFIELD LEASING TEAM

Mercedes Angell, Managing Director, Office Brokerage  
Barry Oaks, Senior Director, Office Brokerage  
Marissa Angell, Associate, Office Leasing



## Holiday Breakfast, Bright & Merry

GOURMET BREAKFAST BUFFET, LIVE MUSIC, PHOTO BOOTH & FRIENDLY FACES.

EVERYTHING YOU NEED TO MAKE

THE SEASON BRIGHT.

Tuesday, December 9

8:30 - 10 am

1st Floor Lobby

BANYAN STREET CAPITAL

### TENANT HOLIDAY BREAKFAST

'Tis the Season! The Banyan Street Capital Management Team invites you to join them for their annual Tampa City Center Tenant Holiday Breakfast.



### ANGEL TREE TOY DRIVE

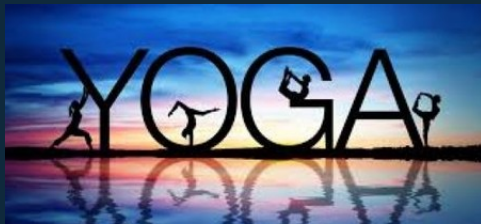
Tampa City Center will be collecting toys and gifts for the Salvation Army Angel Tree Program. All gifts must be returned to the Security Desk by December 3.



*Sweet Holiday Treats*

### TENANT HOLIDAY CUPCAKES

Please join the Management Team for Chocolate Peppermint Cupcakes on Tuesday, December 16, at 11:30 am, in the lobby on the 2nd floor. These delicious seasonal favorites are sure to get you in the holiday spirit.



Yoga & Meditation is every Thursday, from 12:30 pm - 1:30 pm, in Suite 350 (location subject to change).



Osher Consulting .....	3 yrs
Pegasus .....	7 yrs
Smith Gambrell & Russell .....	8 yrs
Simon Reed & Salazar .....	9 yrs
Tampa Bay Sport Commision ....	9 yrs
Saltmarsh, Cleveland & Gund ..	14 yrs



The Tampa City Center Management Office will be closed on December 25-26 and January 1-2. Happy Holidays from Banyan Street Capital.



**Tampa City Center Amenities**

- Bicycle Locker Room
- Chair Massage Therapy
- Concierge Services
- Downtown's Backyard Market
- First Horizon Bank
- Florida Wellness Medical Group
- Smile Design Dental
- Tampa Legal Copies
- Tenant Appreciation Events
- Tenant Conference Center
- Unlock Tampa Bay Gift Shop
- YMCA
- Yoga & Meditation

**Retail**

- OnARoll Sushi
- Santos Kitchen & Lounge
- Starbucks/Hilton Hotel
- The Blind Tiger Cafe
- University Club



**SANTA FEST & TREE LIGHTING**

Santa Fest and the Tampa Tree Lighting is on Saturday, December 6, starting with a parade at 1:00 pm. The Tree Lighting Ceremony begins at 6:00 pm, with a concert of familiar Christmas favorites, dazzling dancers, and stage entertainment starring SuperStar Cortni. Once the trees are lit, a holiday movie will be shown. Admission is free. For more details, visit [tampa.gov](http://tampa.gov).



Downtown's Backyard Market is Thursday, December 11, from Noon - 4:30 pm on the Esplanade. Discover a hidden oasis of farm-fresh goodness, right in the heart of the Downtown Core. Downtown's Backyard Market is your go-to destination for a taste of the countryside, conveniently located in the hustle and bustle of the city. Stroll through the vibrant market, where the aroma of freshly picked produce and the chatter of eager shoppers fill the air.



**WINTER WONDER RIDE**

Tampa's favorite holiday tradition returns with a new twist! On Saturday, December 6, from 9:00 am - 1:00 pm onbikes Winter Wonder Ride takes over downtown Tampa's Cotanchobee Park for a festive daytime celebration. The event kicks off with a scenic four-mile bike ride down Bayshore Boulevard, followed by a lively holiday brunch bash featuring bites from local restaurants, festive drinks, live DJs, photo ops, lawn games, and a dedicated Kids' Zone. Please visit [onbikes.org](http://onbikes.org) for more information.



**HOLIDAY LIGHTED BOAT PARADE**

Tampa's largest lighted boat parade will take place on Saturday, December 20, at 6:15 pm, lighting up the Hillsborough River in Downtown Tampa with a dazzling display of holiday cheer. Spectators can enjoy free viewing along the Riverwalk at multiple locations, with judging and a VIP viewing area located at Sparkman Wharf. All registered boats are eligible for prizes — so deck out your vessel and be part of Tampa's most magical holiday tradition! For more details, visit [thetampariverwalk.com](http://thetampariverwalk.com).



## GREEN YOUR HOLIDAY CELEBRATION TO SAVE GREEN

However much fun and love you wrap up in your gifts, you probably also wrap up a lot of extra expense. You can save some much-needed cash, not to mention energy and the environment, by greening your holiday celebration.

**Lighting.** Excluding presents, this is probably one of your biggest expenses. Fortunately, lighting is also one of the easiest expenses to control. Start by reducing the size of your display and setting it on a timer. Next, replace any worn-out light strands with new LED versions. While the LED strands are likely to be more expensive than their traditional counterparts, they'll make up for their higher price tag in energy savings.

**Wrapping.** You can nearly eliminate this expense via creative recycling. Start asking for paper bags at your grocers, and then put your kids to work creating free, one-of-a-kind wrapping paper. You can easily create homemade gift tags, as well, by cutting images from the holiday cards you receive and writing your messages on the backs. Send e-cards instead of traditional cards, and consider giving gifts that don't require wrapping, such as tickets or gift cards.

**Meals.** Instead of cooking, preparing and paying for an entire holiday meal by yourself, ask friends and family members to contribute. Most are happy to help and excited to bring their own favorite dishes to share.

## Gingerbread Cookie Shake

This seasonal smoothie can work for breakfast or dessert! This blended treat is packed with protein, nutrients and vitamins, along with classic wintertime flavors. Best of all, this one-step recipe brings holiday cheer without the extra hassle. Read after the recipe for some tips on serving this sweet treat.

### Ingredients:

- 1 1/2 cups vanilla protein shake
- 1 tablespoon molasses
- 1/2 teaspoon ground cinnamon
- 1/4 teaspoon ground ginger
- 1 frozen banana
- 1 tablespoon chia seeds
- 1/2 cup ice

### Directions:

Add all ingredients into a blender and blend until smooth. Serve.

*For more recipes, go to [culinary.net](http://culinary.net).*

### Serving Tips:

**Classic:** Top the shake with a cylindrical rolled wafer cookie and a dash of cinnamon on top. Serve on a board or saucers decorated with pinecones, cranberries and clove-stuffed oranges for an extra dose of seasonal scents.

**Funny:** Serve your guests gingerbread hot tubs. Either buy or bake gingerbread men. Immediately before serving, place one cookie in each shake, submerging the legs of each gingerbread person.

**Healthy:** Make a breakfast of champions by pairing this shake with a bowl of oatmeal topped with cinnamon, sweetened with molasses and topped with banana slices.



## Wit & Wisdom

"The glow of one warm thought is to me worth more than money."

—Thomas Jefferson

"Yet, taught by time, my heart has learned to glow for other's good, and melt at other's woe."

—Homer

"From the glow of enthusiasm I let the melody escape."

—Ludwig van Beethoven

"Believing in your own worth radiates enough inner light to make you glow."

—Richelle E. Goodrich

"When we recall the past, we usually find that it is the simplest things—not the great occasions—that in retrospect give off the greatest glow of happiness."

—Bob Hope

"Together we glow brighter than the sun and moon. Combined, we are love."

—Sanjo Jendayi

"Shine your light on love and truth and your soul will glow."

—Anthony D. Williams

"Music brings a warm glow to my vision, thawing mind and muscle from their endless wintering."

—Haruki Murakami

"We are all worms, but I do believe that I am a glow-worm."

—Winston Churchill

"When we maintain a conscious connection with gratitude, our presence will naturally radiate a certain beauty and undisturbed, inner tranquility. Such individuals glow."

—Donna Goddard

## December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4 Yoga 12:30 pm - 1:30 pm Suite 350	5	6 onbikes Wonder Ride 9:00 am - 1:00 pm Downtown Tampa Santa Fest 1:00 pm Curtis Hixon Park
7	8	9 Tenant Holiday Breakfast 8:30 am - 10:00 am 1st Floor Lobby	10	11 Yoga 12:30 pm - 1:30 pm Suite 350 Downtown's Backyard Market Noon - 4:30 pm Esplanade	12	13
14	15	16 Tenant Holiday Cupcakes 11:30 am 2nd Floor Lobby	17	18 Yoga 12:30 pm - 1:30 pm Suite 350	19	20 Holiday Lighted Boat Parade 6:15 pm Downtown Tampa
21	22	23	24	25 	26	27
28	29	30	31			

## "This Month In History" DECEMBER

**1907:** On New Year's Eve, a ball decorated with 100 lightbulbs is lowered down a flagpole over New York City's Times Square. The ball drop has been featured in the annual celebration ever since.

**1918:** In the first official visit by a U.S. president to Europe, Woodrow Wilson travels to France for World War I peace negotiations.

**1924:** Astronomer Edwin Hubble announces his discovery of the existence of galaxies outside the Milky Way. The Hubble Space Telescope was named in his honor.

**1941:** America enters World War II after the Japanese attack on Pearl Harbor, Hawaii.

**1966:** The first observance of Kwanzaa takes place in Los Angeles. The seven-day holiday celebrates African heritage.

**1970:** Congress authorizes the creation of a new dollar coin depicting President Dwight D. Eisenhower.

**1982:** Gabriel Garcia Marquez is awarded the Nobel Prize in

literature. The Colombian writer is best known for his 1967 novel "One Hundred Years of Solitude."

**1990:** British computer scientist Tim Berners-Lee demonstrates his information-sharing system that would become the World Wide Web.

**2001:** Italy's Leaning Tower of Pisa reopens to the public after 11 years and \$27 million in work to fortify its famous lean.

**2017:** "Star Wars: The Last Jedi," the eighth installment in the space fantasy series, premieres. The film's \$1 billion in ticket sales made it the year's highest-grossing film.