



TAMPA CITY CENTER

201 North Franklin Street • Tampa, FL 33602

February 2026

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

**CUSHMAN & WAKEFIELD
LEASING TEAM**

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



VALENTINE'S DAY TENANT EVENT

Join the Tampa City Center Management Team on Thursday, February 12, for a special Valentine's Day celebration! Stop by the 2nd-floor lobby at 11:30 am, for our "Spread the Love" card pop-up station. We've curated a special pack of Valentine's Day cards for an easy grab-and-go experience, making it simple to share appreciation with coworkers, friends, and family. Happy Valentine's Day from Banyan Street Capital!



SAVE THE BAY BEAD COLLECTION

Love the Gasparilla Pirate Fest, but not sure what to do with your beads? From February 2–6, drop them off at the Tampa City Center's 2nd-floor lobby. All donations go to the MacDonald Training Center, where individuals with disabilities and volunteers repackage the beads for reuse. Your 'bounty' helps provide life-changing career opportunities for your neighbors while keeping plastic waste out of Tampa Bay!



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



Sponsor, Hammer & Johnson ... 14 yrs



Tampa City Center's Property Management Office will be closed on Monday, February 16, in observance of Presidents Day.



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



GASPARILLA DISTANCE CLASSIC

The 49th running of the Publix Gasparilla Distance Classic Race Weekend will be on February 21 - 22, in downtown Tampa. Race Weekend will include four distances plus four challenges. For more details, visit rungasparilla.com.



GASPARILLA KNIGHT PARADE

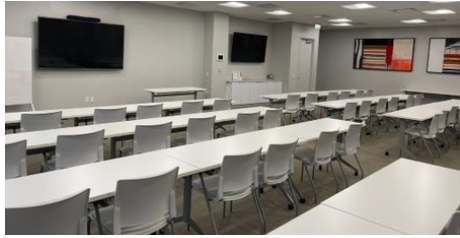
The Gasparilla Knight Parade (Sant' Yago Knight Parade) will take place in Ybor City, on Saturday, February 14, featuring illuminated floats, bands, and throws through the historic streets. For more information, visit krewesantyago.org.



Downtown's Backyard Market is on Thursday, February 12, 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.



At Tampa City Center, we are committed to environmental sustainability through a recycling program that has grown steadily since the early 1990s. We currently recycle over 75% of all office waste. For your convenience, recycling collectors are located throughout the building, allowing tenants to easily recycle paper, cardboard, glass, plastic, and aluminum directly from their offices. All trash receptacles located in the Conference Room and Reception Areas will be lined with a plastic liner to accommodate wet trash. Please contact the Management Office for more information regarding this program.



TAMPA CITY CENTER CONFERENCE ROOM

Did you know Tampa City Center offers a professional Tenant Conference Room? This versatile space features a standard classroom layout that accommodates up to 70 guests across 25 tables, with additional seating available for theater-style configurations. The usage fee includes:

- **Dual Displays:** One 90" TV and one 86" TV
- **Connectivity:** High-speed wireless internet access
- **Video Conferencing:** Integrated camera with a built-in microphone

Reservations are managed conveniently through the Prism Work Order system:
connect.buildingengines.com.



Rock the Park, downtown Tampa's free monthly music series, returns to Curtis Hixon Waterfront Park on Thursday, February 5, at 6:30 p.m.

Featured Recipe



Chocolate Cherry Thumbprints

Ingredients:

- 1 cup butter, softened
- 2 cups white sugar
- 2 eggs
- 2 teaspoons vanilla
- 3 cups flour
- 1 cup cocoa
- 1/2 teaspoon salt
- 1/2 teaspoon baking soda
- 1/2 teaspoon baking powder
- 1 (21-ounce) can cherry pie filling
- 1/2 cup chocolate chips

Directions:

Preheat oven to 350 F.

Cream butter and sugar until light and fluffy. Mix in eggs, one at a time. Add vanilla and mix until combined. Add flour, cocoa, salt, baking soda and baking powder. Mix until combined.

Roll dough into 2-inch balls. Place on greased baking sheet or baking sheet lined with parchment paper. Press thumb into center of cookie to make a well. Place a spoonful of cherries into each cookie.

Bake for 12 minutes. Allow cookies to cool.

Melt chocolate chips according to package directions. Drizzle over cookies. Let chocolate set and serve immediately or store in airtight container.

*Find more recipes at
www.LuckyLeaf.com.*



Wit & Wisdom

"A flower cannot blossom without sunshine, and man cannot live without love."

—Max Muller

"Love is sharing your popcorn."

—Charles Schulz

"We love life, not because we are used to living but because we are used to loving."

—Friedrich Nietzsche

"If love is the answer, could you rephrase the question?"

—Lily Tomlin

"Love isn't something you find. Love is something that finds you."

—Loretta Young

"What we have once enjoyed we can never lose. All that we love deeply becomes a part of us."

—Helen Keller

"Love is always bestowed as a gift—freely, willingly and without expectation. We don't love to be loved; we love to love."

—Leo Buscaglia

"It is good to love many things, for therein lies the true strength, and whosoever loves much performs much, and can accomplish much, and what is done in love is well done."

—Vincent Van Gogh

"To love and be loved is to feel the sun from both sides."

—David Viscott

"At the touch of love everyone becomes a poet."

—Plato

February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 	3	4	5 Yoga 12:30 pm - 1:30 pm Suite 350 Rock the Park 6:30 pm Curtis Hixon Park	6	7
8	9	10	11	12 Yoga 12:30 pm - 1:30 pm Suite 350 Downtown's Backyard Market Noon - 4:30 pm Esplanade	13	14 
15	16 Presidents Day	17	18	19 Yoga 12:30 pm - 1:30 pm Suite 350	20	21 Gasparilla Distance Classic 6:00 am Downtown Tampa
22 Gasparilla Distance Classic 6:00 am Downtown Tampa	23	24	25	26 Yoga 12:30 pm - 1:30 pm Suite 350	27	28

♡♡ FEBRUARY ♡♡

"This Month In History" FEBRUARY

1887: The first official Groundhog Day is celebrated in Punxsutawney, Pa., starting a tradition of the town's groundhog, named Phil, forecasting spring's arrival.

1913: Imposing a federal income tax, the 16th Amendment to the U.S. Constitution takes effect.

1936: With the mission of conservation, the National Wildlife Federation is formed.

1940: College basketball is televised for the first time.

A New York station broadcast the Pittsburgh vs. Fordham game from Madison Square Garden.

1955: "Sincerely" by the McGuire Sisters tops the pop music chart.

1963: Julia Child's pioneering cooking show "The French Chef" premieres on PBS.

1971: Wanting to do something special during the Apollo 14 mission to the moon, astronaut Alan Shepard hits two golf balls on the lunar surface.

1986: Pulitzer Prize winner Robert Penn Warren is named the first U.S. poet laureate.

1994: At the Winter Olympics in Norway, 13-year-old South Korean Kim Yun-Mi won the gold medal in the 3,000 meter speed-skating relay.

2011: Celebrated author Maya Angelou is awarded the Presidential Medal of Freedom, the nation's highest civilian honor.

2018: The Philadelphia Eagles win their first Super Bowl title after defeating the New England Patriots 41-33.

2022: Queen Elizabeth II celebrated her Platinum Jubilee, marking 70 years as queen. She passed away seven months later at the age of 96.