

PENDRY

RESIDENCES | TAMPA

A New Luxury Offering by Montage



WHEN YOUR FAVORITE DESTINATION IS HOME

With polished design, artful amenities, and impeccable service, Pendry Residences Tampa introduces hospitality and living experiences unprecedented in Tampa Bay.

Located on the Riverwalk with sweeping views of Tampa Bay, fully-serviced Residences will be complemented by the hotel's artfully designed social spaces and amenities, including an intimate cocktail and alluring riverfront dining venues. An array of creative social activities will showcase the essence of modern luxury and sophisticated city living.

A FRESH EXPRESSION OF LIVING ARRIVES IN A CELEBRATED CITY

Pendry Residences Tampa hails the arrival of Florida's first Pendry hotel, an offering that combines a culture of world-class hospitality with fully-serviced Residences to create a distinctive expression of luxury.

Ranked among the most vibrant urban waterfront environments in the nation, downtown Tampa is brimming with exciting new destinations for nightlife, dining, sophisticated culture, and championship sports. With the Riverwalk at your doorstep, it's all within a short stroll, river taxi or trolley ride from home.

The central location is also convenient to the area's finest attractions, including world-famous Gulf beaches, the airport, and top-rated centers of healthcare, education, and employment.





GRACIOUS RIVERFRONT RESIDENCES

With iconic architecture by world-renowned Arquitectonica of Miami, and fresh modern interiors by Toronto-based hospitality industry innovators Studio Munge, Pendry Tampa takes residents and guests on an invigorating journey into the future of humanistic design, with architecture and environments crafted to evoke emotion and connection at every turn.

Located on levels 15 through 37 of the 39-story building, Residences overlook the downtown riverfront and Hillsborough Bay. Ranging from 1,380 to 3,217 square feet, and 1-bedroom, 1½-bath to 3-bedroom, 3½-bath plans, open interiors showcase designer-selected finishes and features that set a sophisticated, character-rich palette.

Soaring 10-foot ceilings and full-height windows offer panoramic views. Designer-appointed kitchens feature top brand appliances and custom cabinetry. Spa-inspired master baths include deep soaking tubs, custom double vanities, and bespoke millwork. Expansive terraces provide abundant outdoor living space high above the city and bay below.





A SHIMMERING OASIS IN THE CENTER OF THE CITY

Pendry Residences Tampa will be a place where you can rediscover Tampa and more importantly, reconnect with yourself. A waterfront oasis where residents enjoy happy, active lives that nourish body and soul.

This will be a place where intimate indoor and healthy outdoor activities intersect. Where exciting nightlife and culinary experiences overlook the river, and friends and family gather in artfully designed social spaces and elevated amenities. A place to launch daily adventures and explore the best that modern city living has to offer.





EXCEPTIONAL AMENITIES IMPECCABLE SERVICE

Resident amenities include a private entry lobby, rooftop pool and sundeck, lounges, and fitness facilities. Effortless living includes the personalized services of a dedicated staff, focused on delivering the highest standards of comfort, privacy, and luxury.

An array of creative social, cultural, and recreational activities makes this Tampa Bay's most enriched new waterfront address.



A CULTURE OF HOSPITALITY

With captivating destinations, artful environments, and attentive service, Pendry ushers in a new era of hospitality.

From indelible recreational and dining experiences to the sharing of cherished gathering spaces, Pendry living transforms each moment into a memorable occasion.

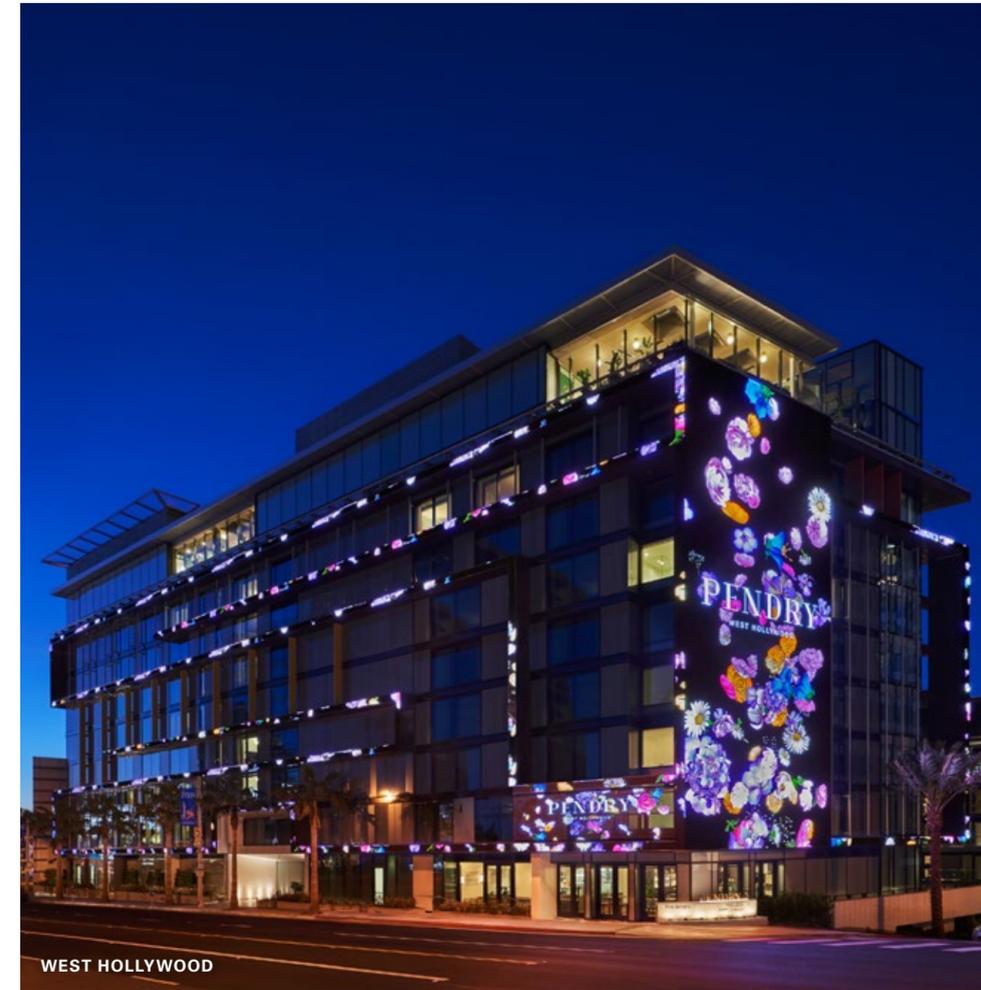


POLISHED COMFORT. CREATIVE SPIRIT. MODERN EDGE.

Born into the lineage of Montage Hotels & Resorts, Pendry is a new family of luxury hotels and residences devoted to exceptional hospitality, evocative design, and the celebration of culture.

Each Pendry expresses the unique spirit of its locale, cultivating an environment in which residents and guests discover what makes the local culture, cuisine, recreation, and nightlife so special while adding its own distinctive experiences to the landscape.

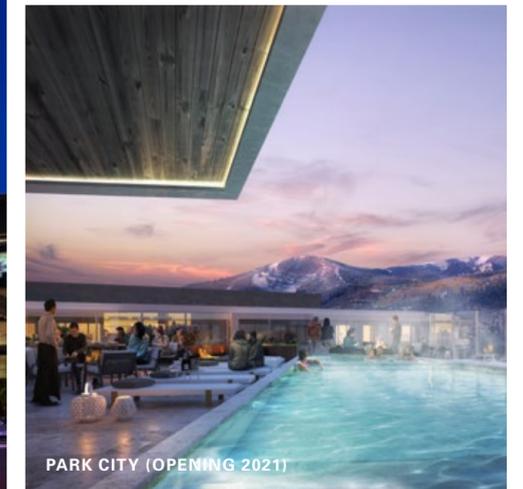
Personalized service is delivered with thoughtful attention to detail. Whether it's an invigorating morning workout, enjoying your favorite poolside beverages with friends, or having a romantic, in-residence dinner catered on your balcony at sunset, you'll indulge in memorable moments throughout each day.



WEST HOLLYWOOD



SAN DIEGO



PARK CITY (OPENING 2021)



BALTIMORE



WASHINGTON, D.C. (OPENING 2022)



NATIRAR (OPENING 2022)



CHICAGO



THE BENEFITS EXTEND BEYOND YOUR HOME

Pendry Residential owners enjoy a celebrated world of exclusive ownership privileges and benefits that extend beyond the reach of home and provide an opportunity to access the portfolio of both Montage Hotels & Resorts and Pendry Hotels & Resorts. This includes a preferred array of special discounts and offerings as well as access to related travel and lifestyle opportunities exclusive to Pendry Residential Owners.

We welcome owners to feel at home at every destination. With new and exciting locations opening each year, the benefits of special access are endless. From hotel accommodations to exclusive upgrades and preferred dining and spa reservations, the opportunity awaits to enjoy time with family and friends, no matter the occasion or location.





ALAN AND MIKE FUERSTMAN

DEVELOPMENT & DESIGN WITH VISION

HOTELIER PENDRY HOTELS

Born into the lineage of Montage Hotels & Resorts, Pendry instinctively values flawless service and unrivaled experiences. Each Pendry expresses the unique spirit of its locale, so that discerning guests can discover what makes it special.

RESIDENTIAL MANAGEMENT MONTAGE HOTELS & RESORTS

A Pendry Residence is not just a place to live. It's a place designed from the ground up to make life easier. Montage applies its legendary hospitality expertise to worry-free residential ownership — providing 24-hour concierge services, 24-hour security personnel, and a residential management program delivered by dedicated Montage staff — 100% committed to your utmost comfort and privacy. Live in a place where flawless service and unrivaled experiences are nothing less than the norm.

DEVELOPER TWO ROADS DEVELOPMENT

Two Roads Development is a South Florida-based real estate development firm whose principals have over 120 years of combined experience in developing, financing, and marketing residential and commercial projects across the United States.

Two Roads Development seeks out world-renowned partners such as Montage and global architectural firms such as Gensler, Arquitectonica, and WHLC and pairs them with internationally renowned interior designers like Jean-Louis Deniot of Paris and Thom Filicia of New York, and Studio Munge of Toronto to create bespoke residential experiences that raise standards, redefine skylines, and deliver enduring returns to homeowners, partners, and investors.

ARCHITECT ARQUITECTONICA

Arquitectonica is recognized as a revolutionary pioneer of global architecture. Since its inception in 1977 by the firm's founding co-principals, Bernardo Fort-Brescia and Laurinda Spear, the Miami-based firm has received acclaim for the bold modernism that sparked a renaissance of Miami architecture and led to the firm's visionary work remaking urban landscapes around the world. Today, Arquitectonica continues to push the boundaries of design with innovative use of materials, geometry, pattern, and color to create a modern brand of humanistic design.

INTERIOR DESIGNER STUDIO MUNGE

Studio Munge is the fresh iteration of Italian Canadian designer Alessandro Munge's 20 years of experience creating extraordinary interiors. Driven to creating unforgettable design, Studio Munge has cultivated award-winning projects based on partnerships with the world's preeminent hotel and restaurant groups, development companies, and top chefs.

Acclaimed for defining a new era of luxury interiors, the Toronto-based firm's success is derived from a unique ability to craft not just what people see in the spaces they create, but how they feel — a signature element of emotion and connection at the core of every Studio Munge environment.

LANDSCAPE ARCHITECTS KIMLEY-HORN

Every day, Kimley-Horn demonstrates that good design isn't just a driver of good will—it's an essential element of good business. Since 1967, Kimley-Horn has delivered award-winning, creative solutions. Our visionary designers use creativity to expand opportunities within your budget, creating visual environments with meaningful themes, distinctive designs, and a unique point of view. Repeat clientele makes up nearly 90% of our business. Time and again, we exceed our clients' high expectations and prompt them to dream bigger, knowing we'll deliver.



TAYLOR COLLINS, JAMES W. HARPEL AND REID J. BOREN



AN ELEVATED EXPRESSION OF LIVING



100 S. Ashley Drive | Tampa, FL 33602

Broker Participation is welcomed and encouraged.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices and availability are subject to change at any time without notice.

All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

This project is being developed by Riverwalk Tower, LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project. This condominium is being developed by Riverwalk Tower, LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Two Roads pursuant to a license and marketing agreement with Two Roads. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by Two Roads and you agree to look solely to Developer (and not to Two Roads and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

The project described herein (the "Project") and the residential units located within the Project (the "Residential Units") are not owned, developed, or sold by Pendry Intellectual Property Holding Company, LLC or any of its respective affiliates (collectively, "Pendry"), and Pendry does not make any representations, warranties or guaranties whatsoever with respect to the Residential Units, the Project or any part thereof.

TRD Riverwalk Developer LLC uses the PENDRY brand name and certain other Pendry trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under a limited, non-exclusive and non-sublicensable license from Pendry. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as a PENDRY-branded project or have any rights to use the Trademarks.



ARTIST'S CONCEPTUAL RENDERINGS. SUBJECT TO CHANGE.

ULA PEN-008307_11 9/21 0M



Broker Participation is welcomed and encouraged.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices and availability are subject to change at any time without notice.

All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

This project is being developed by Riverwalk Tower, LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project. This condominium is being developed by Riverwalk Tower, LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Two Roads pursuant to a license and marketing agreement with Two Roads. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by Two Roads and you agree to look solely to Developer (and not to Two Roads and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

The project described herein (the "Project") and the residential units located within the Project (the "Residential Units") are not owned, developed, or sold by Pendry Intellectual Property Holding Company, LLC or any of its respective affiliates (collectively, "Pendry"), and Pendry does not make any representations, warranties or guarantees whatsoever with respect to the Residential Units, the Project or any part thereof.

TRD Riverwalk Developer LLC uses the PENDRY brand name and certain other Pendry trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under a limited, non-exclusive and non-sublicensable license from Pendry. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as a PENDRY-branded project or have any rights to use the Trademarks.



ARTIST'S CONCEPTUAL RENDERINGS. SUBJECT TO CHANGE.

ULA PEN-008307_11 9/21 0M