

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on December 1, 2025 at 9:30 A.M., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

HCP & ASSOCIATES, INC. – OFFICE SPACE LEASE AGREEMENT

Additional information is available online at www.porttb.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on November 30, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

To be published on
Sunday, November 9, 2025
In the Tampa Bay Times

BACKGROUND INFORMATION FOR PUBLIC HEARING
December 1, 2025 AT 9:30 A.M.

HCP & ASSOCIATES, INC.
OFFICE LEASE AGREEMENT

HCP & Associates, Inc. ("HCP") is a marketing consulting firm offering a full range of services including business consulting, marketing and branding, as well as research and analytics. HCP has been a long-term Tenant of the Tampa Port Authority, d/b/a Port Tampa Bay and is interested in renewing their office space lease located at 1101 Channelside Drive, Tampa, Florida 33602.

Port Tampa Bay and HCP have agreed to the following terms:

- Premises:** Approximately 2,317 square feet of office space located on the third floor at 1101 Channelside Drive, Tampa, Florida 33602 as outlined on the "Exhibit A".
- Use:** General Offices Use.
- Term:** Four (4) years, with no Lease Extension Options.
- Rent:** Annual Rent for the Premises would be as follows:
- Lease Year 1: \$30.00 per square foot or \$69,510.00 annually
- Lease Years 2 - 4: Rent would increase by three percent (3%) each year.
- Other:** HCP would be responsible for its telephone and data services and shall be responsible for insuring the Premises in accordance with insurance requirements of Port Tampa Bay. Port Tampa Bay would provide janitorial service, electrical and water/sewer service, and maintenance of building common areas.

Exhibit "A"

PREMISES

