



May 2026

BANYAN STREET CAPITAL

PROPERTY MANAGEMENT

813.221.7474

Chris Wergers - Sr. Property Manager
Christian Ramirez - Property Manager
Jennifer Chez - Asst. Property Manager
Isaac Conrad - Asst. Chief Engineer
Mary Anne Quigley - Concierge

CBRE LEASING TEAM

Philip Weber
Barry Hanerfeld
Molly Molloy Catlett



CORPORATE MASSAGE OF TAMPA

On-Site Relief for Stress and Pain

Chair Massage Therapy is on
Wednesday, May 20, from 11:00 am -
3:00 pm, in Suite 225. To schedule an
appointment, please email
stacey@corporatemassagetampa.com.



BANK OF AMERICA

PLAZA

101 E Kennedy Blvd. • Tampa, FL 33602



Get ready to spice up your lunch break! The Management Team invites you to Bank of America Plaza's annual Cinco de Mayo Tenant Event on Tuesday, May 5th, from 11:30 am - 1:30 pm, on the outdoor Plaza for an afternoon of food, music, and fun. Test your knowledge with Senorita Roberta for a chance to win exciting prizes from our very own retail tenants. We look forward to seeing you there.



TAMPA RIVERFEST

The Tampa Riverfest is May 1-2, in Curtis Hixon Park. The festival spans the entire length of the Riverwalk including several parks and features family-friendly activities and events showcasing Tampa's cultural institutions, local musicians and restaurants. The festival includes Taste of Riverwalk on Friday night and Taco Fest on Saturday. There is also a full concert series of regional and local bands on the main stage in Curtis Hixon Waterfront Park and a balloon glow at sunset on both nights. Other activities include a wiener dog derby, a lantern parade, yoga, a water ski show and a paddle invasion. Visit thetampariverwalk.com for more information.

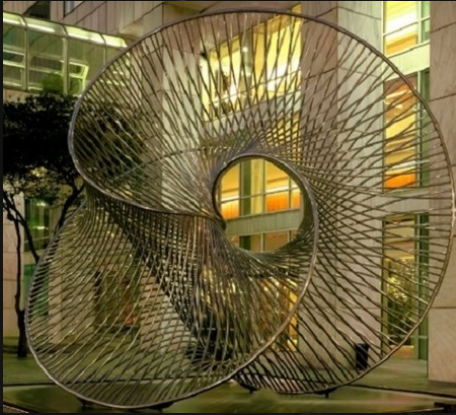


Tom Rankin	29 yrs
Culpepper Kurland	13 yrs
Hotel Bar	10 yrs
Kemper	4 yrs



The Property Management office will be closed on Monday, May 25th, in observance of Memorial Day.

FOLLOW US ON INSTAGRAM



BUILDING AMENITIES

Bank of America
Bicycle Repair Station
Caffe Fresco
Concierge Services
Electric Vehicle Charger
Fitness Center
Jackson Dental
KJ's Auto Detailing
Stork Parking
Tenant Conference Center
The Solo Hair Salon
The Tampa Club

RETAIL

Designing Eyes
DeVito's Italian Restaurant
GenX Tavern
Goldfingers Aesthetics
Hotel Bar
The Pint & Brew
Tropical Smoothie



Tampa's Downtown's Backyard Market is Thursday, May 14th, from Noon - 4:30 pm, on the Franklin Street 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.



In May, America observes Armed Forces Day, Memorial Day, National Military Appreciation Month and Military Spouse Appreciation Day.



Mother's Day is Sunday, May 10th. Happy Mother's Day from Banyan Street Capital.



The Clean Air Fair is on Thursday, May 7, from 11:30 am - to 1:30 pm, at Poe Plaza on the Esplanade. The theme, "Stars and Stripes Forever – Celebrating Clean Air Together," honors our nation's 250th anniversary and the importance of protecting the air we all share. Visit epchc.org for more information.



SPECIAL OPERATIONS FORCES WEEK

SOF Week will be held in downtown Tampa from May 18 - 21, primarily at the Convention Center. This premier annual event brings together over 19,000 international special operations personnel, military leaders, and industry partners to collaborate on defense technologies and strategic goals. Attendees can witness air, water, and land-based capabilities showcasing solutions for modern SOF missions. For more information, visit sofweek.org.

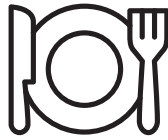


RECYCLING DO'S AND DON'TS

Not all plastic is equal when it comes to recycling. Curbside recycling services don't accept plastic shopping, sandwich and produce bags, overwrap from toilet paper and paper towels, and plastic shipping bags and bubble wrap. Bring all of those recyclables to a bin at a participating grocery retailer, including Walmart, Target, Safeway, Kroger, Whole Foods and more. Just make sure your plastics are clean and dry.



Friendly reminder: Property Management equipment, including ladders and handcarts, is not available for personal use. Thank you for your attention to this matter.



Featured Recipe

Island Shrimp Quesadillas

Ingredients:

- 1 1/2 cups shredded cheese, such as Mexican blend or cheddar and Monterey Jack
- 2 green onions, thinly sliced
- 1 teaspoon chili powder
- 1 teaspoon ground cumin
- 1/2 teaspoon oregano leaves
- 8 flour tortillas (8-inch)
- 1 tablespoon vegetable oil
- 8 ounces frozen cooked small shrimp, thawed and well-drained
- 1 large ripe mango, peeled and coarsely chopped

Directions:

Mix cheese, green onions and seasonings in medium bowl. Set aside.

Lightly brush one side of four flour tortillas with oil. Place oiled side down on skillet. Top tortillas with one-half of the cheese mixture, then with shrimp and mango. Sprinkle remaining cheese evenly over shrimp and mango. Top with remaining tortillas. Brush tops with oil.

Grill each quesadilla over medium heat about 4 minutes per side until cheese is melted and tortilla is browned. Cut into wedges to serve.

Find more recipes at
www.McCormick.com.



Wit & Wisdom

"There is nothing as sincere as a mother's kiss."

—Saleem Sharma

"Mother's love is peace. It need not be acquired, it need not be deserved."

—Erich Fromm

"Being a mother is learning about strengths you didn't know you had."

—Linda Wooten

"It may be possible to gild pure gold, but who can make his mother more beautiful?"

—Mahatma Gandhi

"Youth fades; love droops; the leaves of friendship fall: A mother's secret hope outlives them all."

—Oliver Wendell Holmes Sr.

"The natural state of motherhood is unselfishness."

—Jessica Lange

"There's no way to be a perfect mother and a million ways to be a good one."

—Jill Churchill

"A mother is a person who seeing there are only four pieces of pie for five people, promptly announces she never did care for pie."

—Tenneva Jordan

"When you look at your mother, you are looking at the purest love you will ever know."

—Mitch Albom

"When your mother asks, 'Do you want a piece of advice?' it is a mere formality. It doesn't matter if you answer yes or no. You're going to get it anyway."

—Erma Bombeck

May 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Riverfest Curtis Hixon Park	2 Riverfest Curtis Hixon Park
3	4	5 Cinco de Mayo Tenant Event 11:30 am - 1:30 pm Outdoor Plaza	6	7 Clean Air Fair 11:30 am - 1:30 pm Poe Plaza	8	9
10  Mother's Day	11	12	13	14 Downtown's Backyard Market Noon - 4:30 pm Esplanade	15	16
17	18 SOF Week Begins Tampa Convention Center	19	20 Chair Massage Therapy 11:00 am - 3:00 pm Suite 225	21	22 SOF Week Ends Tampa Convention Center	23
24/31	25  MEMORIAL DAY REMEMBER AND HONOR	26	27	28	29	30

"This Month In History" MAY

1914: Woodrow Wilson issues a presidential proclamation officially establishing the Mother's Day holiday in America.

1926: Ford Motor Co. adopts a five-day, 40-hour week for its automotive factory workers. Other companies would follow Ford's lead.

1935: Under the glow of 600 lights, Crosley Field, the original home of the Cincinnati Reds, hosts Major League Baseball's first night game.

1959: Perry Como, Ella Fitzgerald, Henry Mancini and the Kingston Trio are among the winners at the first Grammy Awards ceremony.

1963: Jim Whittaker becomes the first American to reach the summit of Mount Everest, the world's tallest mountain.

1977: With the opening words "A long time ago in a galaxy far, far away ..." the space odyssey film "Star Wars" premieres in U.S. theaters.

1986: At age 54, Bill Shoemaker crosses the finish line as the oldest jockey to win the Kentucky Derby. He was riding Ferdinand, a colt who was considered a long shot.

1998: An estimated 76 million viewers tune in to watch the finale of the hit TV sitcom "Seinfeld."

2003: Bob Hope Day is declared in 35 states as the man known as "Mr. Entertainment" celebrates his 100th birthday.

2014: TV journalist and talk show host Barbara Walters retires after more than 50 years in front of the camera.

2021: Pro golfer Phil Mickelson wins the PGA Championship at 50 years old, becoming the oldest golfer to win a major championship