



BANK OF AMERICA

P L A Z A

101 E Kennedy Blvd. • Tampa, FL 33602

September 2025

BANYAN STREET CAPITAL

PROPERTY MANAGEMENT

813.221.7474

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

CBRE LEASING TEAM

Philip Weber
Barry Hanerfeld
Molly Molloy Catlett



CRISTO REY
TAMPA HIGH SCHOOL

Banyan Street Capital will partner with Cristo Rey High School for the 2025 - 2026 Cristo Rey Corporate Work Study Program. Through the program, students receive a private, college preparatory education while gaining invaluable real-world work experience from leading corporations and nonprofit organizations in the Tampa Bay area. Students work five full days each month with the school's Partners, who are committed to enriching the lives of the students via coaching, mentoring, and supervision. This distinctive approach to education equips students with the knowledge and skills to transform their lives through rigorous academics, four years of work experience, and support to and through college.



Just a friendly reminder, tenants can conveniently request building access cards in the web-friendly DSX Portal:

131.148.97.38/userProfiles/Create:

- Click Access Card Request
- Create New
- Enter all the information requested including the license plate number if you are requesting parking, add a photo.
- The following four options should be selected for all access card requests: (1) Garage Lobby elevator (2) Skybridge 3rd Fl (3) Main Front door (4) your suite floor/s.
- Click save.



The Management Office will be closed on Monday, September 1, in observance of Labor Day.

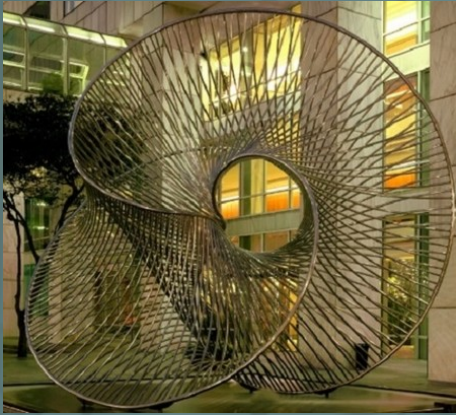


Greenberg Traurig	10 yrs
Capco	14 yrs
TRENAM	39 yrs
The Tampa Club	39 yrs

CORPORATE MASSAGE
OF TAMPA
On-Site Relief for Stress and Pain

Onsite Chair Massage Therapy is on Wednesday, September 24, from 11:00 am - 3:00 pm in Suite 225. Visit corporatemassagetampa.com to schedule an appointment.

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
Shoe Shine by Robert
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



With hurricane season still underway, it's crucial for Tampa residents to sign up for Alert Tampa, a free service that provides rapid emergency notifications. This system allows the City of Tampa to disseminate vital information during various emergencies, including severe weather, critical law enforcement activity, missing persons, evacuations of buildings or neighborhoods, and boil water notices. Visit tampa.gov for more information.



Free Fun for the whole family. Come and celebrate Fall at the Fall Family Fest on Saturday, September 27, from 11:00 am - 3:00 pm in Water Works Park. This event will feature local businesses and family resources providing interactive exhibits, giveaways, and a giant inflatable corn maze and more. Plus great food and entertainment makes this a great way to spend the day. This venue is always so much fun, allowing lots of shady space and a splash pad for cooling down and of course, space for more exhibits and vendors, more attractions and fun for all, even pets with the onsite dog park. For more information, visit eventbrite.com.



Downtown's Backyard Market is on Thursday, September 11, from Noon - 4:30 pm, on the Esplanade. Come and experience downtown Tampa's version of a traditional farmer's market! Downtown's Market is your go-to destination for a taste of the countryside, conveniently located in the hustle and bustle of the city. Taste the freshness, savor the quality, and celebrate the vibrant spirit of Tampa's local food culture.



DOWNTOWN MUSIC SERIES

Rock the Park, downtown Tampa's FREE monthly music series showcasing musical talents of all genres is Thursday, September 4, from 6:30 pm - 9:30 pm, in Curtis Hixon Park. Rock the Park is a family- and pet-friendly event, and attendees are encouraged to bring lawn chairs and blankets.

REUSE
DUCE
CYCLE

GREEN LUNCHES 101

If you pack lunches for yourself or your children, do your best to make them as green as they are good. Since the average person generates 4.3 pounds of trash per day, it's a lesson worth learning. Here are some tips to get you started:

Conscientious containers. Opting for reusable containers is the key to making your lunches Earth-friendly. A reusable lunch box and drink bottle will eliminate the need for hundreds of brown paper sacks, plastic bags and plastic drink bottles.

DIY meals. Premade lunches are commonly available at grocery stores, but they often have excessive packaging. Buying the ingredients for a lunch and putting them together yourself is not only more eco-friendly but usually less expensive, too.

Return and recycle. Make sure items that can be recycled make it into a recycling bin, whether it is at a workplace, school, your home or a local recycling center.



Egg Tot Muffins

Mornings for many families involve hurried breakfasts and mad dashes out the door. These Egg Tot Muffins can help take that grab-and-go breakfast to the next level. High in protein and flavor, they are a good way to get rid of early morning brain fog. Plus, you can make them ahead of time so all you have to do is pop them in the microwave and enjoy on the go.

Ingredients:

- Butter
- 36 thawed tater tots
- 10 eggs
- 1/2 cup heavy whipping cream or half-and-half
- 1/2 cup shredded cheese
- 2 teaspoons garlic powder
- 2 teaspoons onion powder
- 1 package (2 1/2 ounces) real bacon pieces
- salt, to taste
- pepper, to taste

Directions:

Heat oven to 350 F.

Grease muffin tin with butter. Place three tots in each muffin hole and smash down.

In bowl, whisk eggs, cream, cheese, garlic powder, onion powder and bacon pieces. Season with salt and pepper, to taste. Fill each muffin hole completely with mixture.

Place cookie sheet under muffin tin to contain messes and bake 20-25 minutes.

Servings: 12

Recipe courtesy of "Cookin' Savvy."



Wit & Wisdom

"Encouragement goes straight to the heart and is always available. Be an encourager. Always."

—Roy T. Bennett

"With verbal encouragement, we are trying to communicate, 'I know. I care. I am with you. How can I help?'"

—Gary Chapman

"Who do you spend time with? Criticizers or encouragers? Surround yourself with those who believe in you.

Your life is too important for anything less."

—Steve Goodier

"When we encourage others
With no personal motives,
We raise high, very high,
Humanity's progress-standard."

—Sri Chinmoy

"When you encourage others, you in the process are encouraged because you're making a commitment and difference in that person's life.

Encouragement really does make a difference."

—Zig Ziglar

"Encourage yourself, believe in yourself and love yourself. Never doubt who you are."

—Stephanie Lahart

"Taking an interest in what others are thinking and doing is often a much more powerful form of encouragement than praise."

—Robert Martin

"The essential support and encouragement comes from within, arising out of the mad notion that your society needs to know what only you can tell it."

—John Updike

September 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 HAPPY LABOR DAY!	2	3	4 Rock the Park 6:30 pm Curtis Hixon Park	5	6
7	8	9	10	11 Downtown's Backyard Market Noon - 4:30 pm Esplanade	12	13
14	15	16	17	18	19	20
21	22  happy fall!	23	24 Onsite Chair Massage Therapy 11:00 am - 3:00 pm Suite 225	25	26	27 Fall Family Fest 11:00 am - 3:00 pm Water Works Park
28	29	30	September			

"This Month In History" SEPTEMBER

1846: German astronomer Johann Galle first observes the planet Neptune.

1957: The Little Rock Nine face mobs and rioting in their attempts to attend previously segregated Little Rock Central High School. President Eisenhower eventually sends the 101st Army Airborne to escort the children safely to school.

1965: Satchel Paige becomes the oldest player in Major League Baseball history at 59 years old when he pitches three innings against the Boston Red Sox. Paige

was the first Negro Leagues veteran to be inducted to the National Baseball Hall of Fame six years later.

1966: The sci-fi TV series "Star Trek" premieres, inviting audiences "to boldly go where no man has gone before."

1972: Bobby Fischer defeats Boris Spassky in "the match of the century" to become the world chess champion. Fischer was only 29 years old.

1984: Joe Kittinger completes the first solo balloon crossing of the Atlantic Ocean. He launched from Maine and crash landed on the Italian coast 86 hours later, breaking his ankle and a record for distance in a solo balloon flight.

1986: "The Oprah Winfrey Show" debuts nationwide, running until May 25, 2011.

1998: Google is founded in Menlo Park, Calif., and receives 10,000 queries in its initial beta phase.