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## ONE Tampa

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is a 42-story luxury tower currently under construction, poised to be one of the tallest residential buildings on Florida's West Coast.

- **Address:** [807 N. Franklin St, Tampa, FL 33602](#) (Adjacent to Curtis Hixon Waterfront Park)
- **Developer:** Kolter Urban
- **Architect:** [Adache Group Architects](#)
- **Interior Design:** ID & Design International
- **Estimated Completion: 2026 – 2027** (Vertical construction began in mid-2025)

### Pricing & Residence Types (2026)

| Residence Type         | Square Footage      | Starting Price  | Price per Sq Ft (Avg) |
|------------------------|---------------------|-----------------|-----------------------|
| 1-Bedroom              | ~1,100+ sq ft       | \$1M+           | ~\$900                |
| 2-Bedroom              | 1,500 – 2,000 sq ft | \$1.5M – \$2.2M | ~\$1,100              |
| 3-Bedroom              | 2,100 – 2,700 sq ft | \$2.5M – \$3.5M | ~\$1,250              |
| Estates (Floors 39-40) | 3,600 – 4,000 sq ft | \$4M – \$5.5M+  | ~\$1,400              |
| Penthouses (Floor 41)  | Up to 4,000 sq ft   | \$6M+           | Custom                |

### Pertinent Details

- **HOA/Maintenance:** Estimated **\$0.80 – \$1.00 per sq ft** (based on similar Kolter projects in the area).
- **Amenities:** Two-floor amenity deck (11th & 12th floors) featuring an elevated pool and spa, **F1 racing simulator**, golf simulator, pet park with washing station, and a state-of-the-art fitness center with yoga/spin studios.

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## [One Park Sarasota](#)

### [One Park](#)

is an 18-story luxury condominium rising in Sarasota's Waterfront District, often compared to high-end Tampa developments.

- **Address:** 668 Quay Commons, Sarasota, FL 34236
- **Developer:** [Property Markets Group \(PMG\)](#) & MoneyShow
- **Architect:** Hoyt Architects
- **Estimated Completion:** Late 2026

#### **Pricing & Residence Types (2026)**

- **3-Bedroom Residences:** Starting from **\$2.7M – \$6.6M**
- **Townhome Units:** **\$3.9M – \$4.3M** (located on the first two floors)
- **Penthouse Collection:** Starting at **\$12.5M**
- **Price per Sq Ft:** Ranges from **\$1,050 to \$1,760/sq ft**

#### **Pertinent Details**

- **HOA/Maintenance:** **\$3,154 – \$5,012 per month** (Approx. **\$1.15/sq ft**).
- **Amenities:** 63,000 sq ft amenity level with a resort-style infinity pool, **wellness spa with Turkish Hammam**, juice bar, and private wine room.
- **Taxes:** Estimated at **1.1% – 1.3%** (Sarasota millage rates vary by specific district exemptions).