

NOW LEASING



CASA PEDROSO

WEST YBOR

AT GAS WORX | 1311 E 8TH AVE, TAMPA, FL 33605

JPRE
DEVELOPMENT

CASA PEDROSO

Be a part of *GAS WORX*, one of the largest development projects in Tampa!

Black Sail Advisory is pleased to offer a leasing opportunity, Casa Pedroso (the Property), in the first phase of a one-of-a-kind planned development in West Ybor/Gas Worx.

Casa Pedroso (residential, retail and office property) is located in the booming Ybor City neighborhood next to Jose Marti Park near Hotel Haya.

The Property features stylish residential apartments with sweeping views overlooking the Ybor City Historic District, the Channel District, Water Street, and Downtown Tampa.

Gas Worx, one of the largest projects in Tampa, is a 50-acre development creating a bridge across Tampa's Channelside District to Ybor City. This Development will build a community for the city of Tampa, stitching together neighborhoods and honoring the legacy of this special place.



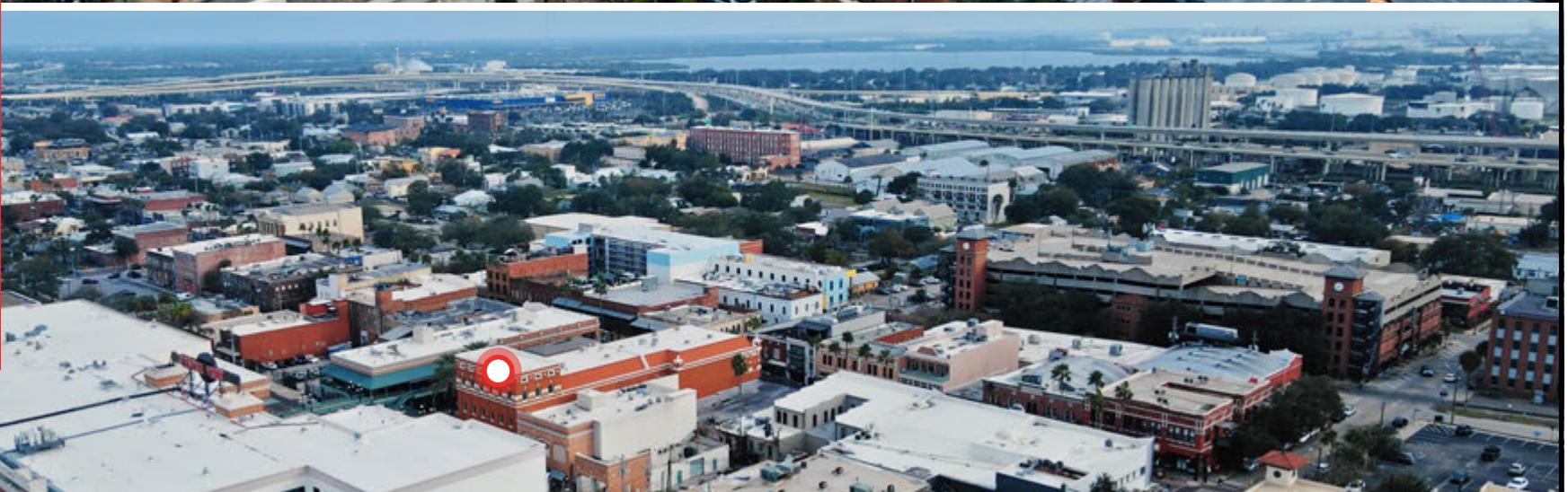
SITE INFORMATION

- Prime retail space for lease in the heart of Ybor City near Downtown
- Available for lease from 5,322 sqft

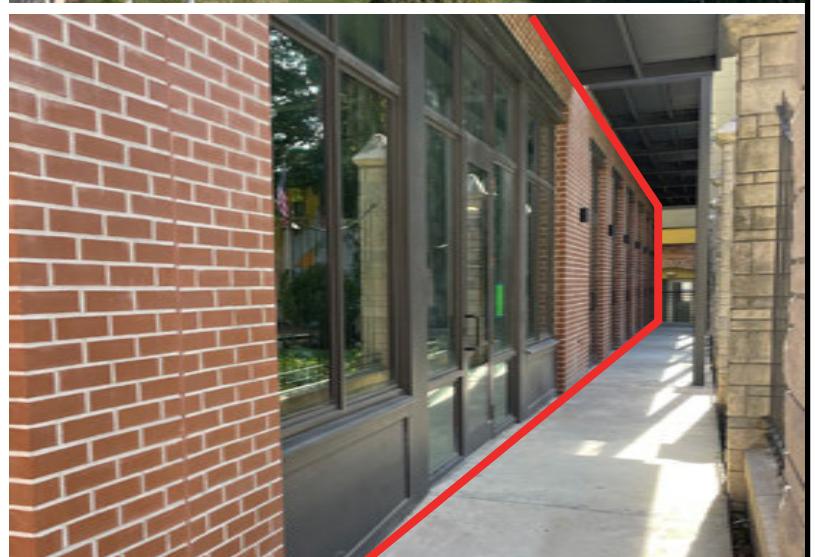
PROPERTY HIGHLIGHTS

- Suite 100- 4,332 sqft
- Suite 110- 990 sqft
- Gardenside outdoor seating
- Fully permitted & Tenant ready
- Restaurant plans available

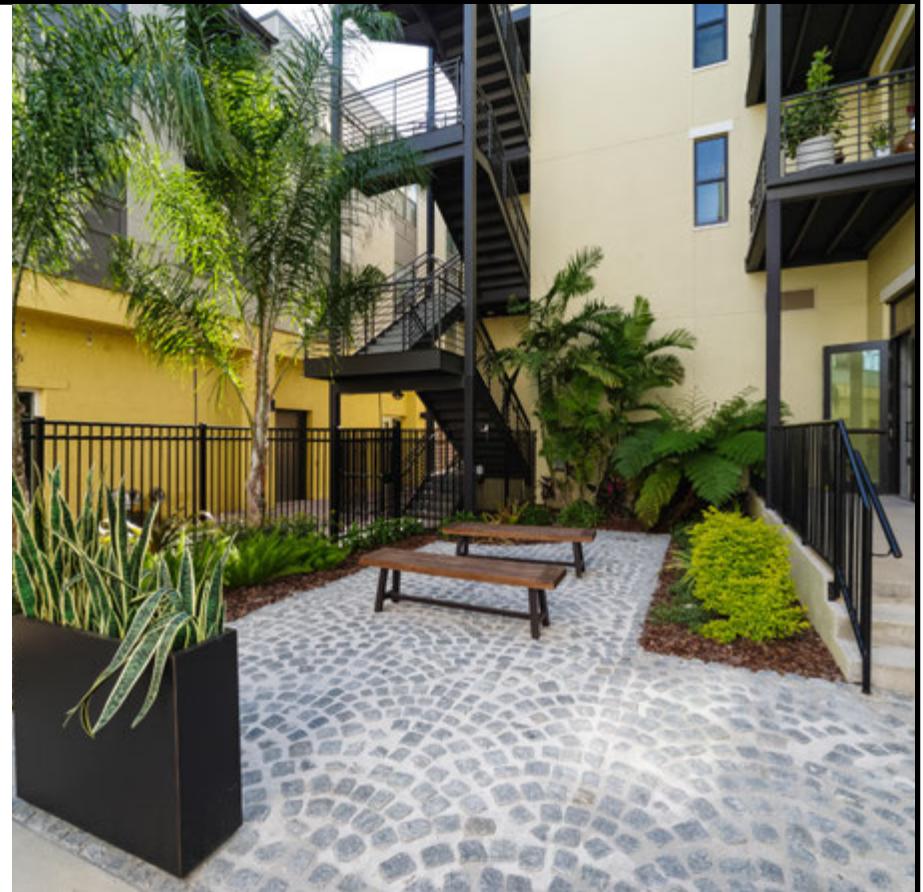
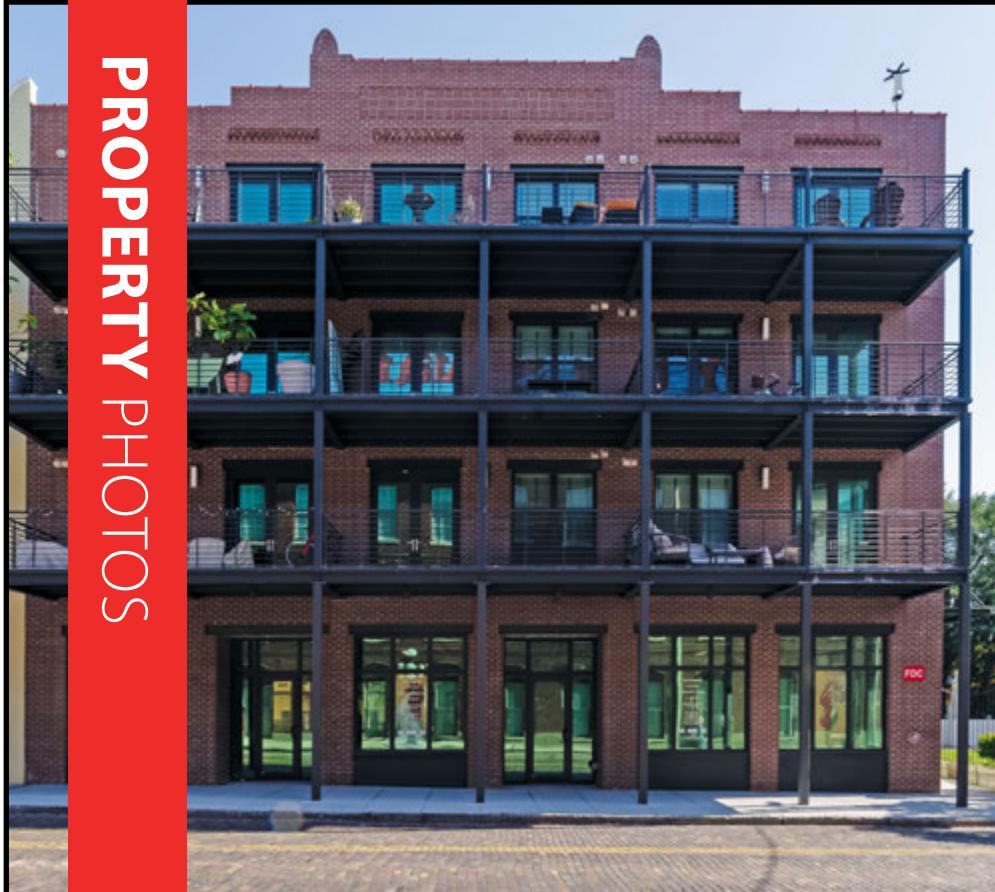
PROPERTY PHOTOS



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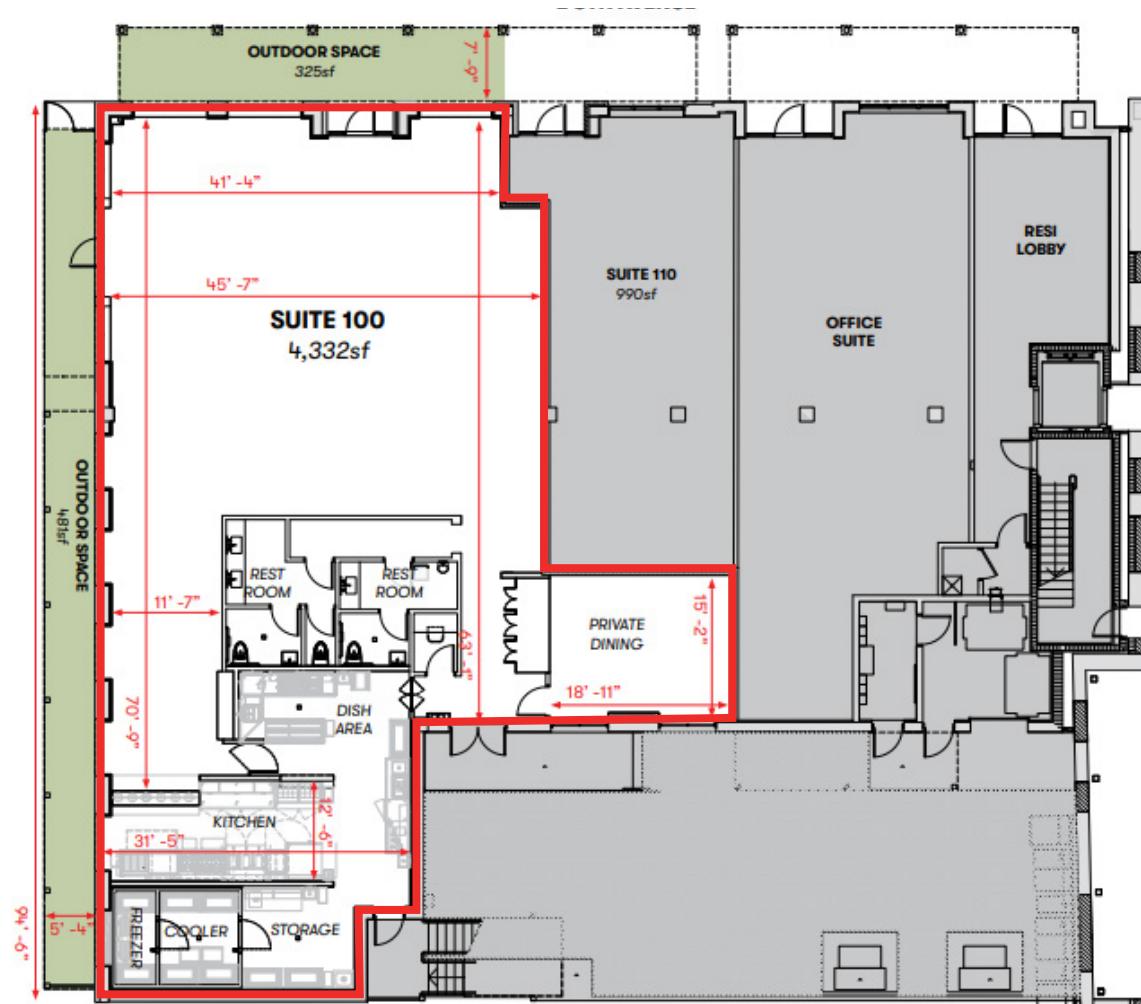


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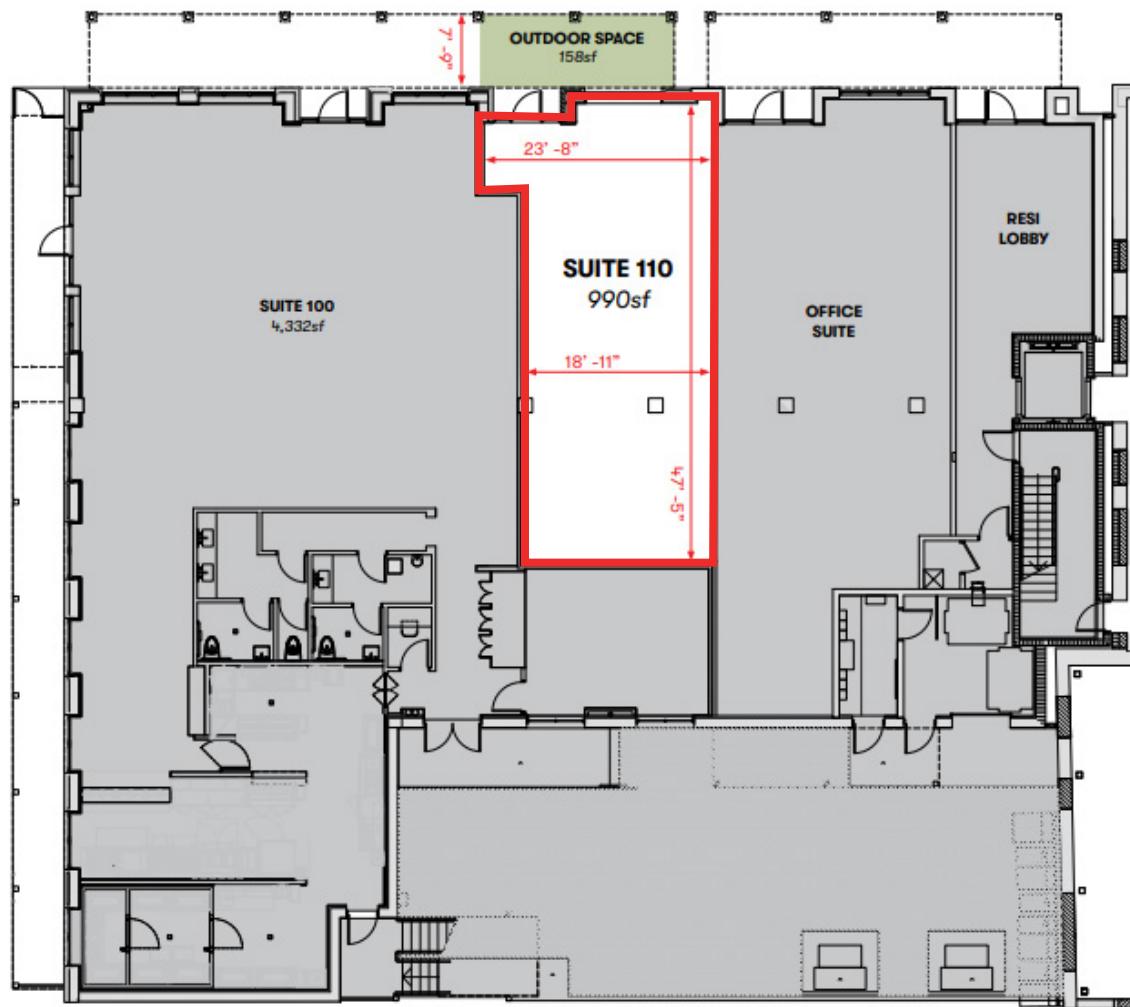
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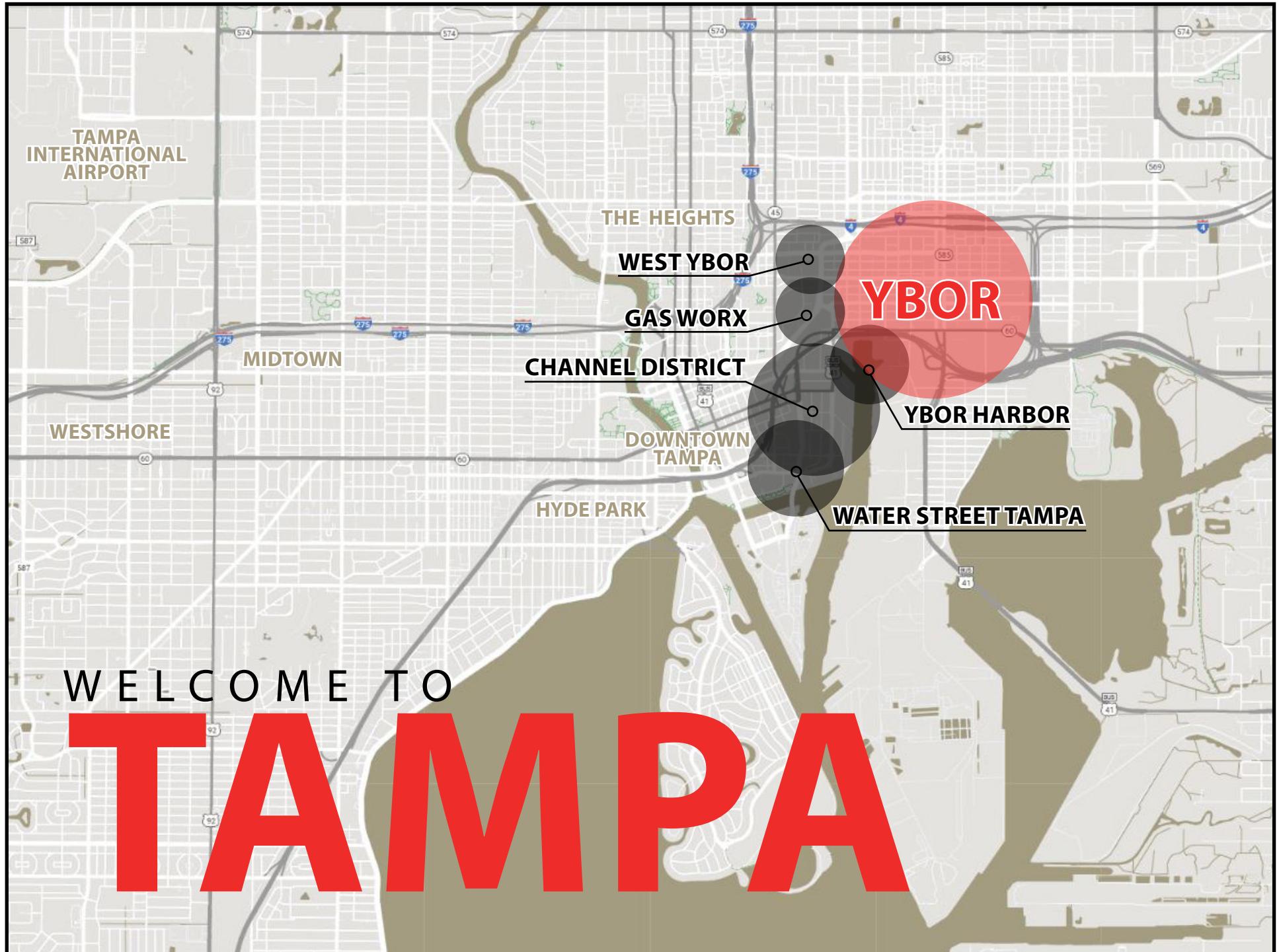
SUITE 100



CASA PEDROSO

SUITE 110





PAST

PRESENT

FUTURE

YBOR CITY HISTORY

“THE CIGAR CAPITAL OF THE WORLD”

- 1886 - First **Cuban Cigar** makers came to the Ybor City
- The port, railroad, and the climate for the tobacco leaf were main drivers
- At its peak, **Ybor City had 150 cigar factories producing 500 million units annually**

HISTORICAL, BOOMING NEIGHBORHOOD

- **+800 historical buildings**
- Known for boutique retail and vintage shops on **7th Avenue**
- **Entrance to Tampa's Downtown** core
- 5 square miles

TAMPA'S LAST WATERFRONT DEVELOPMENT OPPORTUNITY

- Growing urban area focused on **preserving historical design**
- Preserving the historic fabric of the city working alongside the Barrio Latino Historic Commission
- **Gas Worx – 6 Million SF development** of residential, hotel, office and retail space in 20 buildings
- One of the **last waterfront development opportunities** on downtown Tampa's waterfront



YBOR BY THE NUMBERS

Up to

2,586

Residential Units

140,400 SF

General Office Space

375

Hotel Rooms

292,260 SF

Commercial Retail



Gas Worx, one of the largest projects in Tampa, is a 50-acre development creating a bridge across Tampa's Channelside District to Ybor City. Breaking ground in 2023, the development will build a community for the city of Tampa, stitching together neighborhoods and honoring the legacy of this special place. Those involved in the project say it is another piece of the puzzle in Tampa's makeover process. The 50-acre project is a joint venture between Tampa developer Darryl Shaw and Washington D.C.-based real estate company Kettler.



GAS WORX

BY THE NUMBERS

5,000

Residential Units

140,000 SF

Commercial Retail

500,000 SF

General Office Space



HIGHRISE
Mixed-Use Community



TOP ARCHITECTURE

Integrating existing historic brick
with modern new high rises



Gas Worx

Below is a proposed aerial view of the proposed Gas Worx project. A residential complex would replace the Tampa Park Apartments just west of Nick Nuccio Parkway. A park would replace a roundabout near Channelside Drive and Fourth Avenue. More residential towers would line the southern boundary near Adamo Drive.



MASTER-PLANNED
Master-planned parks and sidewalks

BE IN THE AREA TAMPA, FLORIDA

We are not the only people talking about Tampa.
Click below to read how Florida, Tampa and Ybor is the area everyone is talking about.



Florida Ranks

#1 in Total Net Migration

Florida also ranked #1 in domestic migration, #2 in international migration, and #1 with the most people moving in per day at 1,218. Texas followed Florida in both total net migration (349,575) and most people moving in per day (958). Florida's total population has reached more than 22.2 million and sits third in the nation behind California and Texas, previously surpassing New York.

#9
Tampa

Best Places to Live
in the U.S.

#15
Tampa Bay
Fastest-Growing
Large U.S.
Metro Areas

Hillsborough
County has been
the **#1**
fastest-growing
county since
2020

#1

TAMPA NAMED BEST PLACE
TO LIVE IN FLORIDA BY
FORBES

Forbes
ADVISOR

**Tampa's next big splash: history-rich
GASWORX, connecting Ybor City and more**

2023 BEST PLACES TO TRAVEL

Ybor and Cigar
Factories &
Riverwalk

Water Street
Tampa makes
big economic
waves



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