

GASWORX

Tampa, Florida



Office leasing

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DOWNTOWN TAMPA

WATER STREET TAMPA

CHANNEL DISTRICT



E4
RESIDENTIAL,
RETAIL

C2/3/4
OFFICE,
RESIDENTIAL,
RETAIL

W3/4/5
OFFICE,
RESIDENTIAL,
RETAIL

RESIDENTIAL,
RETAIL

LA UNIÓN

RESIDENTIAL,
RETAIL

RESIDENTIAL,
RETAIL

PARK,
RETAIL

C1
RESIDENTIAL,
RETAIL

OFFICE,
RETAIL

MARKET

RESIDENTIAL,
RETAIL

E5/6/7
RESIDENTIAL,
RETAIL

14TH ST

5TH AVE

NUCCIO PKY



317 UNITS
2,300 SF RETAIL

707 UNITS
58,500 SF RETAIL
95,000 SF OFFICE

1,223 UNITS
105,800 SF RETAIL
95,000 SF OFFICE

5,160 UNITS
140,000 SF RETAIL
500,000 SF OFFICE

2025

2026

2027

2028+

The Lifestyle Workplace



AVAILABLE SPACE

FL 2	24,635 SF
FL 5	10,283 SF
FL 6	12,317 SF



BUILDING AMENITIES

- Rooftop deck
- Tenant terraces
- Conference facility
- Lobby café & bar
- Esplanade joining 35,000 SF dining & retail marketplace
- Grow Financial Credit Union



PARKING

- Adjacent structured parking
- EV charging stations
- Secure bicycle parking
- Street parking



BUILDING SPECS

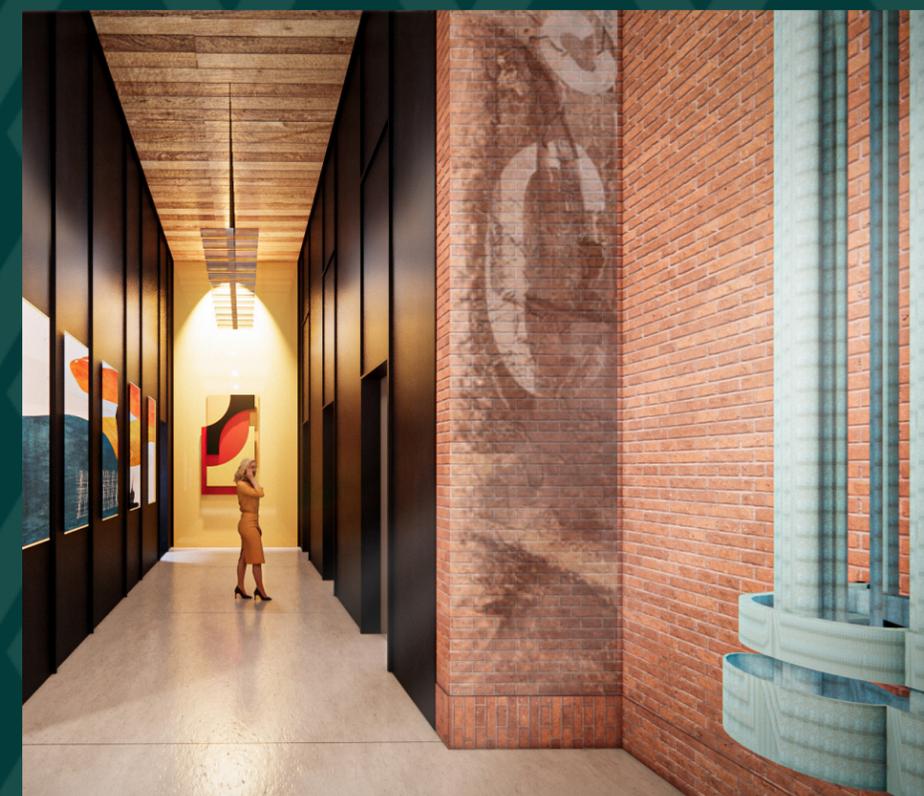
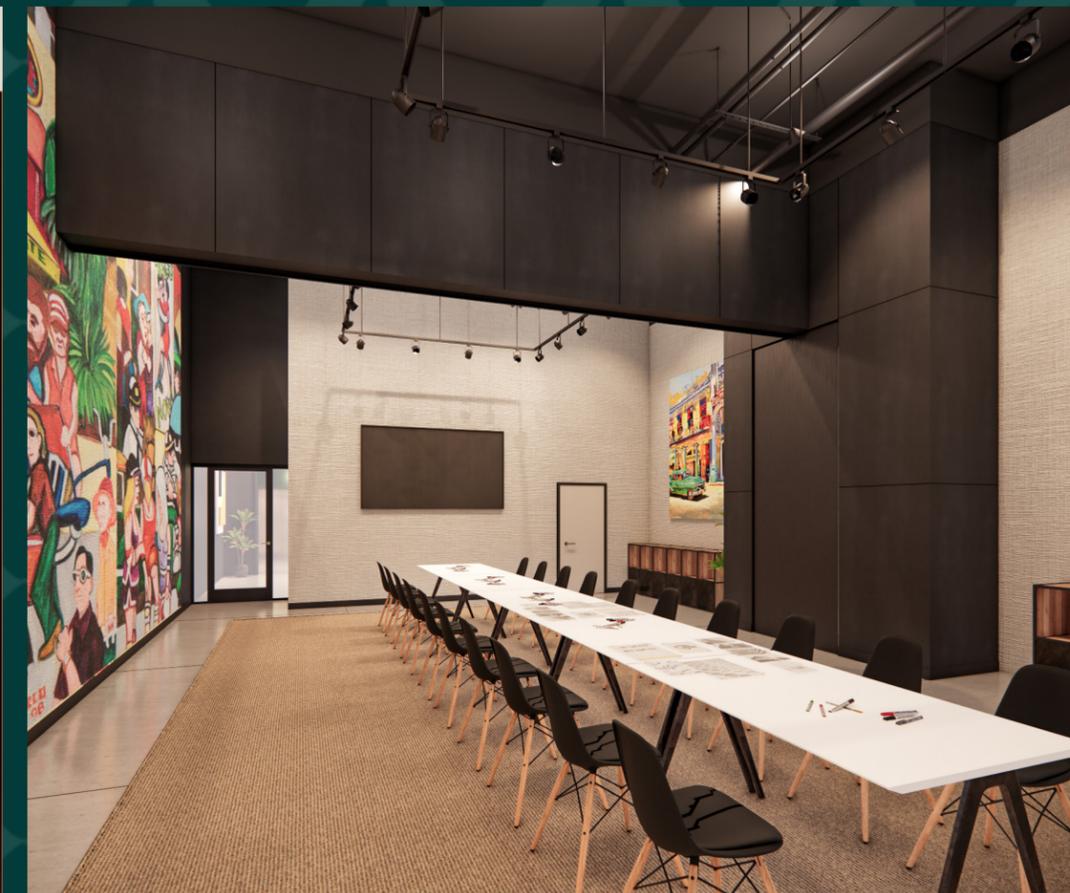
- 6-story office/retail bldg
- 95,000 SF total
- 12' clear height (10' with drop ceiling)

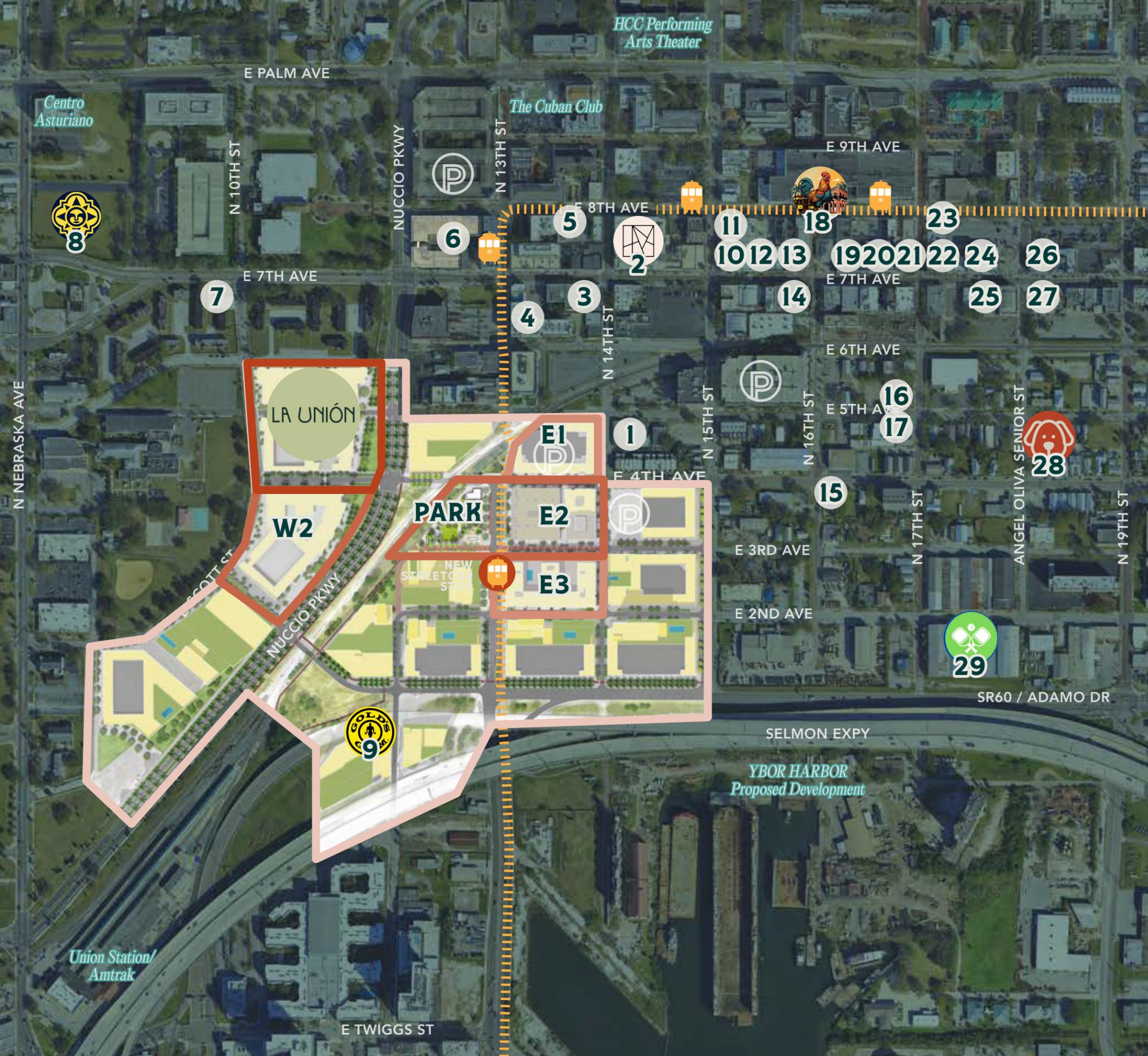


LOCATION

- 1301 E 4th Avenue
- Tampa, FL 33605
- Adjacent to new city park & new TECO Streetcar stop







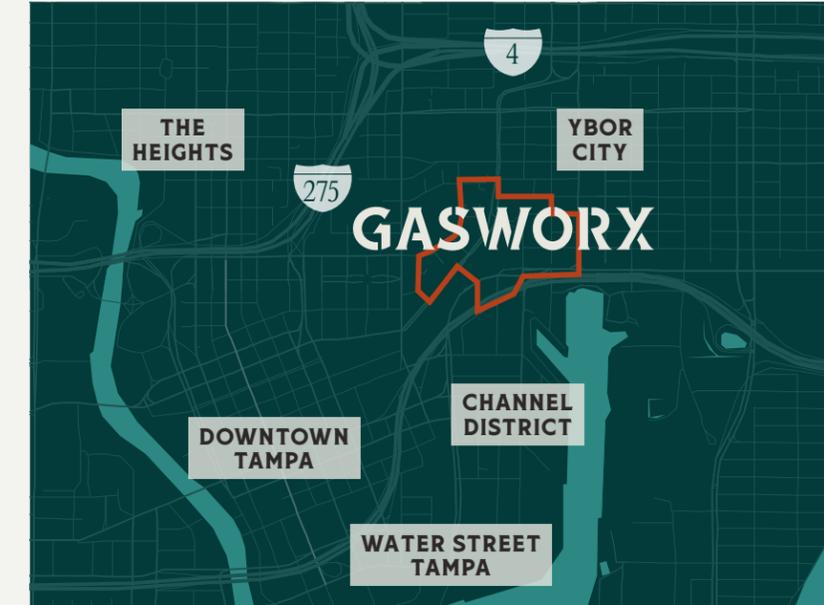
GASWORX CURRENT DEVELOPMENT

	Retail	Residential	Office	Delivery
W1	2,300 SF	317		COMPLETE: La Union
W2	9,700 SF	390		2026
PARK	6,580 SF			2026
E2 O	12,000 SF		95,000 SF	2026
E2 M	28,000 SF			2026
E1	18,000 SF	140		2027
E3	29,300 SF	376		2027

WALKABLE AMENITIES (UNDER 10-MIN WALK)

1	BarrieHaus Beer Co.	17	El Puerto Restaurant & Grill
2	Hotel Haya: Cafe Quiquiriqui Flor Fina	18	Centro Ybor: Asiatic Noodle Bar Centro Cantina Jimmy John's Samurai Blue
3	The Bricks		Funny Bone Comedy Club Ybor City Tap House Mayday Ice Cream Ybor City Wine Bar Tampa Bay Brewing Co.
4	Hampton Inn Suites		Tommy's Chophouse*
5	Sky Puppy Brewery		FL Museum of Photographic Arts
6	Casa Marti: NEW retail/residential		Ocean Ink Raw Bar*
7	Los Chapos Tacos, Bread by the Bay	19	Bernini of Ybor
8	Tampa Bay Sun FC*	20	Rasoi Indian Cuisine
9	Four Green Fields, Gold's Gym	21	Due Amici Pizza & Pasta Bar
10	The Copper Shaker	22	La Terrazza
11	Barterhouse Ybor Mangia Bene Pizza	23	Carminé's Restaurant
12	NY NY Pizza	24	Gaspar's Grotto
13	HotWax Coffee	25	Pete's Bagels Ybor, Dog Park
14	Ybor Seoul	26	Tampa Pickleball Crew
15	Nana's Vegan Restaurant & Juice	27	
16	Jimmy's Tacos	28	
		29	

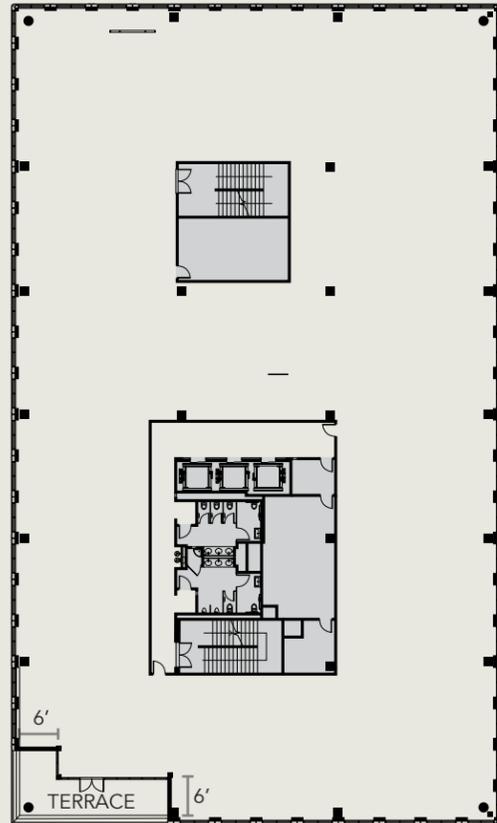
* coming soon



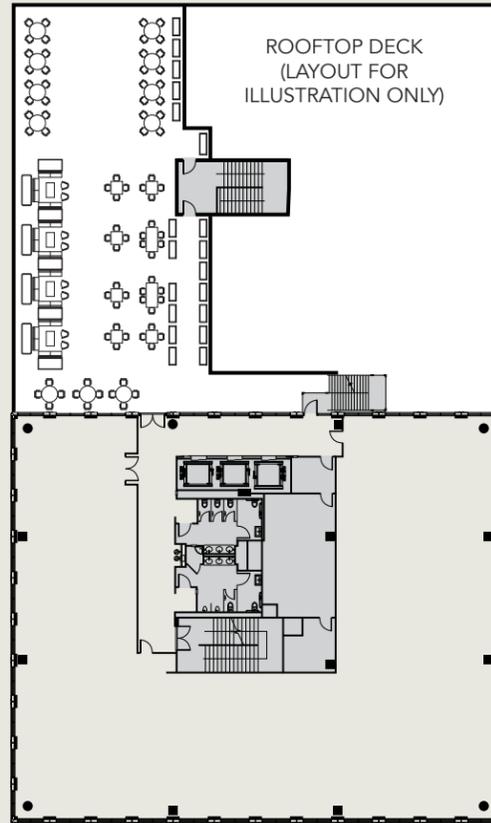
GROW FINANCIAL PLACE

AT GASWORX

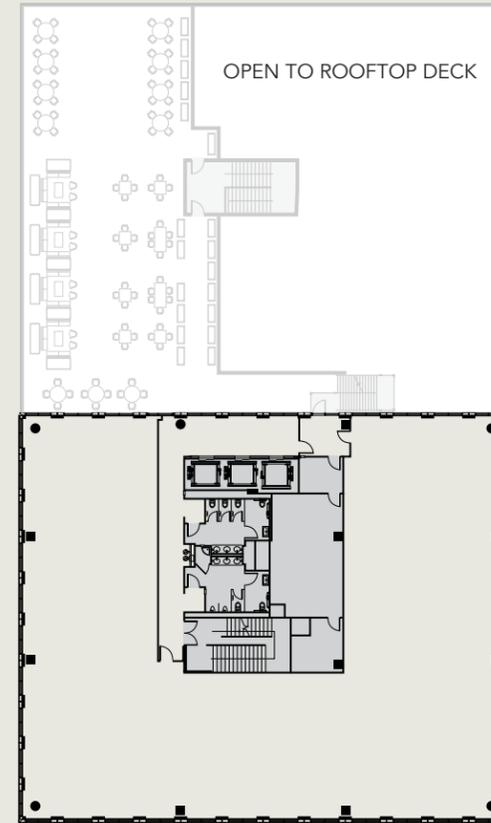
FLOOR 2
24,635 RSF



FLOOR 5
10,283 RSF



FLOOR 6
12,317 RSF



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