

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

OFFICE,
RETAIL

MARKET

CI
RESIDENTIAL,
RETAIL

NUCCIO PKY

RESIDENTIAL,
RETAIL

14TH ST

E5/6/7
RESIDENTIAL,
RETAIL

5TH AVE

317 UNITS
2,300 SF RETAIL

2025

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

2026

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

2027

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

2028+

The Lifestyle Workplace



LOBBY CAFÉ & BAR



AVAILABLE SPACE

FL 2	24,497 SF
FL 5	10,225 SF
FL 6	11,474 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

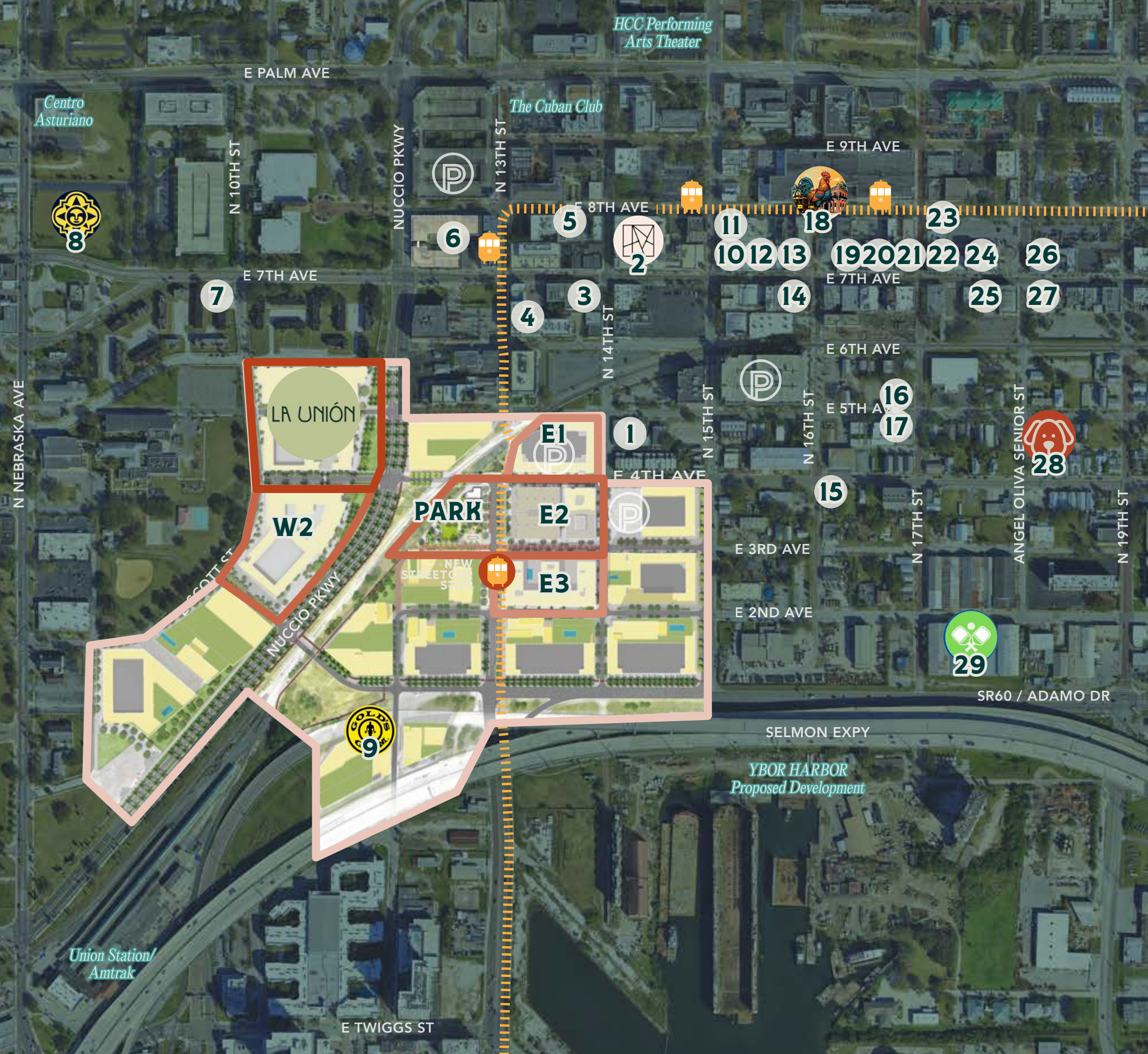


3RD AVE PASEO



MARKETPLACE ESPLANADE





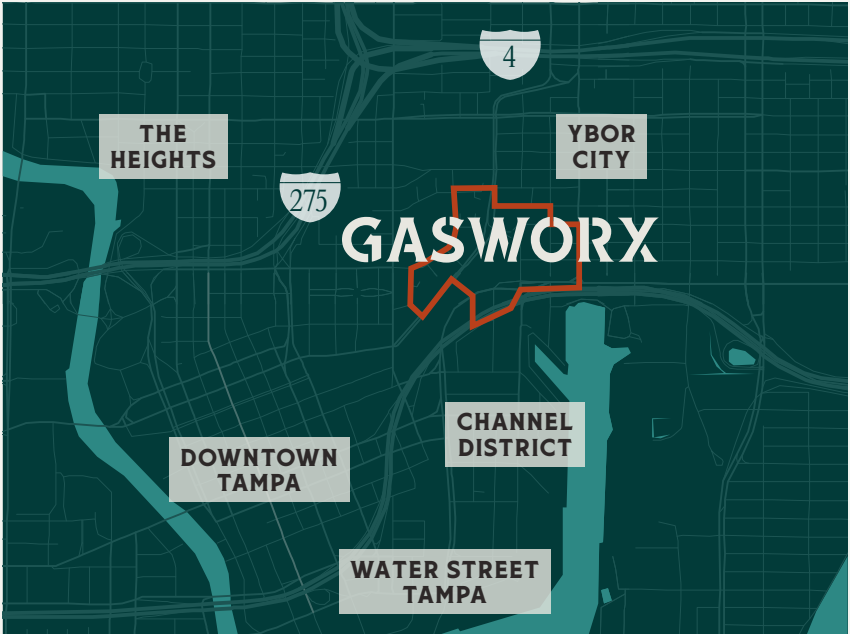
GASWORX CURRENT DEVELOPMENT

	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
4	Hampton Inn Suites		Ybor City Tap House
5	Sky Puppy Brewery		Mayday Ice Cream
6	Casa Marti: NEW retail/residential		Ybor City Wine Bar
7	Los Chapos Tacos, Bread by the Bay		Tampa Bay Brewing Co.
8	Tampa Bay Sun FC*	19	Tommy's Chophouse*
9	Four Green Fields, Gold's Gym	20	FL Museum of Photographic Arts
10	The Copper Shaker	21	Ocean Ink Raw Bar*
11	Barterhouse Ybor Mangia Bene Pizza	22	Bernini of Ybor
12	NY NY Pizza	23	Rasoi Indian Cuisine
13	HotWax Coffee	24	Due Amici Pizza & Pasta Bar
14	Ybor Seoul	25	La Terrazza
15	Nana's Vegan Restaurant & Juice	26	Carmine's Restaurant
16	Jimmy's Tacos	27	Gaspar's Grotto
		28	Pete's Bagels Ybor, Dog Park
		29	Tampa Pickleball Crew

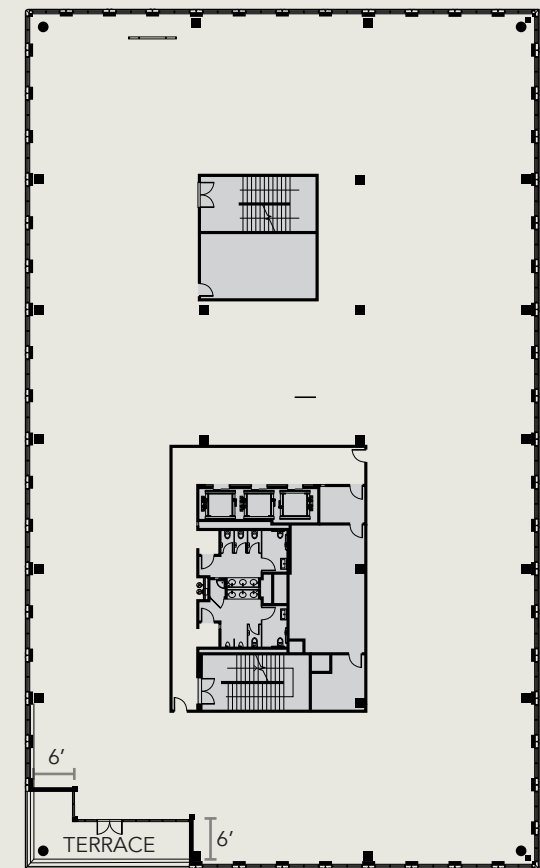
* coming soon



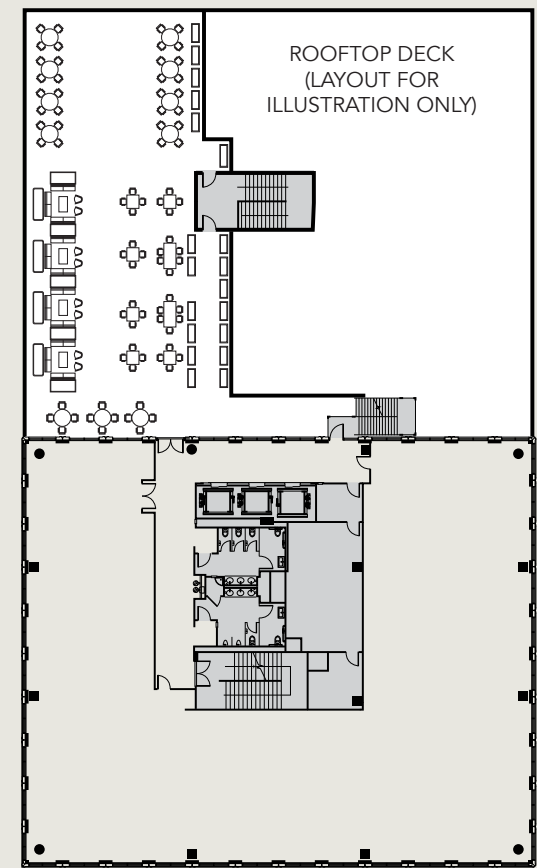
GROW FINANCIAL PLACE

— AT GASWORX —

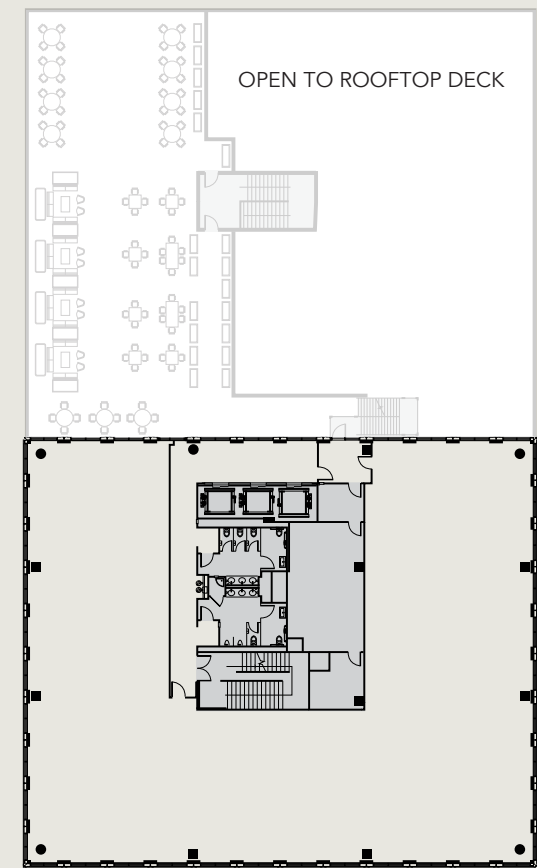
FLOOR 2
24,497 RSF



FLOOR 5
10,225 RSF



FLOOR 6
11,474 RSF



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