

**NOW LEASING**

# CASA PEDROSO WEST YBOR

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

**GNP**  
DEVELOPMENT

# CASA PEDROSO



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

Black Sail Advisory is please 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.

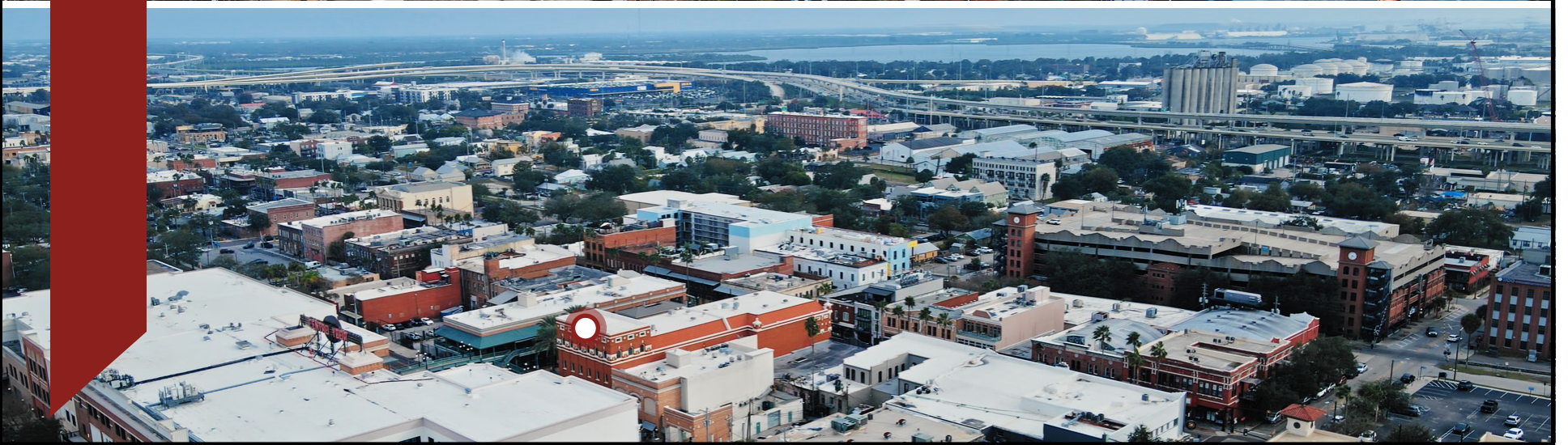
### SITE INFORMATION

- 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

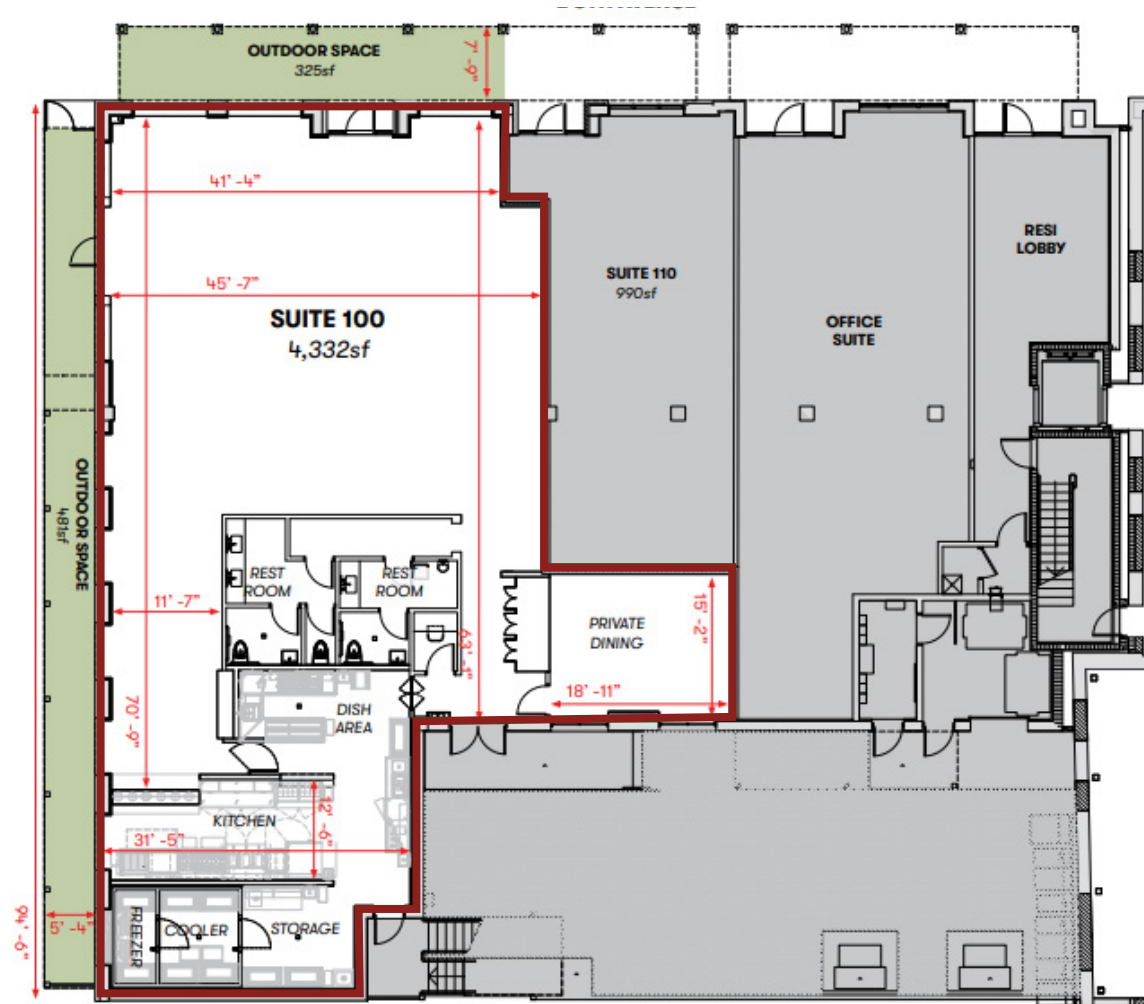


PROPERTY PHOTOS



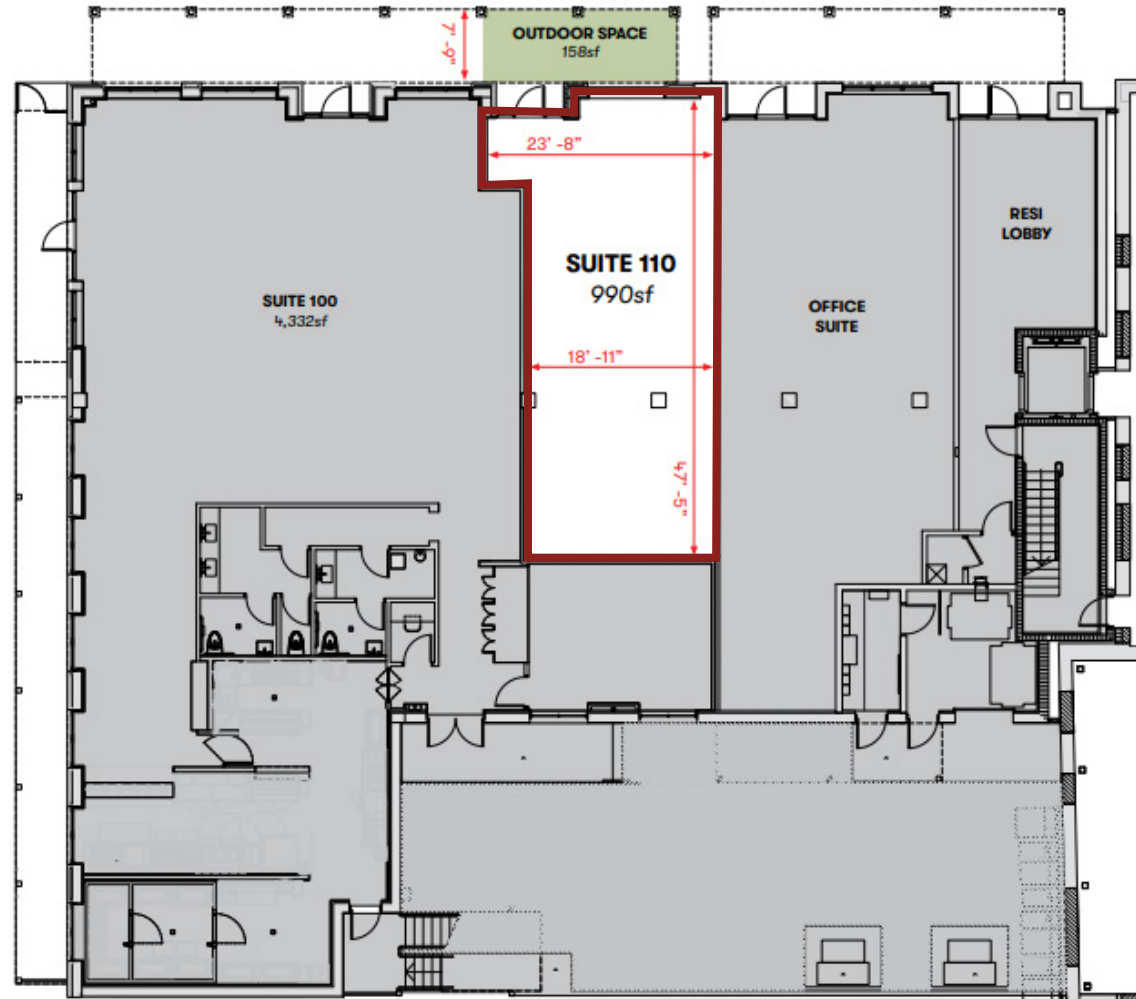
# CASA PEDROSO

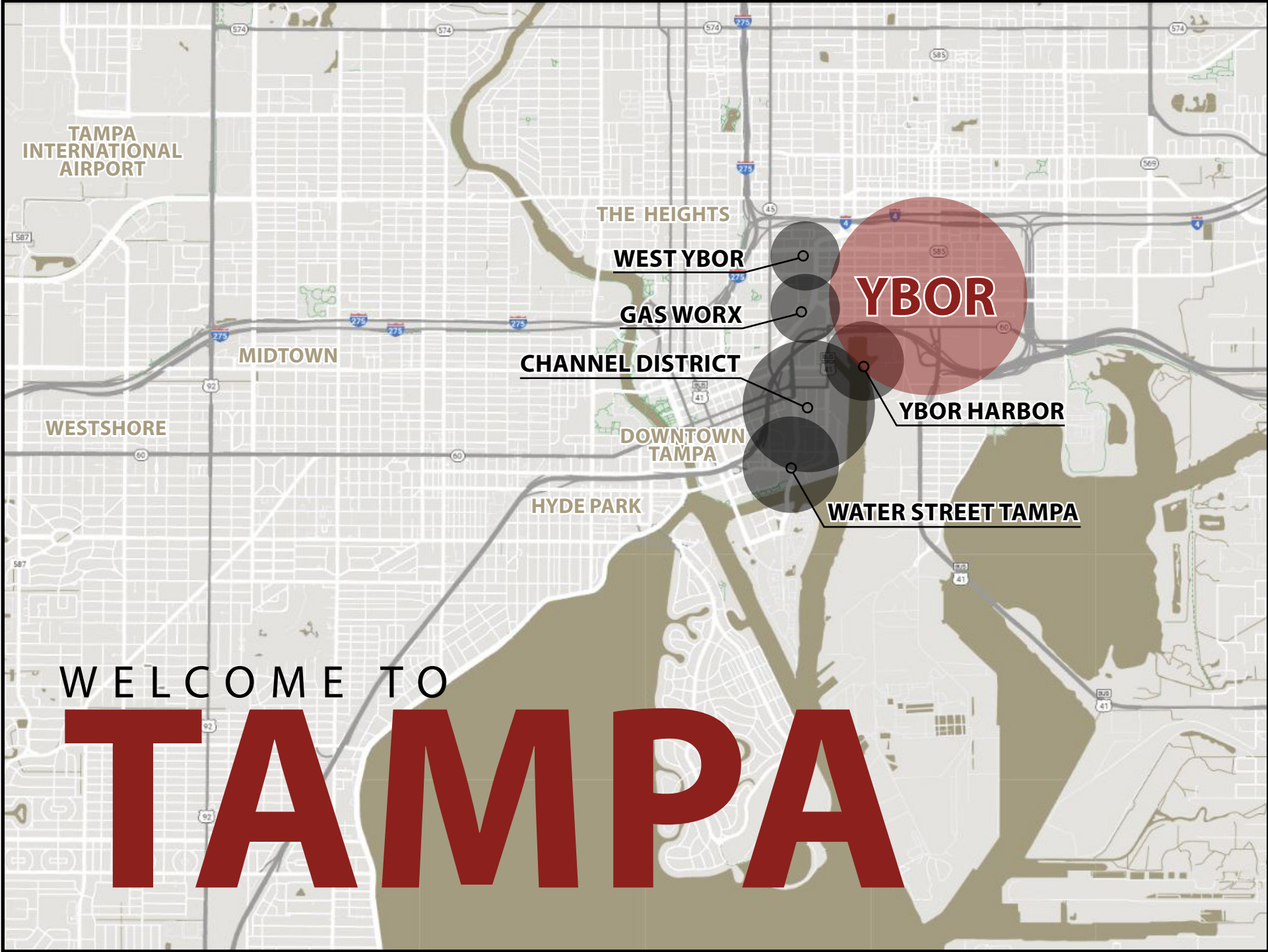
## SUITE 100



# CASA PEDROSO

## SUITE 110





TAMPA  
INTERNATIONAL  
AIRPORT

THE HEIGHTS

WEST YBOR

GASWORX

CHANNEL DISTRICT

DOWNTOWN  
TAMPA

HYDE PARK

**YBOR**

YBOR HARBOR

WATER STREET TAMPA

MIDTOWN

WESTSHORE

WELCOME TO

**TAMPA**

# YBOR CITY HISTORY

PAST

## “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**

PRESENT

## 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



FUTURE

## 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



# WEST YBOR



INTERSTATE 4



**GASWORX**

EXISTING LARGE APARTMENTS

**7<sup>TH</sup> AVENUE**

**GASWORX**  
UNDER CONSTRUCTION

NEW PICKLEBALL DESTINATION

**SELMON EXPRESSWAY**

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

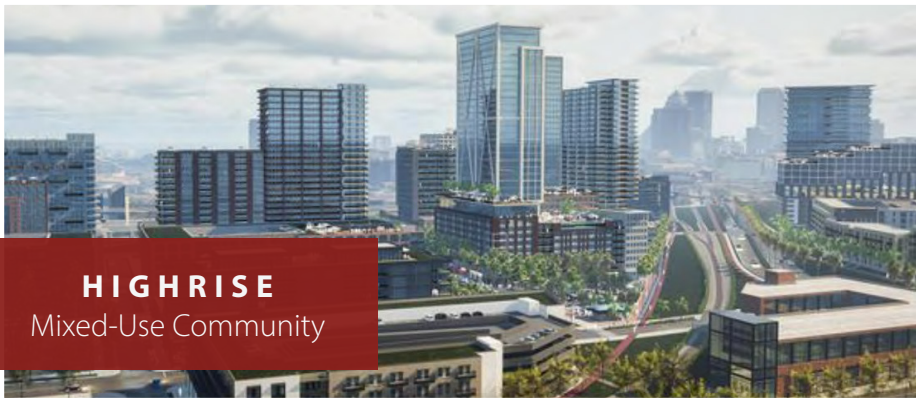
**140,000 SF**

Commerical Retail

**500,000 SF**

General Office Space

**TOP ARCHITECTURE**  
Integrating existing historic brick  
with modern new high rises



**HIGHRISE**  
Mixed-Use Community



## 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

# #1

TAMPA NAMED BEST PLACE  
TO LIVE IN FLORIDA BY  
FORBES

**Forbes**  
ADVISOR

## 2023 BEST PLACES TO TRAVEL

Ybor and Cigar  
Factories &  
Riverwalk

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

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

**Water Street**  
**Tampa** makes  
big economic  
waves



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