

# GASWORX

Tampa, Florida



## *Office leasing*

**JIM MOLER**

[jim.moler@jll.com](mailto:jim.moler@jll.com)

+1 813 387 1308

**DEANA BEER**

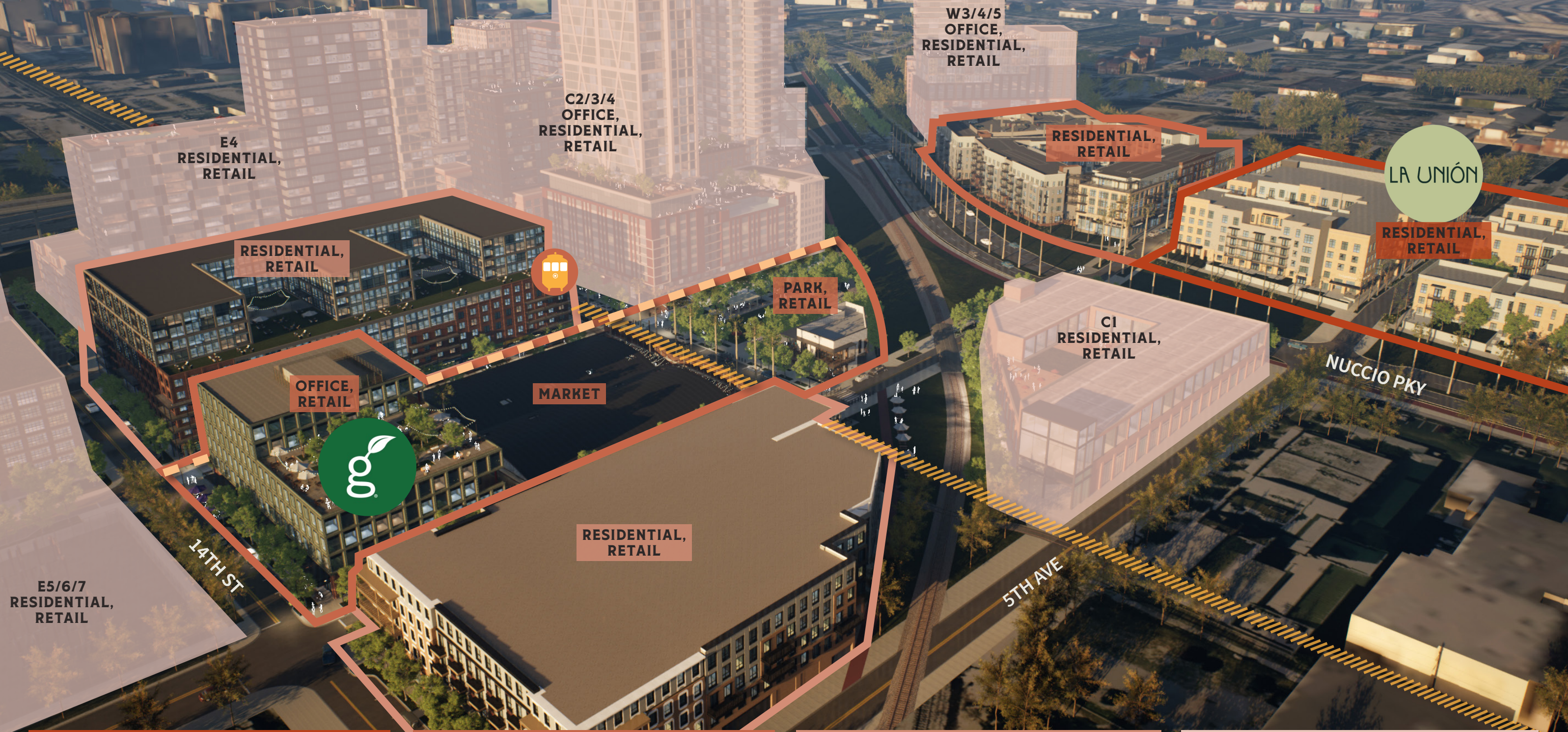
[deana.beer@jll.com](mailto:deana.beer@jll.com)

+1 813 387 1298

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	11,538 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)

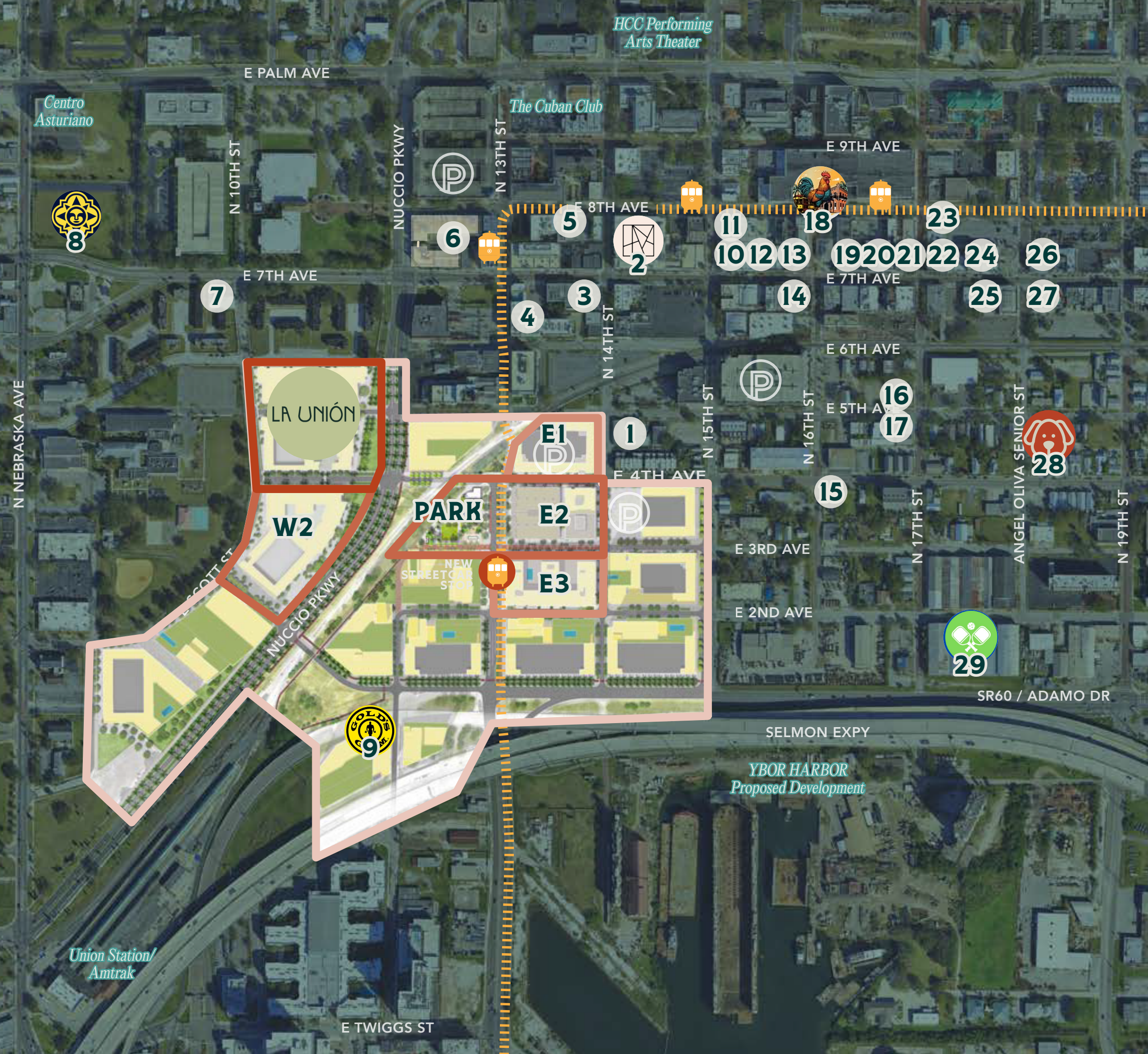


## LOCATION

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







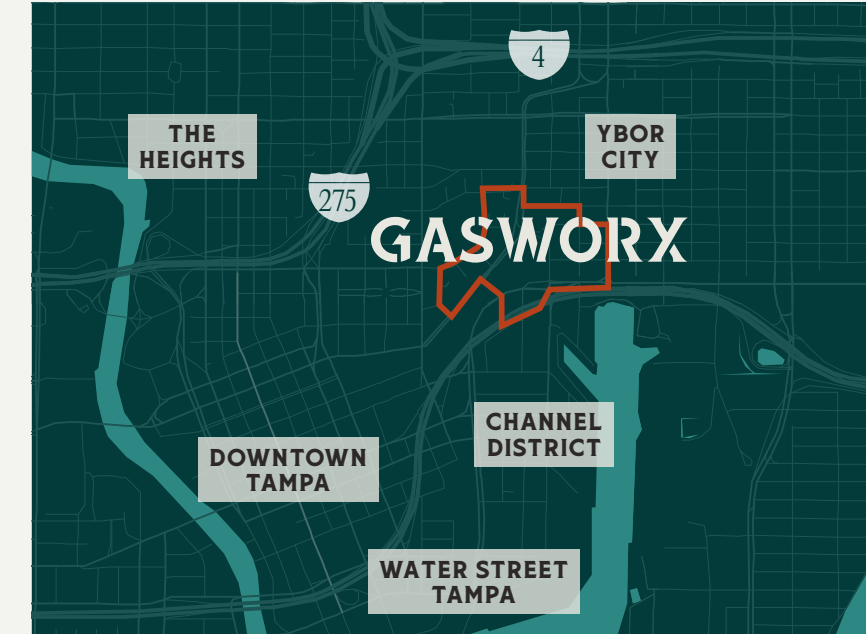
### GASWORX CURRENT DEVELOPMENT

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

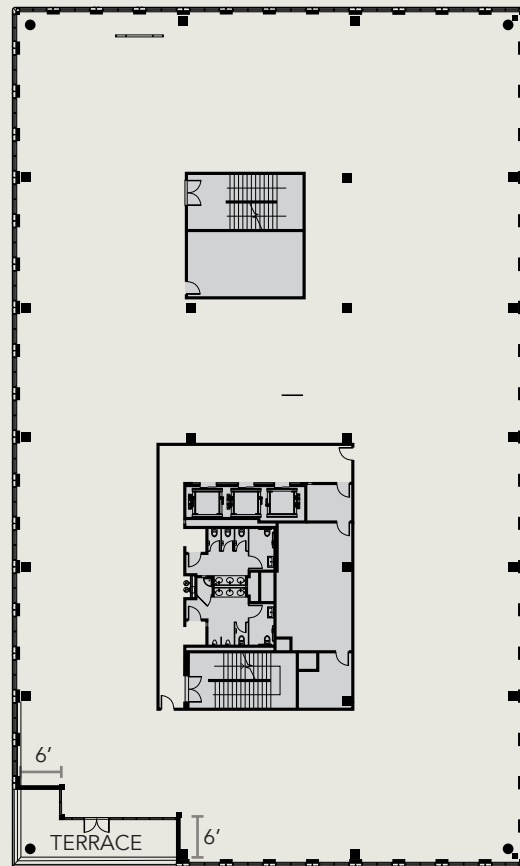
\* coming soon



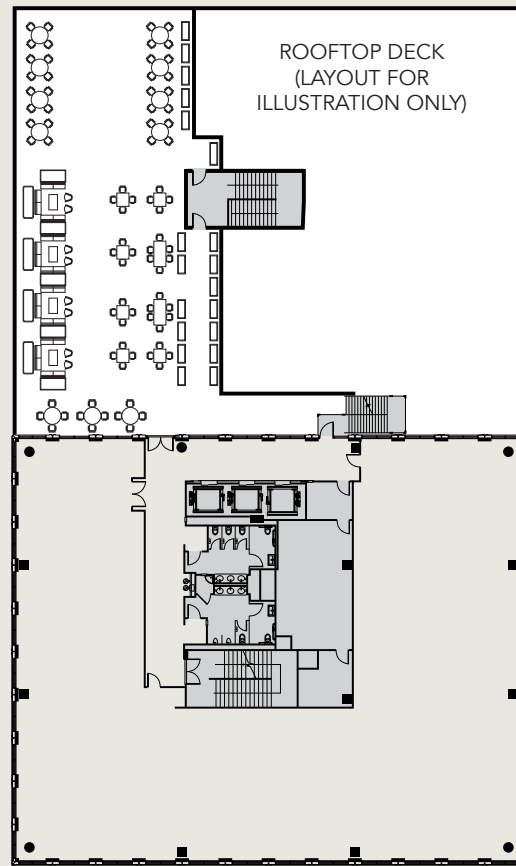
# GROW FINANCIAL PLACE

AT GASWORX

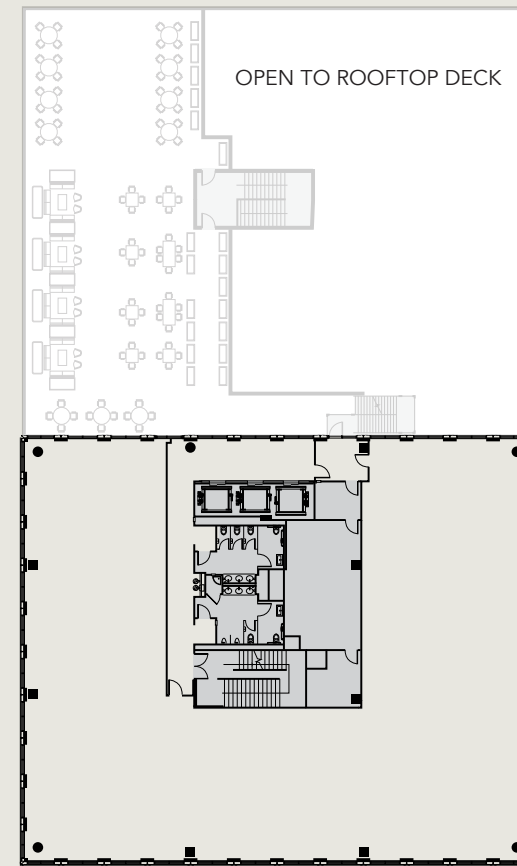
**FLOOR 2**  
24,635 RSF



**FLOOR 5**  
10,283 RSF



**FLOOR 6**  
11,538 RSF



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