

YBOR CITY



TAMPA, FL

GASWORX





TAMPA'S NEWEST & OLDEST NEIGHBORHOOD

Gasworx is a six-million square-foot mixed-use development within a larger 100-acre, 14 million square-foot master plan for South Ybor.

These spaces are envisioned to reconnect our community with its rich heritage and restore Ybor City to its rightful place as one of America's great cultural destinations.

[CLICK](#)  [HERE](#)
WATCH THE VISION
GASWORX

TAMPA HAS INCREDIBLE MOMENTUM

YBOR CITY • TAMPA

X

GASWORX



3.4M Population in Tampa
MSA
- U.S. Census

28M Visitors in 2025
- Visit Tampa Bay

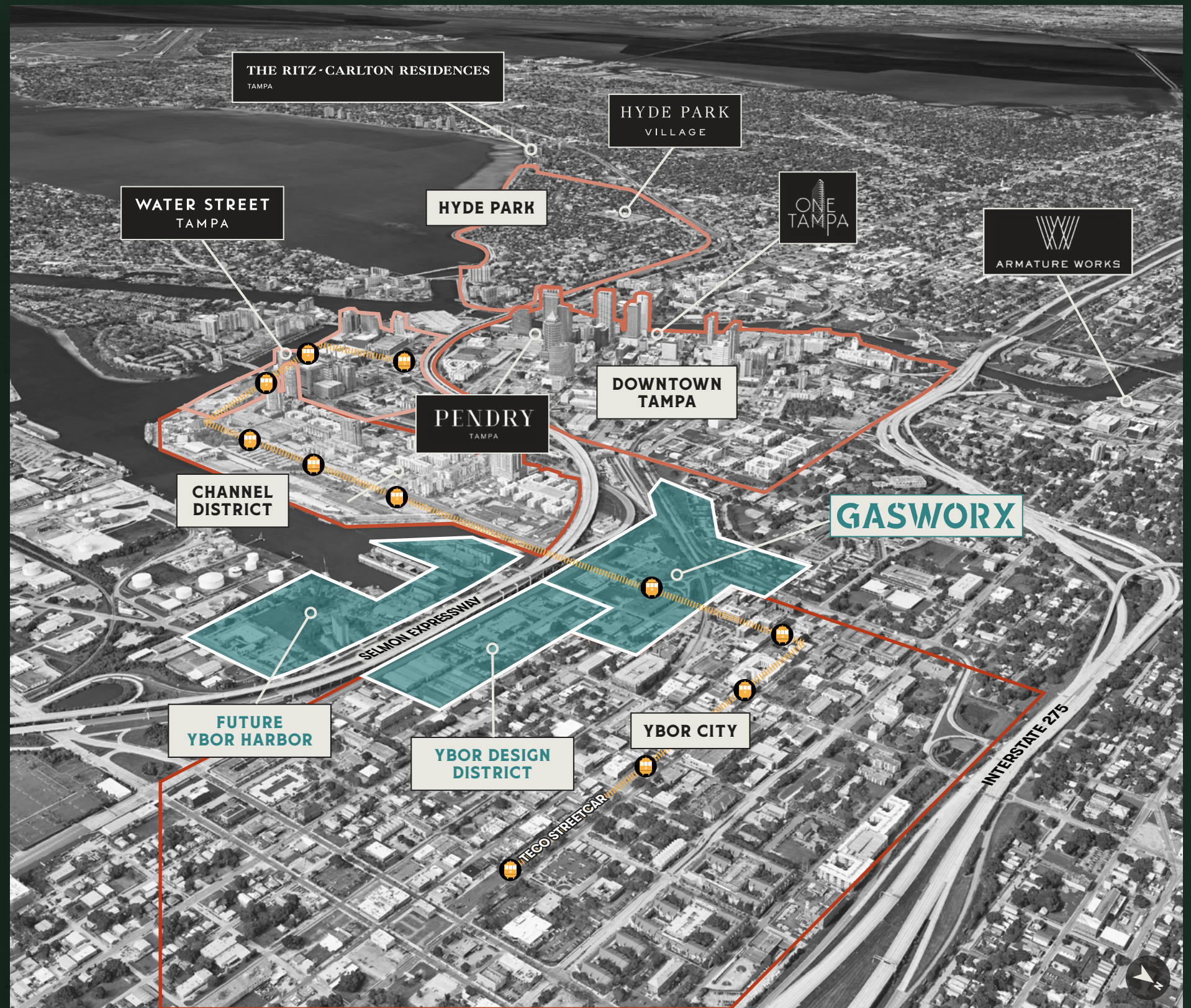
\$6B Direct Visitor
Spending
- Oxford Economics, 2025

#3 Fastest Growing Job
Market In Florida
- FloridaCommerce

GASWORX IS RECONNECTING TAMPA'S URBAN FABRIC

Ybor City is a National Historic Landmark District and Tampa's original mixed-use neighborhood. Since 1885, its walkable streets, distinctive architecture, and vibrant culture have made it one of the city's most enduring destinations.

Gasworx builds on that legacy by extending Ybor's character and offering retailers the opportunity to establish themselves at the center of Tampa's next iconic neighborhood.



THE BEST OF TAMPA

YBOR CITY • TAMPA



WATER STREET
TAMPA



HYDE PARK
VILLAGE



ARMATURE WORKS

X

GASWORX



PENDRY
TAMPA



THE RITZ-CARLTON RESIDENCES
TAMPA



ONE
TAMPA

AVERAGE PER SF SALES

\$1,600
Restaurant

\$900
GAFO

\$1,500
New Luxury Condo

HISTORIC YBOR CITY

UNTAPPED RETAIL DEMAND

Tampa's Key Retail & Lifestyle Nodes

Annual Visitors

DESTINATION	2023	2024	2025	LAST 12 MONTHS
Ybor 7th Avenue Tampa's Top Performer	4.7M	4.3M	4.5M	4.5M
Hyde Park Village	2.9M	3.1M	3.2M	3.2M
Water Street Tampa	2.1M	2.8M	3.1M	3.2M
Armature Works	2.6M	2.5M	2.6M	2.6M
Sparkman Wharf	1.2M	1.2M	1.3M	1.2M

Ybor City's 7th Avenue already attracts millions of visitors each year, but the neighborhood has limited availability of contemporary retail and dining.

Gasworx extends the customer journey, transforming existing visitation into new opportunities for retailers and restaurants.



YBOR CITY • TAMPA

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GASWORX

MASTERPLAN

DOWNTOWN
TAMPA

WATER STREET
TAMPA

CHANNEL
DISTRICT

FUTURE
OFFICE

FUTURE
HOTEL

200 Keys
100 Residences

FUTURE
PHASE

JUST DELIVERED

THE
STEVEDORE

~25% Leased
390 United
9,700 SF Retail

DELIVERED

LA UNION

94% Leased
317 United
2,000 SF Retail

OLIVETTE

2027
376 Units
28,000 SF Retail

PARK

BARRIO
MARKET

2027
28,000 SF

TGH INNOVATION
CENTER

OFFICE

2027
100,000 SF Office
15,000 SF Retail

LUISA

2027
140 Units
18,000 SF Retail

LIVE
NATION

2028
4,300 Seats

6M SF OF MIXED-USE

5,000
Residences

500K
SF of Office

150K
SF of Retail, Hospitality
& Entertainment

YBOR CITY • TAMPA

X

GASWORX

DESIGN
DISTRICT

YBOR CITY • TAMPA

X

GASWORX



PARK



YBOR CITY • TAMPA

GASWORX

X

DEL MAR

THE LUISA



YBOR CITY • TAMPA

X

GASWORX

BARRIO MARKET



YBOR CITY • TAMPA

X

GASWORX

BARRIO MARKET



YBOR CITY TAMPA

X
GASWORX

PASEO AND OLIVETTE VIEW
From N 14th & Paseo - Looking South-East



YBOR CITY • TAMPA

X

GASWORX

PASEO AND OLIVETTE VIEW
From Channelside & Paseo - Looking West

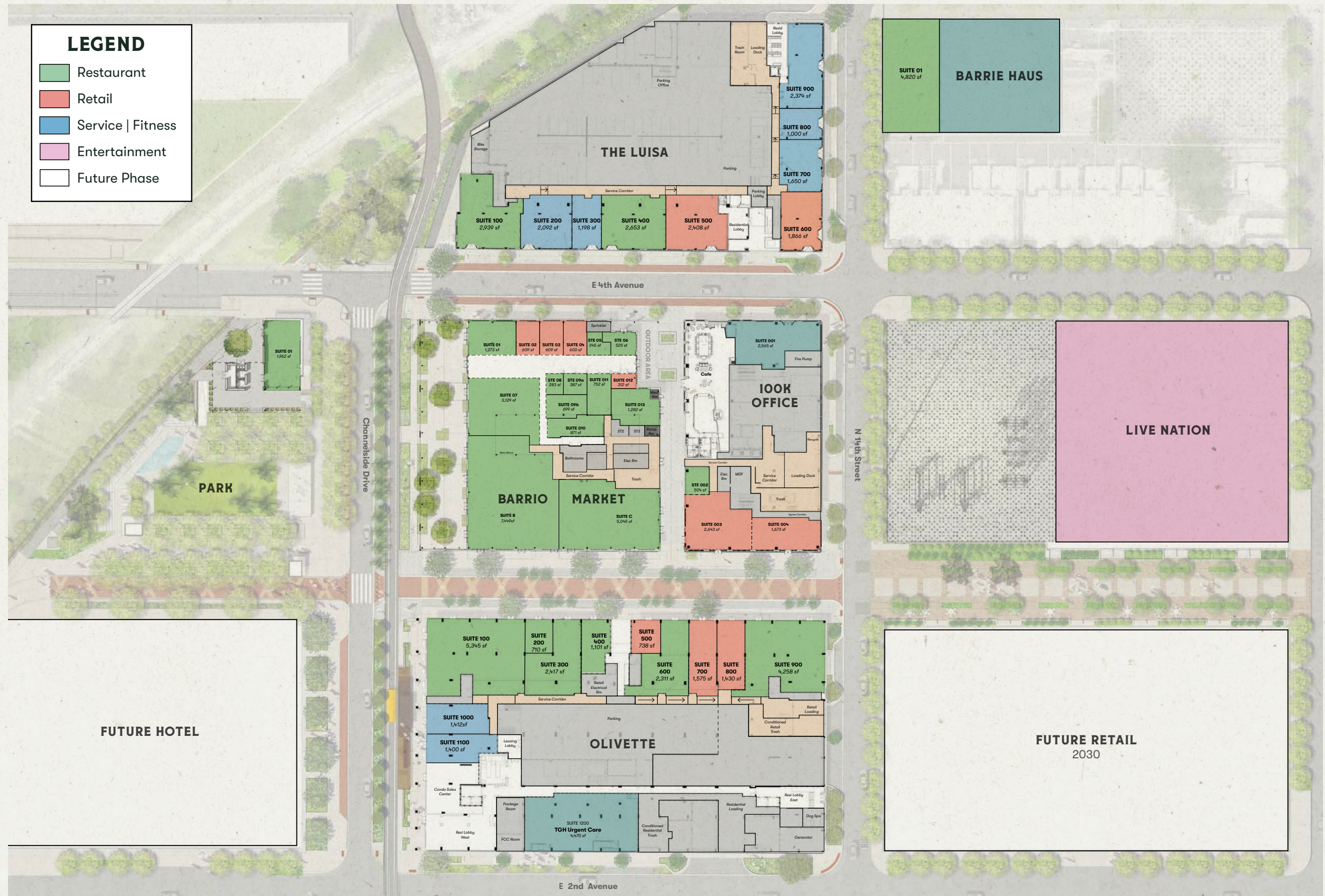
YBOR CITY • TAMPA



GASWORX



LIVE NATION



GWX NEIGHBORHOOD RETAIL MERCHANDISING PLAN

RETAIL PARKING SUPPLY

4,400 TOTAL PARKING SPACES

Gasworx Phase 1 Projects

475+ # of Total Retail Spaces

Temporary Surface Parking

700+ # of Total Retail Spaces

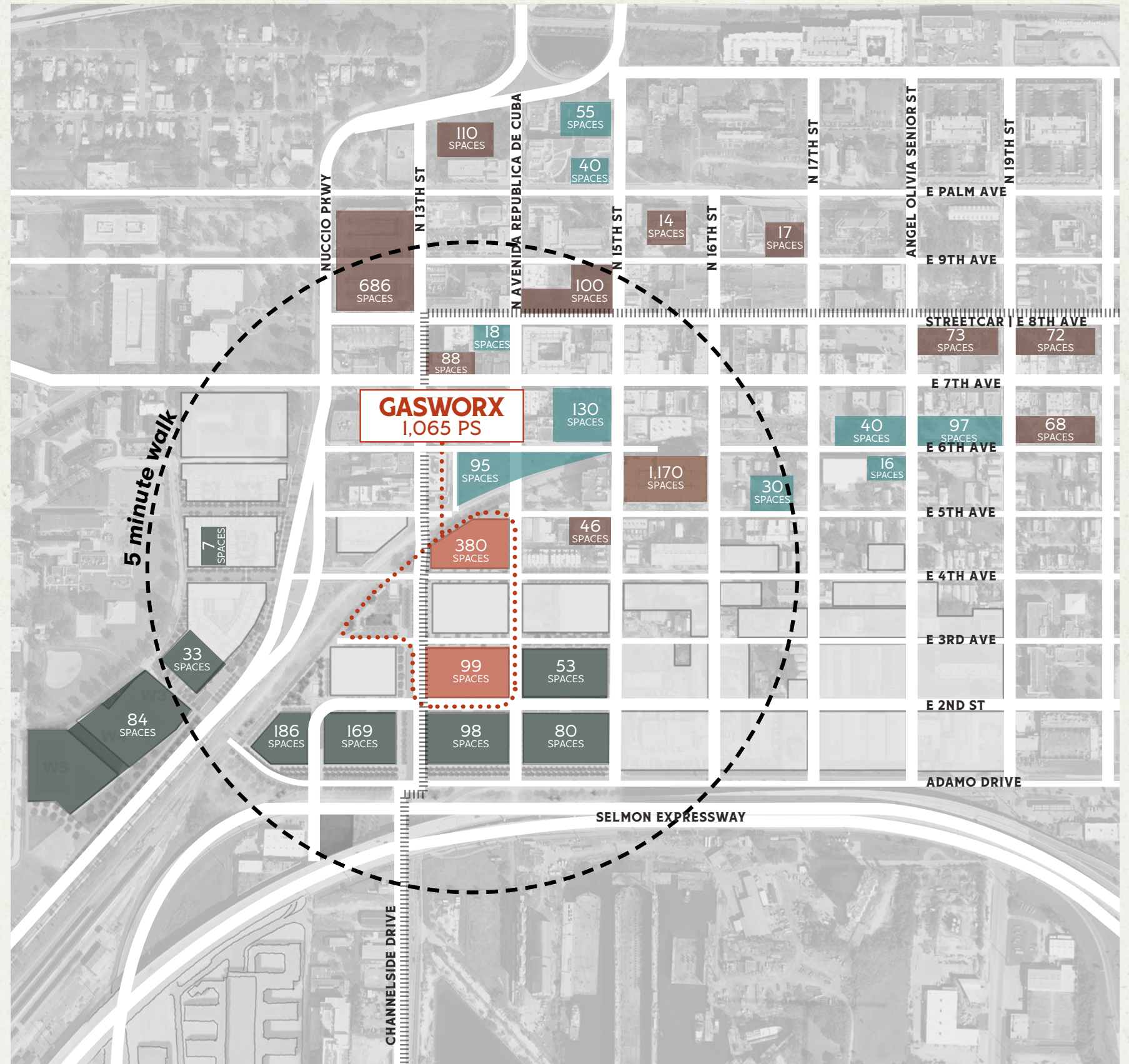
City of Tampa Parking

2,440+ # of Total Retail Spaces

Adjacent Private/Public Parking

520+ # of Total Retail Spaces

250+ # of Estimated On-Street Spaces



YBOR CITY • TAMPA

X

GASWORX

LEASE PLANS



C2	E3	E6
C4	E4	E7

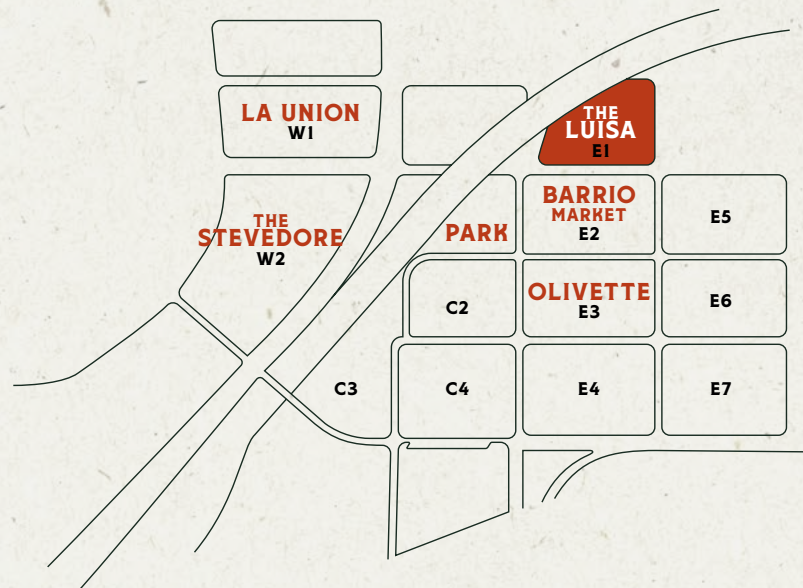
YBOR CITY • TAMPA

X

GASWORX

STUDIO, 1 AND 2 BEDROOM
• MULTIFAMILY •

THE LUISA



140 Residential Units
520-Space Parking Garage
18,000 SF. Ground Floor Retail

1320 E. 4th
Avenue

Ybor City
Tampa

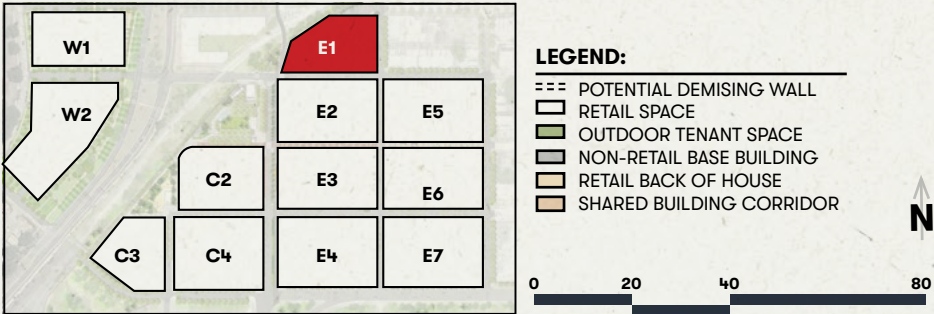
DELIVERING Q2 2027



Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³
Suite 100	2,939	136'-5"	122'
Suite 200	2,092	45'-8"	44'-8"
Suite 300	1,198	25'-3"	25'-3"
Suite 400	2,653	57'-4"	55'-8"
Suite 500	2,408	66'-5"	64'
Suite 600	1,866	102'	98'-6"
Suite 700	1,650	48'-10"	45'-1"
Suite 800	1,000	27'-6"	26'-10"
Suite 900	2,374	107'-3"	104'-8"
Total	18,180		

- NOTES:**
- For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage, the finished surface of the Premise Area side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate Premise Area from adjoining Premise Areas, Office or Residential Areas, Floor Common Areas (such as service/egress corridors) or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Premise Area total. One story bay windows projecting beyond the building line are not included in the Premise Area. Multi-story building projections extending beyond the building line are included in the Premise Area. No deductions are made for columns and projections necessary to the building.
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 - Refer to plan for indication of adjacent finished slab and elevations at exterior entrances.
 - All existing conditions and dimensions to be field verified by Tenant.
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 - Equipped with stainless vent hood shafts and grease traps.
 - All outdoor cafe zones highlighted must be ultimately confirmed and approved by landlord and local jurisdiction.

VICINITY MAP / KEY PLAN



The Luisa, 1320 E. 4th Avenue, Tampa, FL 33605



• OFFICE & RETAIL •

BARRIO MARKET



MARKETPLACE & OFFICE

100,000 sq. ft. Office - Fully Leased

43,000 sq. ft. Retail

“Paseo” - pedestrian street for neighborhood activations

1331 E. 4th Avenue

Ybor City
Tampa

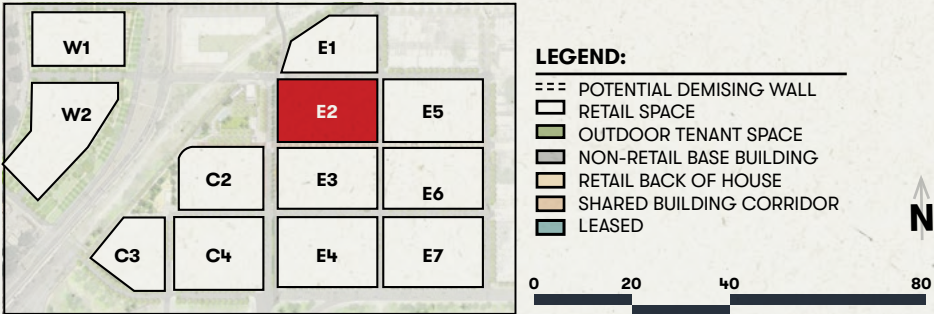


Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³
Suite 01	1,273	72'-8" + 41'-4"	72'-8" + 41'-4"
Suite 02	609	20'-6" + 20'-6"	20'-6" + 20'-6"
Suite 03	609	20'-6" + 20'-6"	20'-6" + 20'-6"
Suite 04	600	20'-3" + 20'-3"	20'-3" + 20'-3" 3'-6" + 45-1"
Suite 05	345	20'-7"	20'-7"
Suite 06	525	42'-7" + 21'-8"	42'-7" + 21'-8"
Suite 07	3,129	49'-8" + 120'-1"	49'-8" + 120'-1"
Suite 08	283	33'-10"	33'-10"
Suite 09a	387	20'-6"	20'-6"
Suite 09b	699	20'-2"	20'-2"
Suite 010	871	66'-8"	66'-8"
Suite 011	752	20'-6"	20'-6"
Suite 012	312	13'-1" + 21'-5"	13'-1" + 21'-5"
Suite 013	1,282	34'-9"	34'-9"
Suite B	7,449	180'-9"	180'-9"
Suite C	5,045	141'-3"	141'-3"

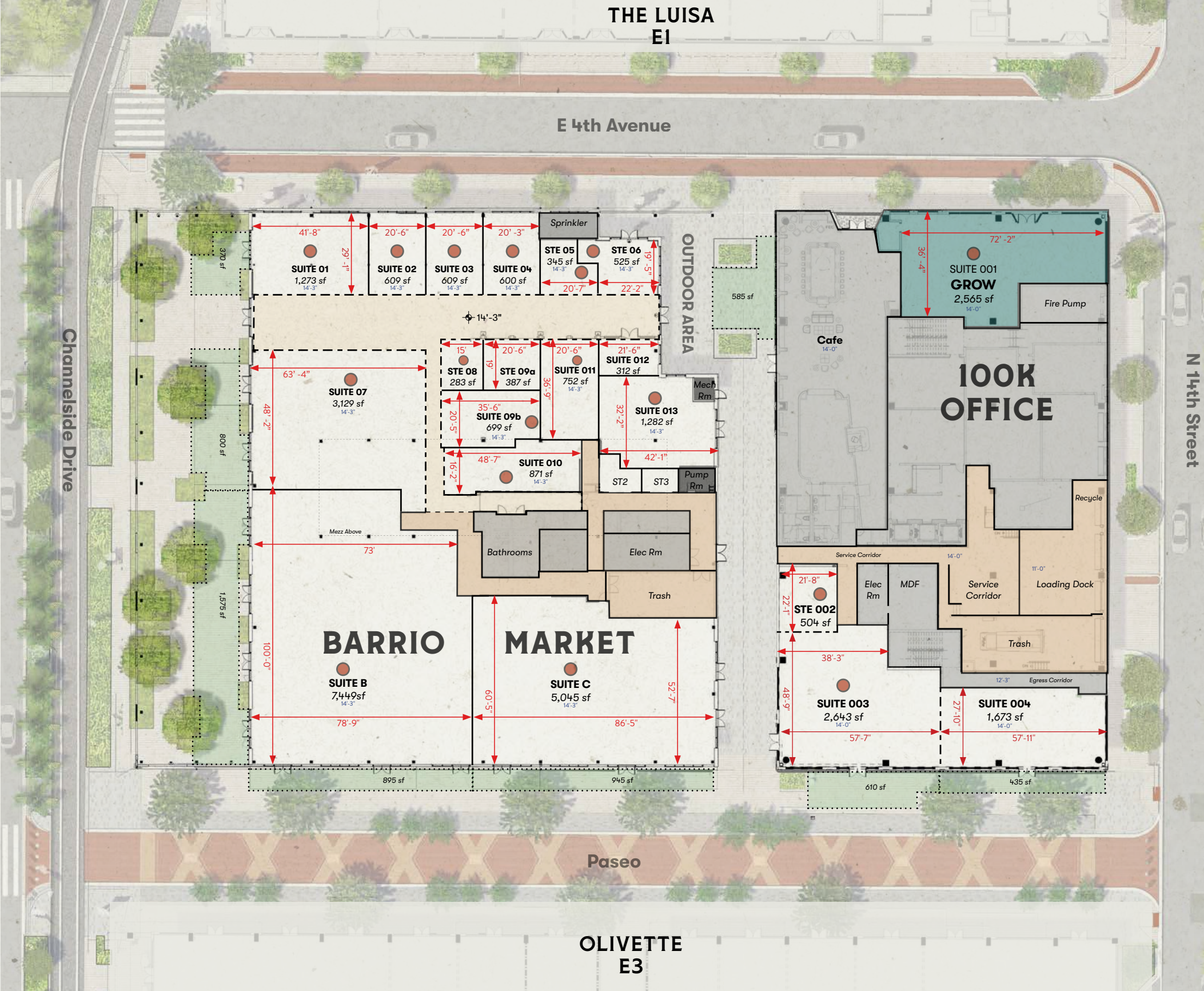
Suite 001	2,568	109'-3"	109'-3"
Suite 002	504	22'-5"	22'-5" + 22'-5"
Suite 003	2,643	108'	108'
Suite 004	1,673	85'-3"	85'-3"

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 - Equipped with stainless vent hood shafts and grease traps.
 - All outdoor cafe zones highlighted must be ultimately confirmed and approved by landlord and local jurisdiction.

VICINITY MAP / KEY PLAN



Barrio Market, 1331 E. 4th Avenue, Tampa, FL 33605



STUDIO, 1, 2 & 3 BEDROOM
• MULTIFAMILY •

OLIVETTE

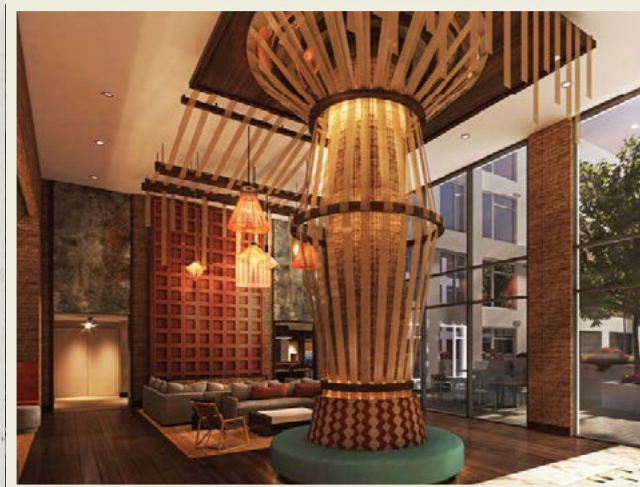


376 Residential Units
470-space Parking Garage
28,000 sf Retail

1451 Channelside Drive

Ybor City
Tampa

DELIVERING Q3 2027



Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³
Suite 100	5,345	151'-6"	151'-6"
Suite 200	710	25'	24'
Suite 300	2,417	24'-9"	24'
Suite 400	1,101	26'-6"	25'-6"
Suite 500	738	26'-2"	26'-2"
Suite 600	2,311	24'	24'
Suite 700	1,575	24'-7"	24'-1"
Suite 800	1,430	24'-5"	24'
Suite 900	4,258	133'-9"	131'-1"
Suite 1000	1,412	27'-6"	27'
Suite 1100	1,400	25'	25'
Suite 1200	4,470	128'	97'-10"
Total	27,167		

NOTES:

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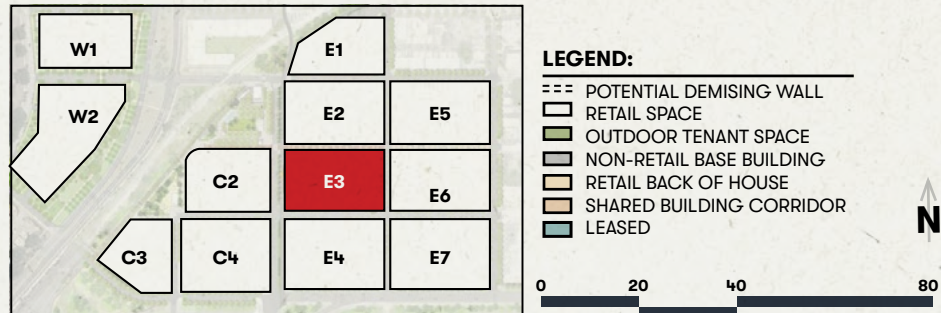
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9. Equipped with stainless vent hood shafts and grease traps.

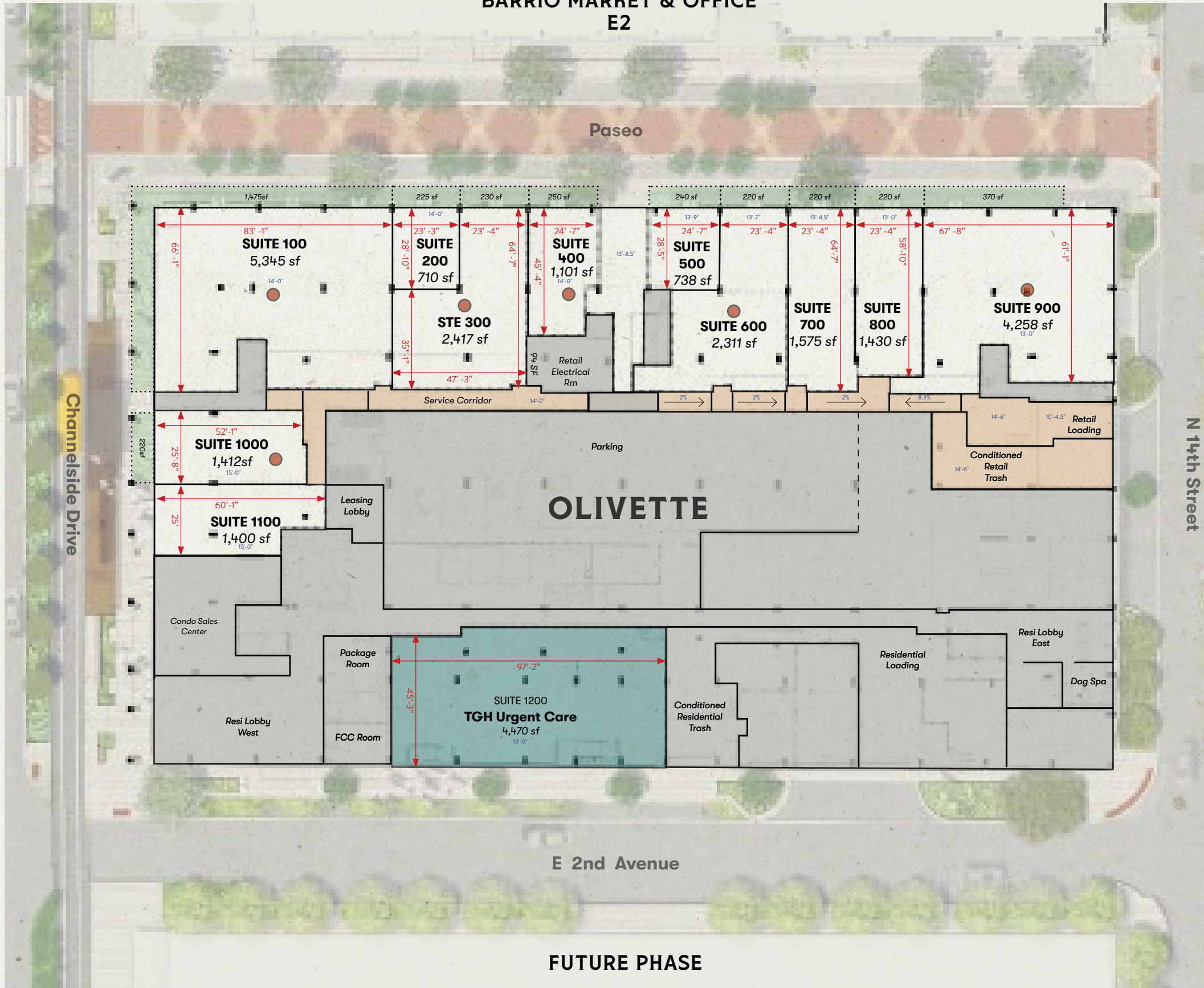
10. All outdoor patio spaces may be adjusted due to design iterations and are subject to landlord approval.

VICINITY MAP / KEY PLAN



Olivette, 1451 Channelside Drive, Tampa, FL 33605

BARRIO MARKET & OFFICE



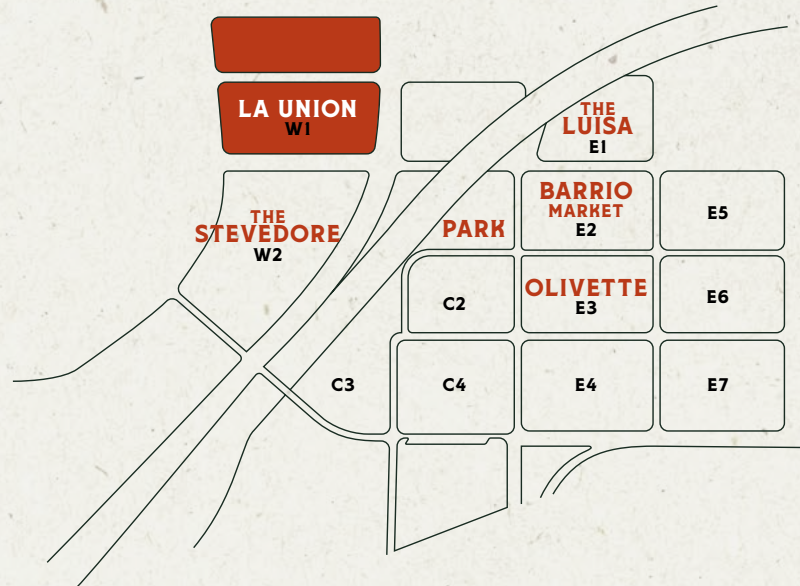
YBOR CITY • TAMPA



GASWORX

STUDIO, 1, 2, AND 3 BEDROOM
• MULTIFAMILY •

LA UNIÓN



317 Residential Units - 94% Occupied

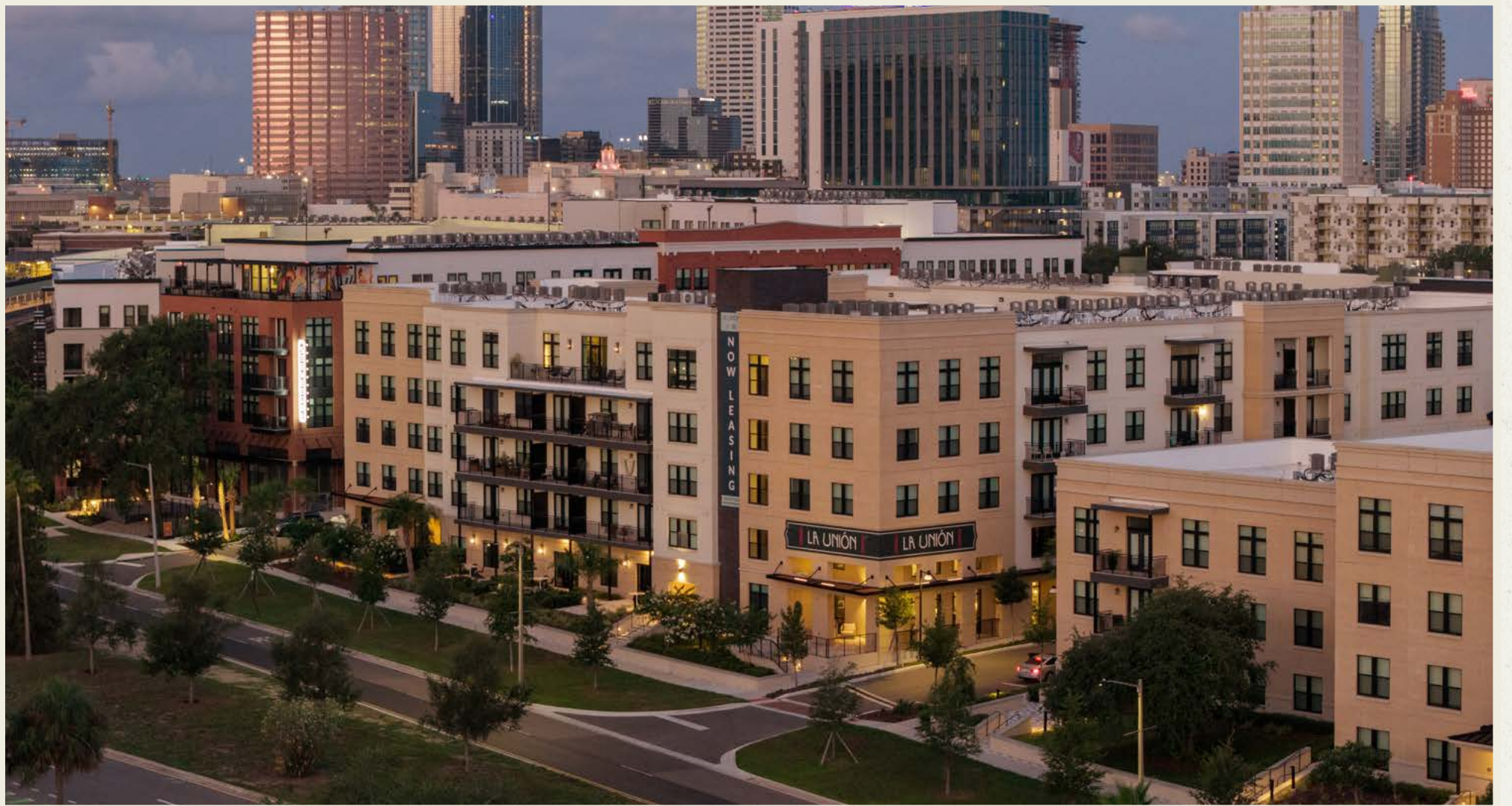
2,000 sf Retail

Future Duckweed Urban Grocery

1720 Nick Nuccio
Parkway

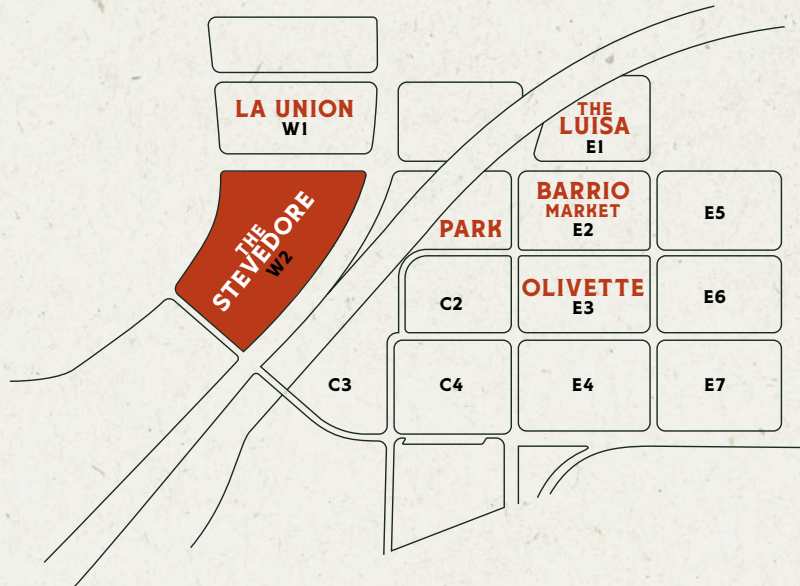
Ybor City
Tampa

OPEN



STUDIO, 1, 2, AND 3 BEDROOM
• MULTIFAMILY •

THE STEVEDORE



390 Residential Units - 25% Occupied
485-space Parking Garage
9,700 sf Retail

1620 Nick Nuccio
Parkway

Ybor City
Tampa

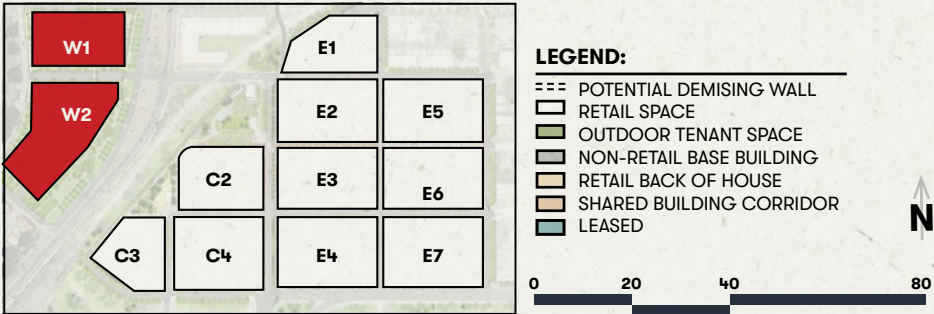
OPEN



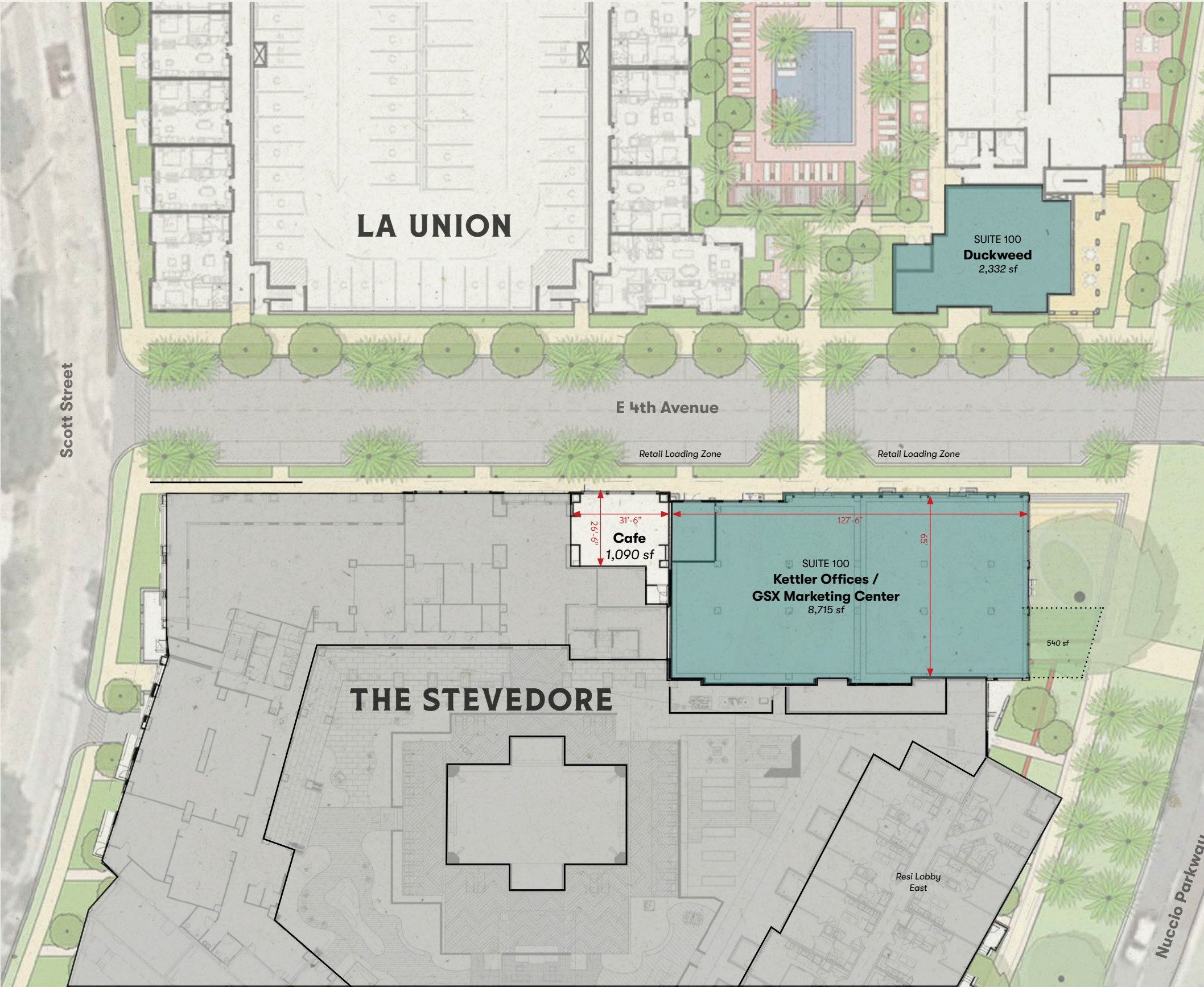
Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³
Suite 100	8,715	21¼'-9"	209'-5"
Lobby	1,090	3¼'-10"	3¼'-10"

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VICINITY MAP / KEY PLAN



La Union, 1720 Nick Nuccio Parkway, Tampa, FL 33605
Stevedore, 1620 Nick Nuccio Parkway, Tampa, FL 33605



• CAFE •

THE STEVEDORE

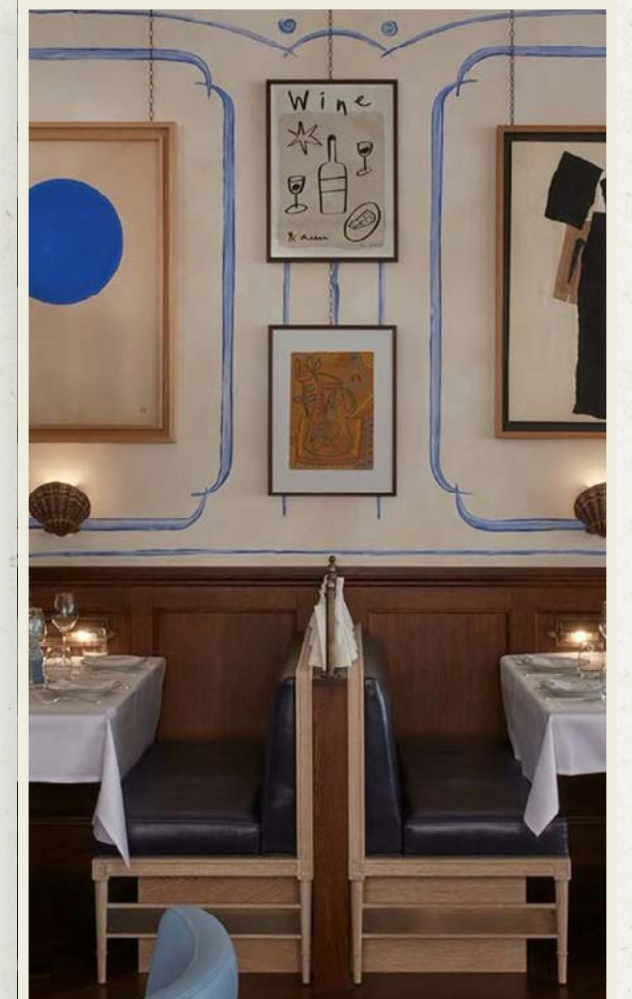
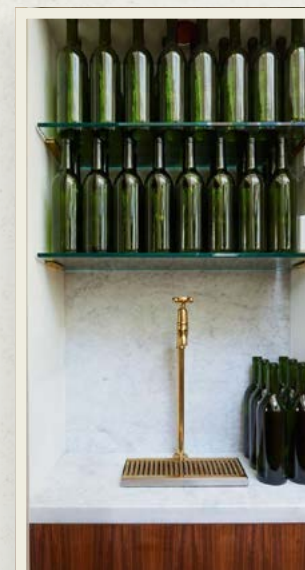


16' ceiling height
1,241 SF turn-key cafe
Garage & on-street parking
317 units at La Union
390 units at W2
A vailable Now
\$40/NNN per SF

1620 Nick Nuccio
Parkway

Ybor City
Tampa

DESIGN INSPIRATION



• CAFE •

THE STEVEDORE



16' ceiling height

1,241 SF turn-key cafe

Garage & on-street parking

317 units at La Union

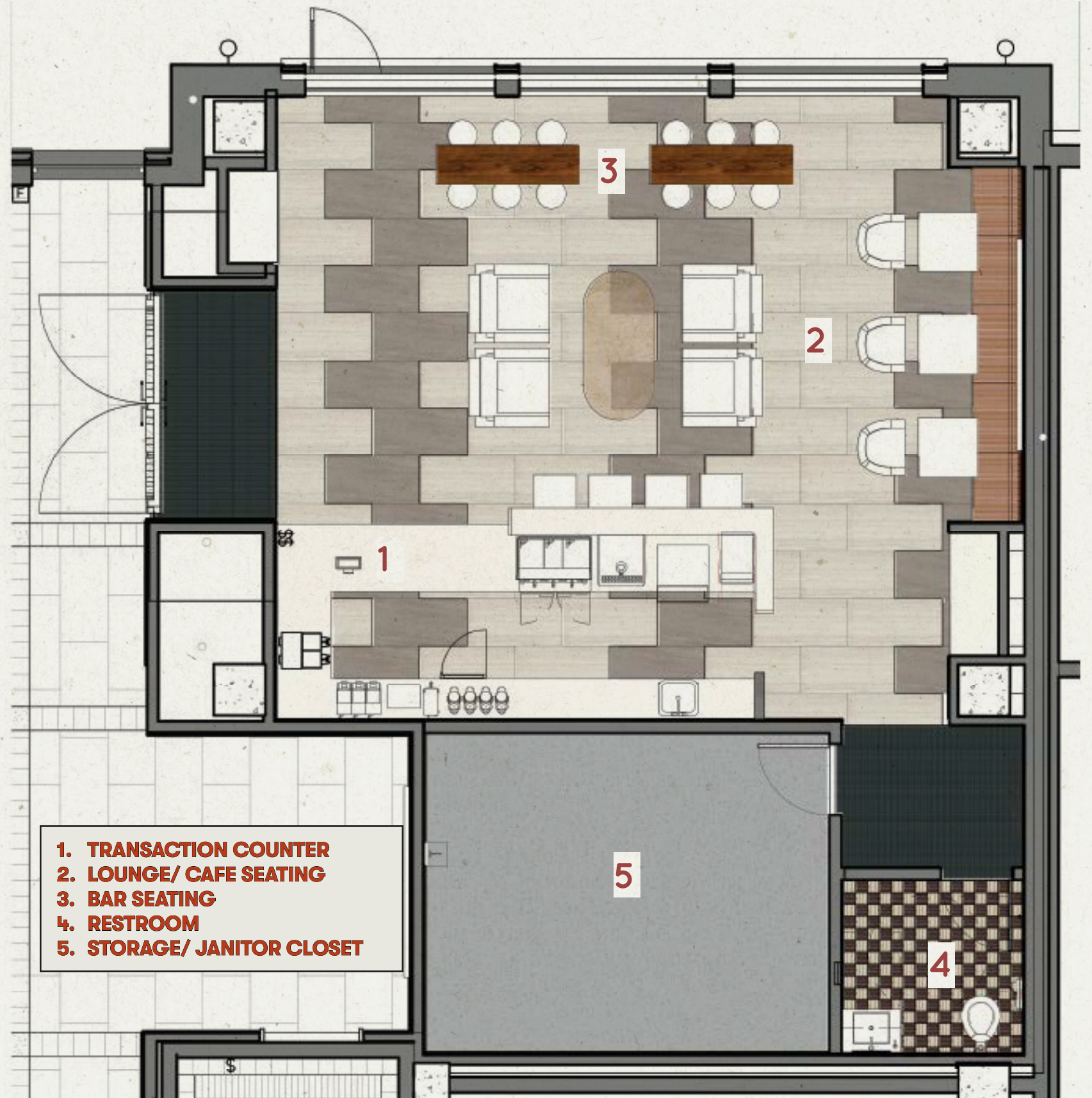
390 units at W2

A vailable Now

\$40/NNN per SF

1620 Nick Nuccio
Parkway

Ybor City
Tampa



1. TRANSACTION COUNTER
2. LOUNGE/ CAFE SEATING
3. BAR SEATING
4. RESTROOM
5. STORAGE/ JANITOR CLOSET

• OFFICE & RETAIL •

PARK



RECREATION & RETAIL

1-Acre Activated Public Lawn

F&B Anchored

Covered Pavilion & Splash Pad

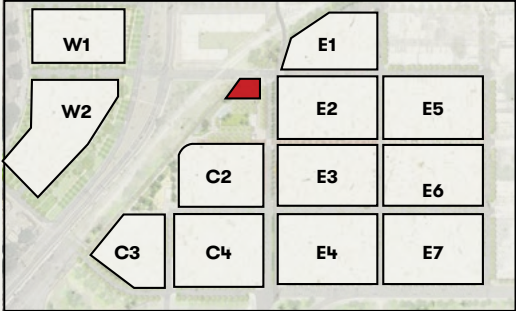
Ybor City
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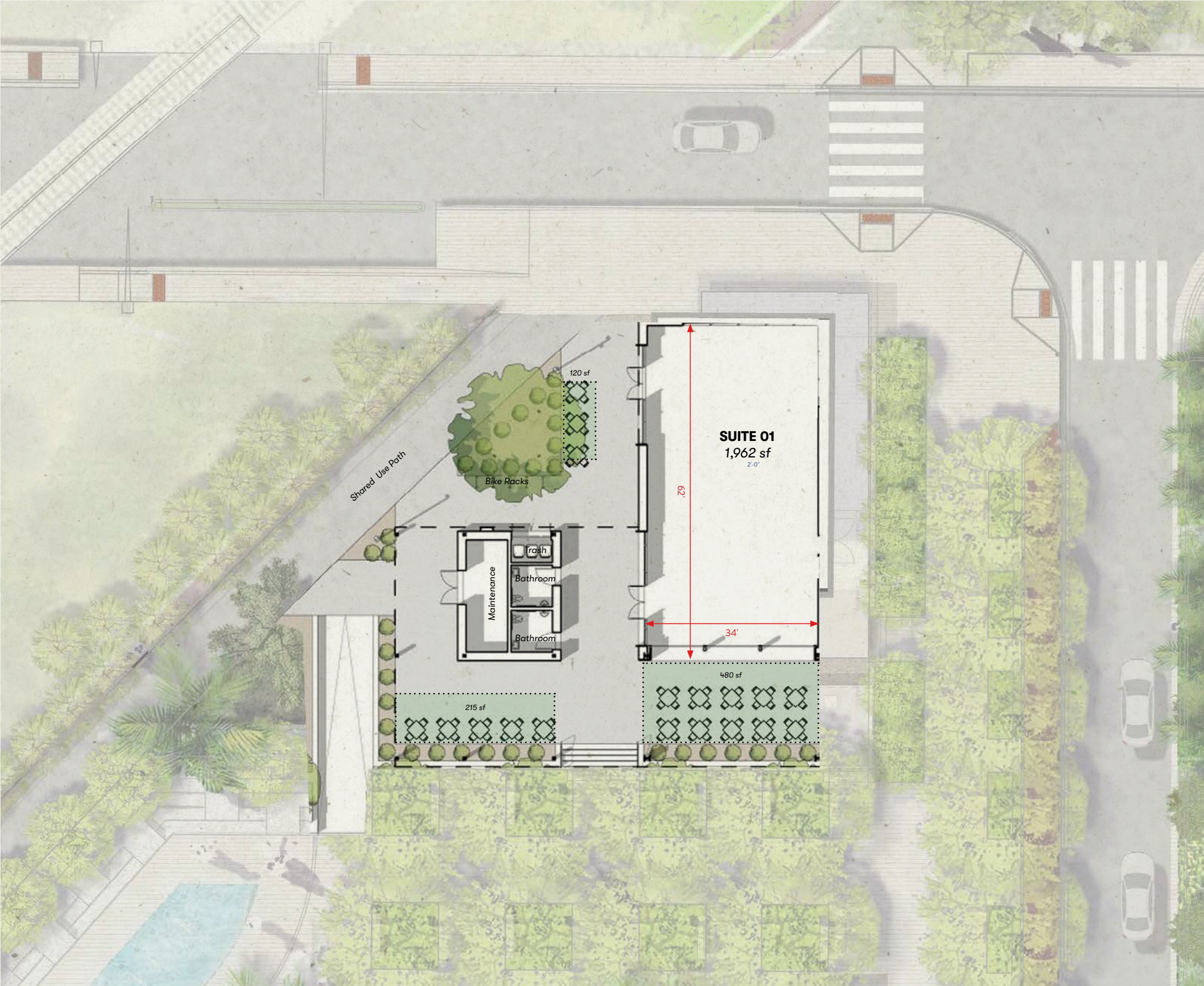
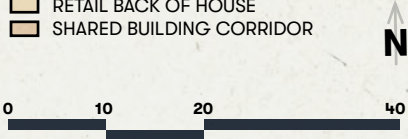
Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³
Suite 01	1,962	130'	130'

- NOTES:**
1. For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage, the finished surface of the Premise Area side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate Premise Area from adjoining Premise Areas, Office or Residential Areas, Floor Common Areas (such as service/egress corridors) or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Premise Area total. One story bay windows projecting beyond the building line are not included in the Premise Area. Multi-story building projections extending beyond the building line are included in the Premise Area. No deductions are made for columns and projections necessary to the building.
2. For the purpose of calculating tenant space Perimeter Frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and facade recesses (perimeter).
3. For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.
4. Refer to plan for indication of adjacent finished slab and elevations at exterior entrances.
5. All existing conditions and dimensions to be field verified by Tenant.
6. Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.
7. Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.
8. Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work performed by or on behalf of the Tenant at the premises. Landlord, Landlord's Agents or representatives approval of Tenant's working drawings or Tenant's construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord's insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.
9. Equipped with stainless vent hood shafts and grease traps.
10. All outdoor cafe zones highlighted must be ultimately confirmed and approved by landlord and local jurisdiction.

VICINITY MAP / KEY PLAN



- LEGEND:**
- POTENTIAL DEMISING WALL
 - RETAIL SPACE
 - OUTDOOR TENANT SPACE
 - NON-RETAIL BASE BUILDING
 - RETAIL BACK OF HOUSE
 - SHARED BUILDING CORRIDOR



**YBOR
CITY**



**TAMPA
FL**

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YBOR CITY • TAMPA

X

GASWORX

DATA

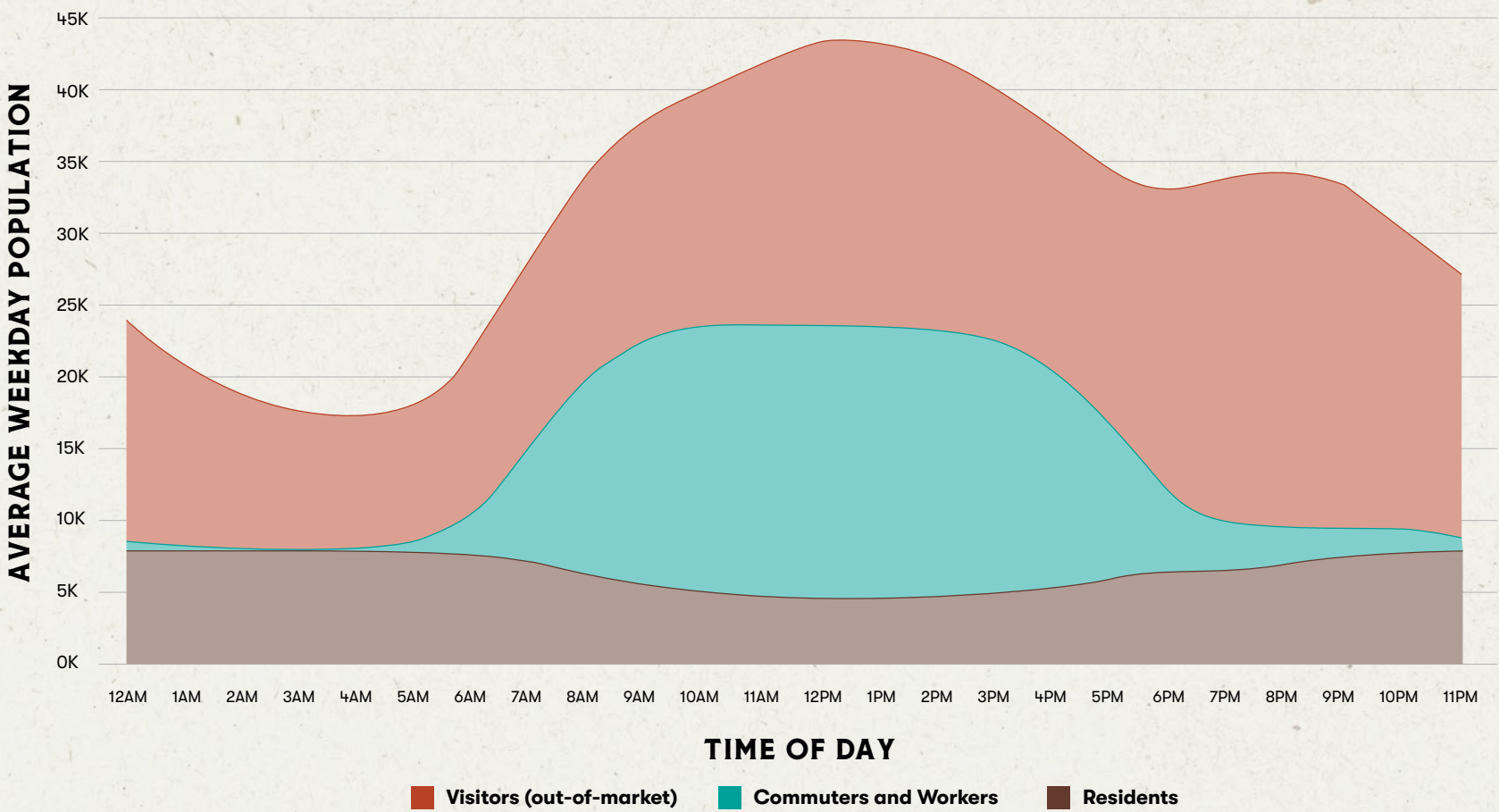
15 MINUTE DRIVE TIME		GASWORX	KING ST AT	MAGAZINE AND	WEDGEWOOD	12 SOUTH	BRICKELL	SOUTH CONGRESS	RICE VILLAGE
		TAMPA	LIBERTY	AUSTERLITZ	HOUSTON	NASHVILLE	MIAMI	AND MONROE	HOUSTON
			CHARLESTON	NEW ORLEANS	NASHVILLE	NASHVILLE		AUSTIN	
YBOR CITY • TAMPA	RESIDENTIAL POPULATION	368,354	100,842	194,420	269,955	241,315	382,529	390,993	402,683
	MEDIAN AGE	37.3	36.8	37.3	32.6	32.7	39.4	32.6	35.4
	HOUSEHOLDS	155,773	46,946	92,320	125,310	113,788	172,377	187,165	195,486
X GASWORX	2020-2025 POP. GROWTH RATE	1.29%	1.31%	-0.46%	1.29%	1.22%	1.40%	1.09%	0.76%
	HH'S WITH INCOMES \$150,000+	37,148	16,082	18,905	35,185	35,343	41,158	57,590	61,438
	MEDIAN HHI	\$76,939	\$99,227	\$63,041	\$86,768	\$92,242	\$72,353	\$91,035	\$88,008
	AGG. DISPOSABLE INCOME	\$14.5B	\$5B	\$7.6B	\$12.8B	\$12.6B	\$15.7B	\$20B	\$23.3B
	ANN. DINING AWAY FROM HOME SPEND	\$722M	\$261M	\$389M	\$650M	\$642M	\$816M	\$1B	\$1.2B
	ANN. RETAIL GOODS SPEND	\$5B	\$1.9B	\$2.7B	\$4.3B	\$4.3B	\$5.4B	\$6.7B	\$8B
	2026 DAYTIME POP: WORKERS	357,839	106,808	182,789	393,849	355,943	275,047	420,553	715,424

Source: 2026 ESRI

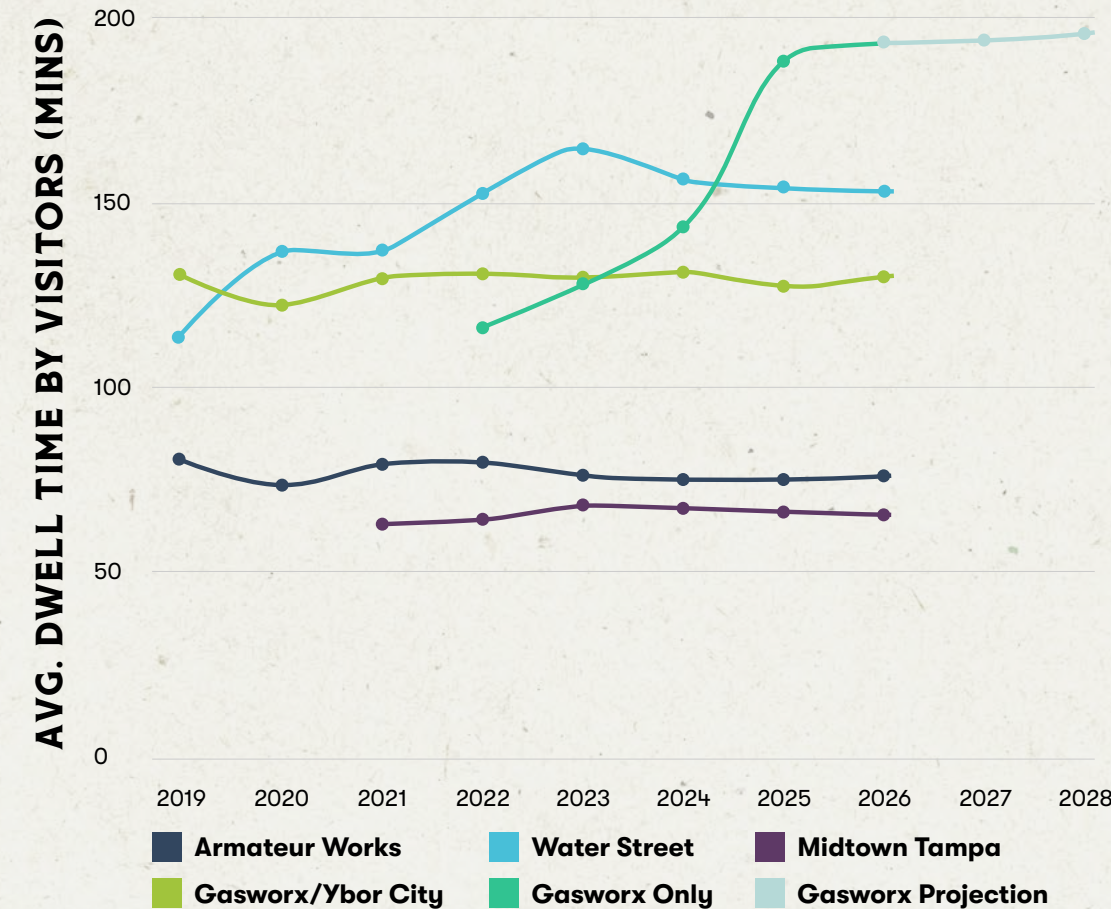
A GROWING URBAN AUDIENCE WITH A DWELL TIME TO SUPPORT RETAIL

45,000 people on the streets between 12pm and 1pm

Average Weekday Population of Greater Downtown and Ybor City
April 2025 – April 2026



Gasworx / Ybor visitors are already staying longer than Midtown Tampa and Armature Works.



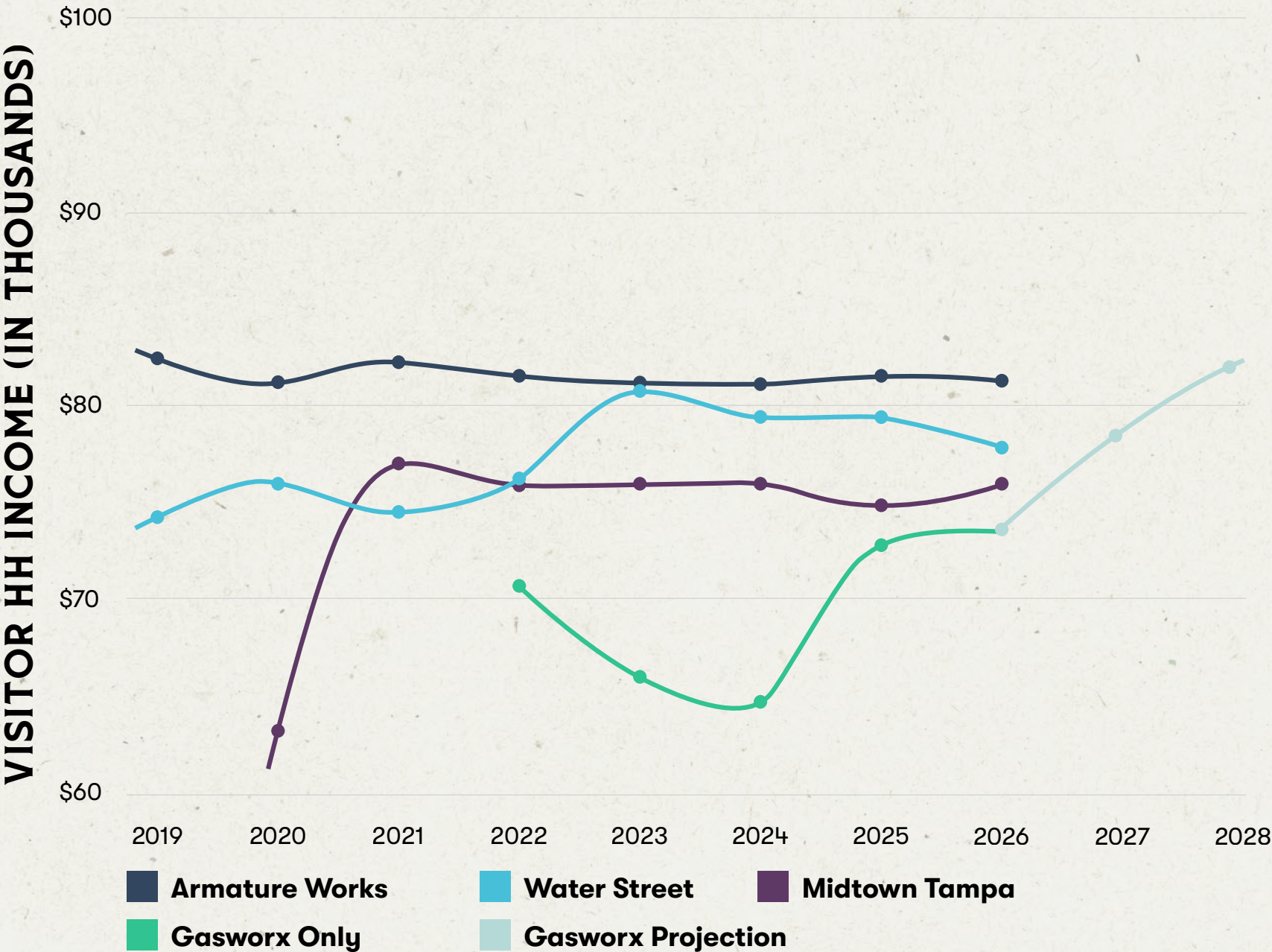
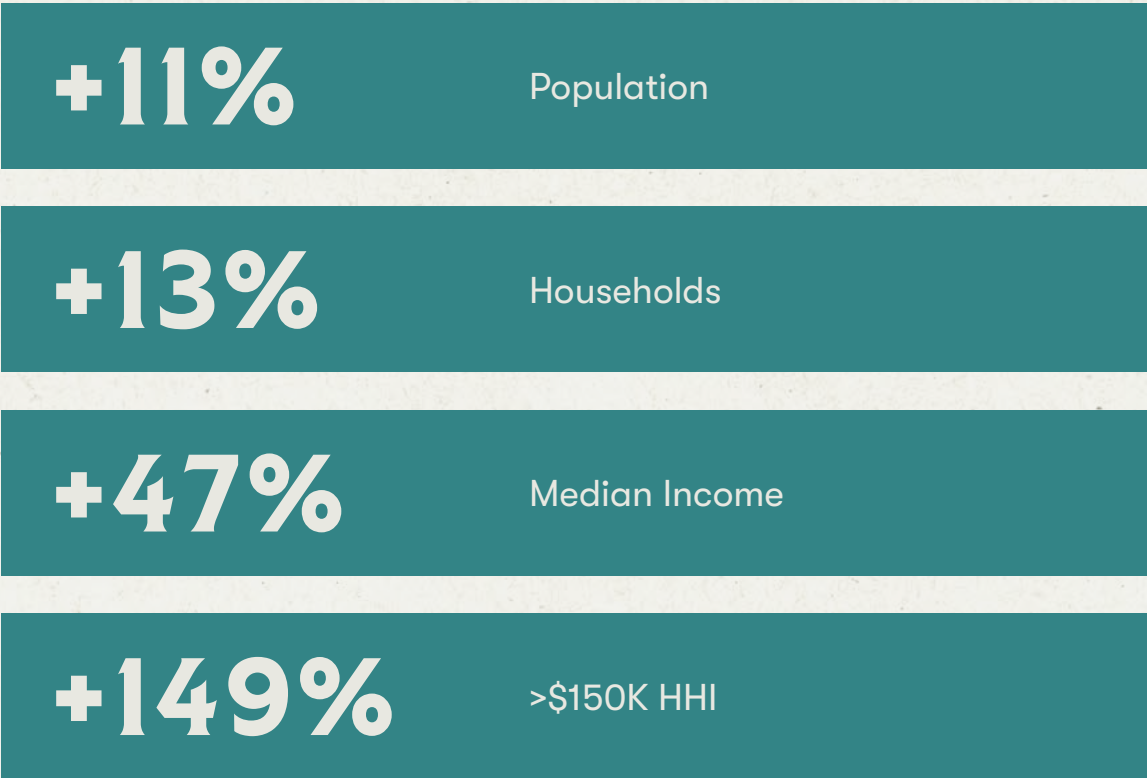
Source: Placer.ai

TAMPA: GROWING INTO A TOP TIER CITY

HH Income for visitors appears to jump for some areas as areas mature (see Midtown Tampa in 2021 and Water Street in 2023). Currently, La Union Apartment residents average \$80k to \$90k in HH income.

We anticipate the Gasworx area visitors reaching HH income levels similar to Armature Works and Water Street within the next two years as buildings deliver and new product, retail, entertainment, and commercial offerings attract higher income individuals.

2017-2024 % Change for Tampa



Source: ESRI and Placer.ai

A GROWING EMPLOYMENT HUB

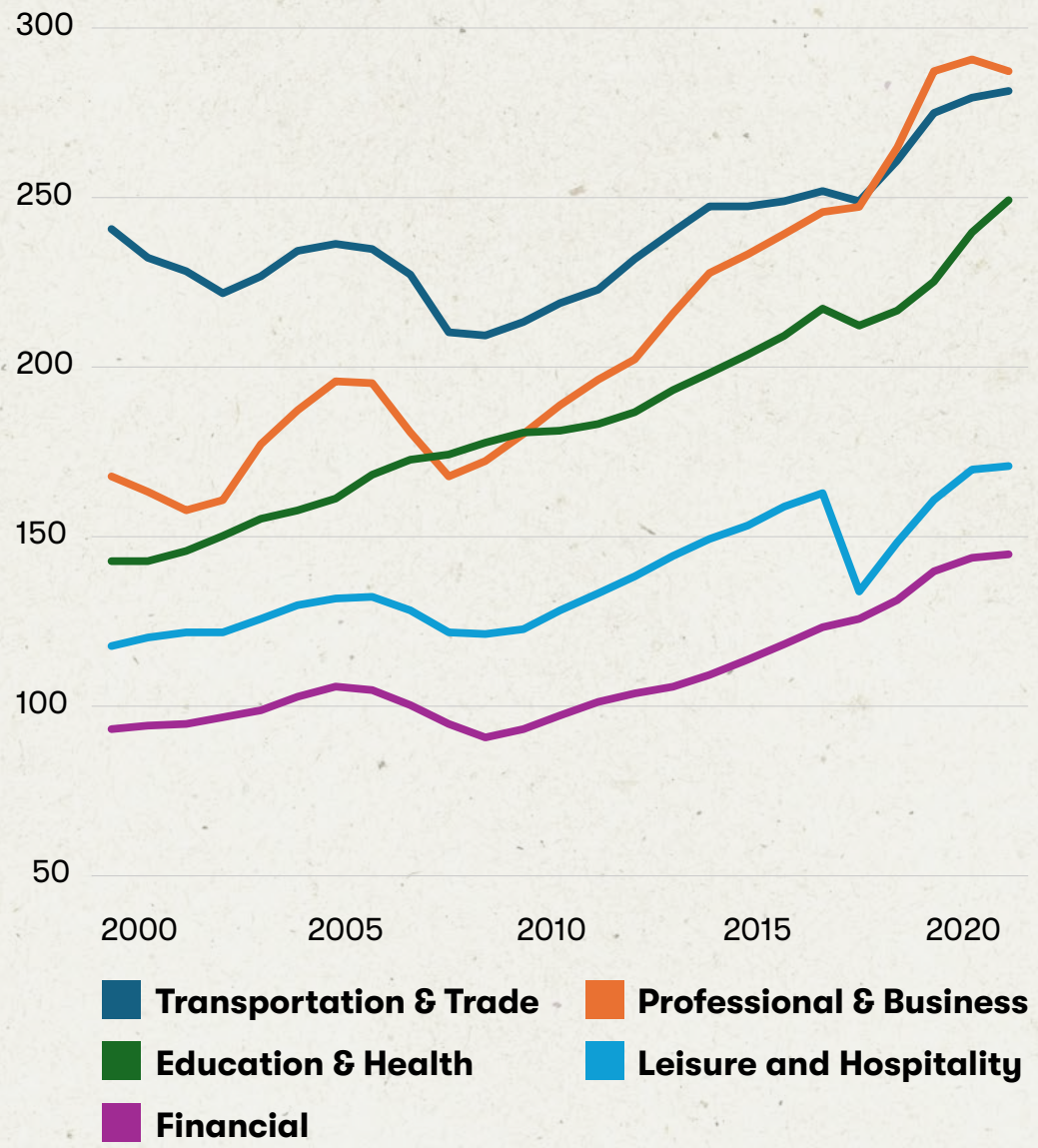
Tampa is in the top 20 fastest growing employment centers

Largest 10-year Employment Gains
Cities with 1M+ residents, From Feb 2026

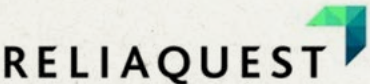
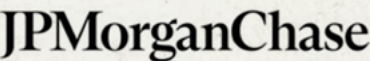
Rank	Metro Area	% Change
1	Austin, TX	42.6
2	Raleigh, NC	31.0
3	Nashville, TN	27.4
4	Phoenix, AZ	26.5
5	Orlando, FL	25.4
6	Dallas, TX	25.3
7	Las Vegas, NV	25.2
8	Riverside, CA	23.9
9	Fresno, CA	22.9
10	Salt Lake City, UT	22.1
11	Jacksonville, FL	22.0
12	Tampa, FL	21.3
13	Charlotte, NC	21.0
14	San Antonio, TX	18.3
15	Atlanta, GA	18.0
16	Sacramento, CA	17.5
17	Miami, FL	16.1
18	Houston, TX	16.1
19	Denver, CO	15.1
20	Indianapolis, IN	14.2

Professional Services became the dominant sector in 2020; Life Science growing fast, too

Employment in Select Industries
Tampa MSA, 2000-2025



Key Institutions and Tenants





INCREDIBLE SITE ACCESS FROM MAJOR THOROUGHFARES

Gasworx reconnects Ybor City and downtown Tampa through transit, culture, and community—reviving historic urban life with a vibrant, walkable, mixed-use district.

Enhanced pedestrian pathways, multi-use trails, and a new TECO Streetcar stop will seamlessly link Gasworx to downtown Tampa and beyond, promoting accessibility and mobility.

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PROJECT TEAM

 KETTLER

CASA YBOR

 PPF Real Estate