

# 1502 GWX

**1502 NORTH NEBRASKA AVENUE**  
**TAMPA, FL 33602**

*Presented By:*

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# Executive Summary

1502 GWX | OFFICE/RETAIL BUILDING FOR LEASE



## OFFERING SUMMARY

Sale Price:	\$3,800,000.00
Lease Rate:	Negotiable
CAM/OPEX	\$8.45 PSF
Building Size:	6,265 SF
Cap Rate:	6.4%
Proforma NOI (only 1 suite left to be leased):	\$242,647
Year Built/Renovated:	1928/2025
Zoning:	PD

## PROPERTY OVERVIEW

Prime opportunity to lease or purchase newly renovated office/retail space on the edge of Tampa's new Gas Worx master planned community. This new 6,265 SF office/retail building known as 1502 GWX has one space left of 1,651 SF. Space built out currently with really nice open office space, break room, conference room and two private offices. Located at the entrance to Canvas Gas Worx which is a 79-unit industrial townhome community at the crossroads of Tampa's most exciting neighborhoods, Ybor City, Tampa Heights and Downtown.

Prime location

Fully renovated office/retail property

Adjacent to Gas Worx just north of Tampa's Encore District

Fully leased to 4 tenants generating a 6% cap rate. Will be 6.4% once Suite 1504 re-leased

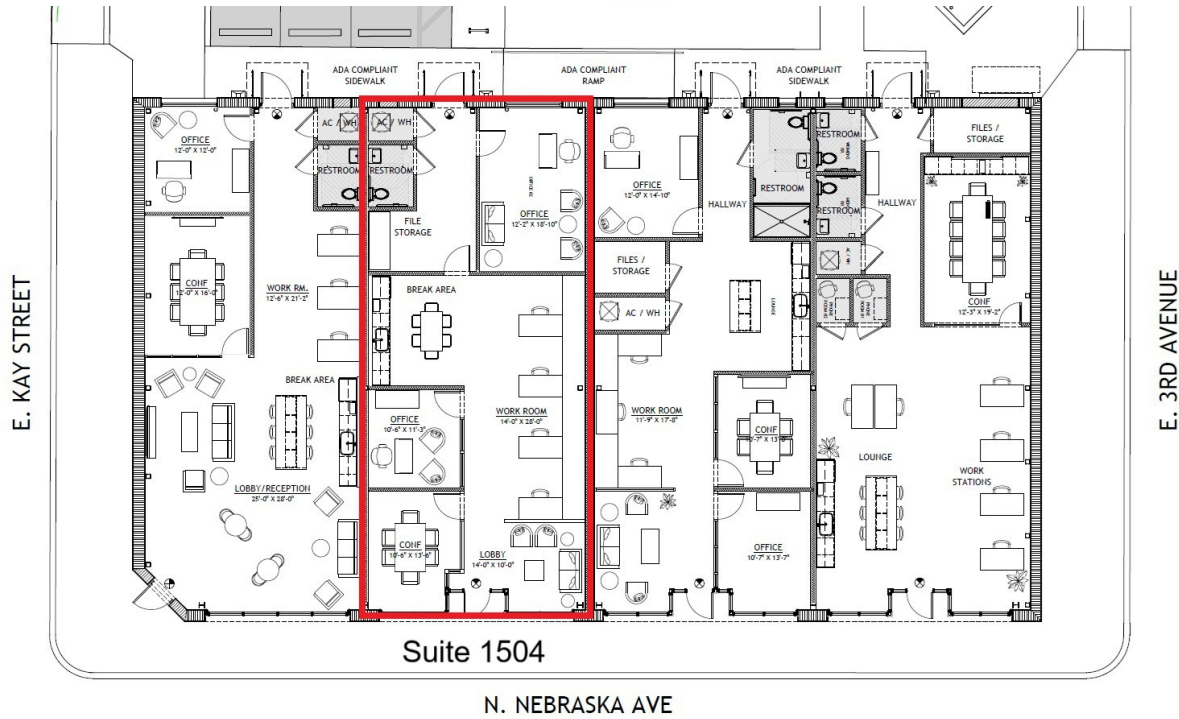
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# Lease Spaces

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,651 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1504	Available	1,651 SF	NNN	Negotiable

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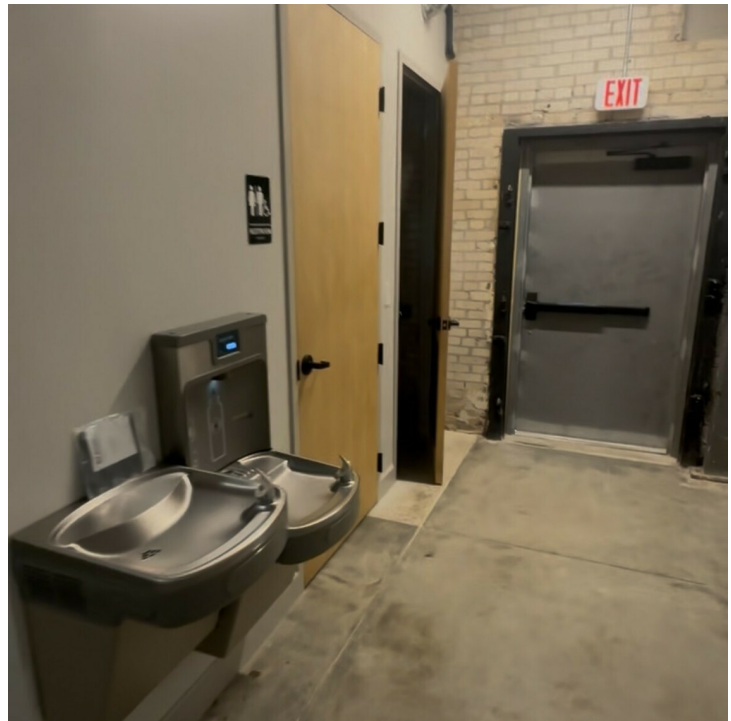






# Suite 1504 Pictures

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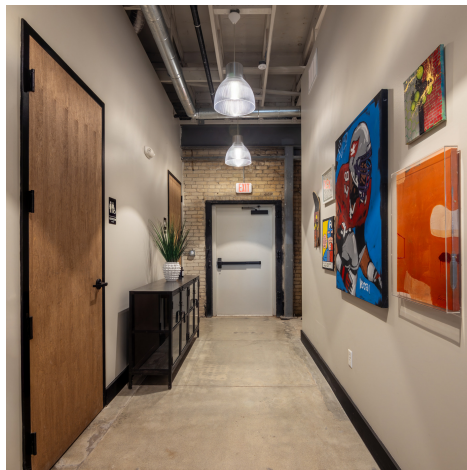
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# Suite 1508 Pictures

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# Additional Photos

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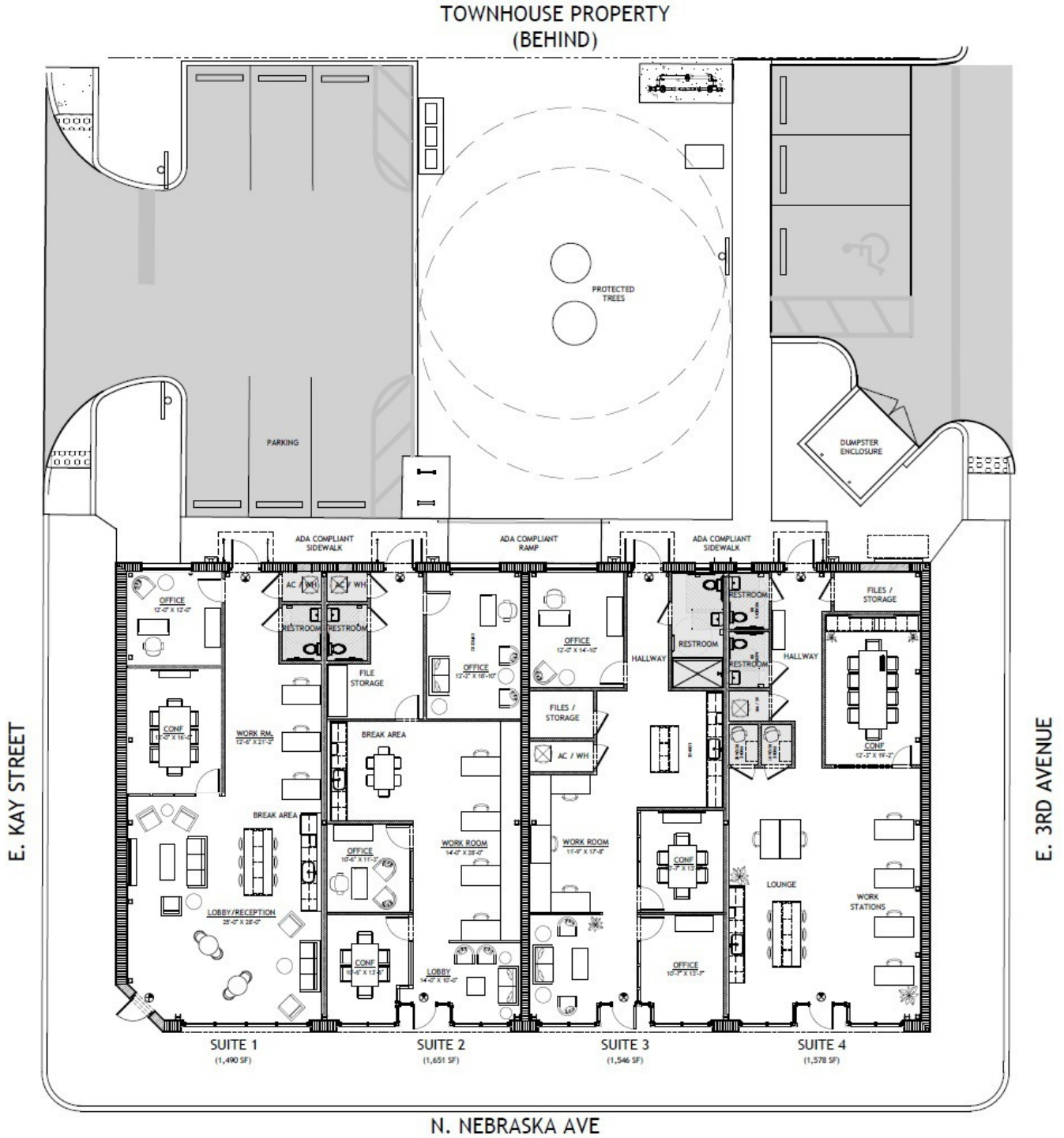
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# Site Plan

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# Site Plan - Canvas Gas Worx

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# Site Plan - Location Map

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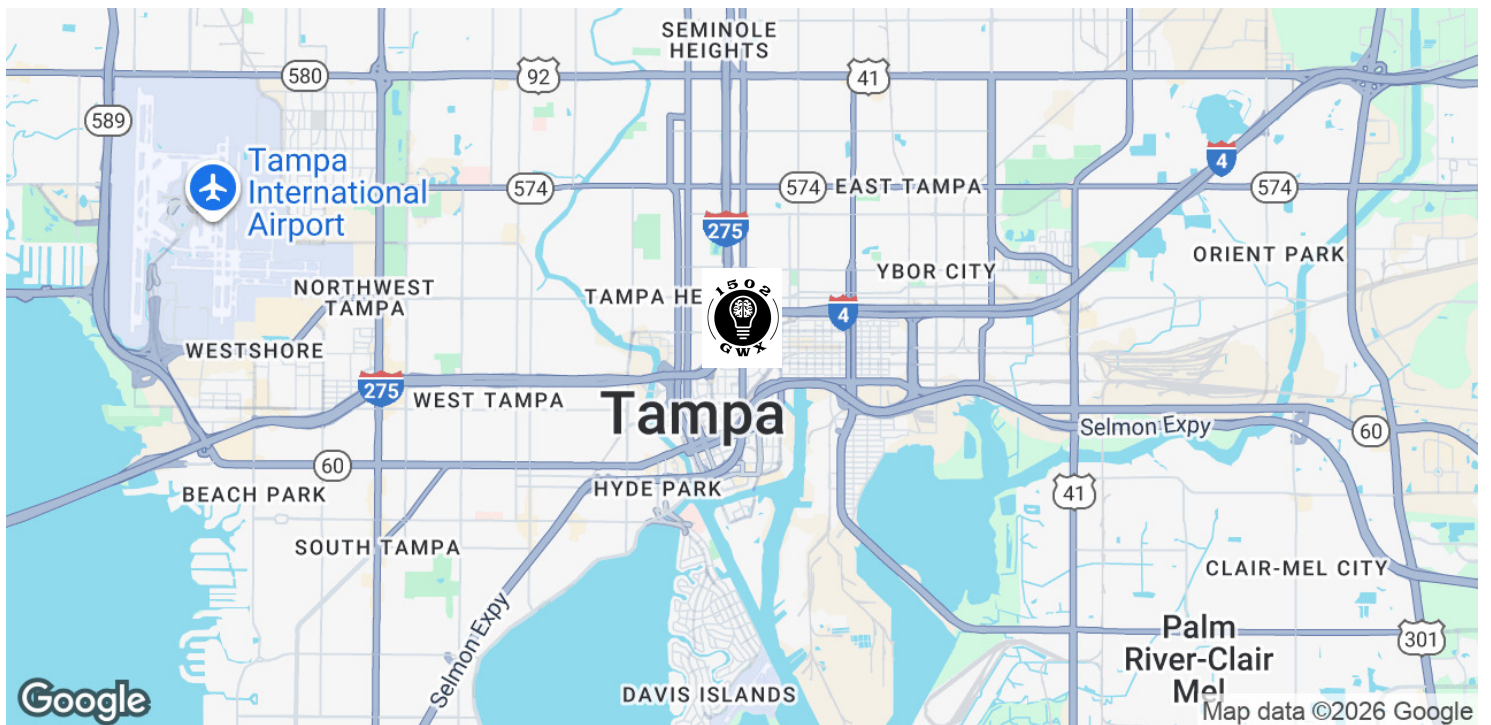
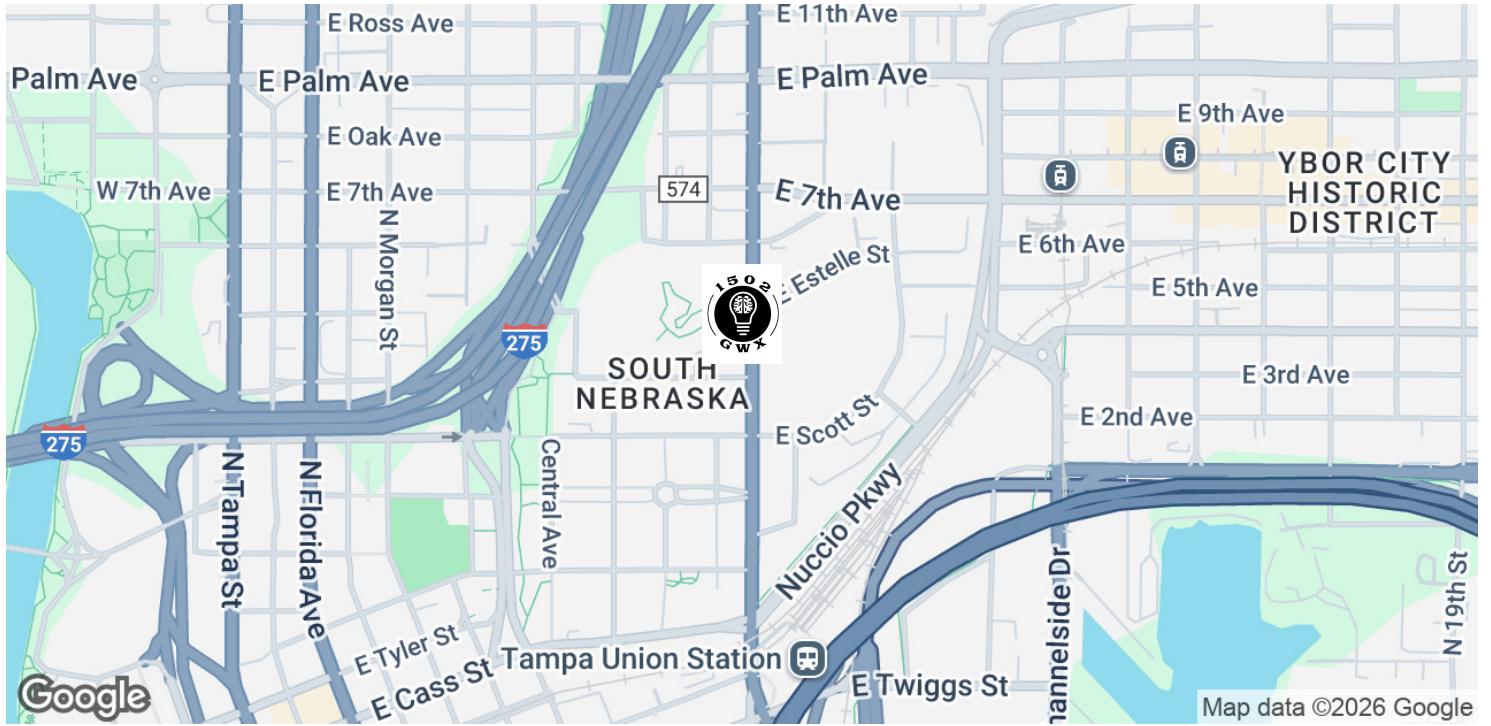
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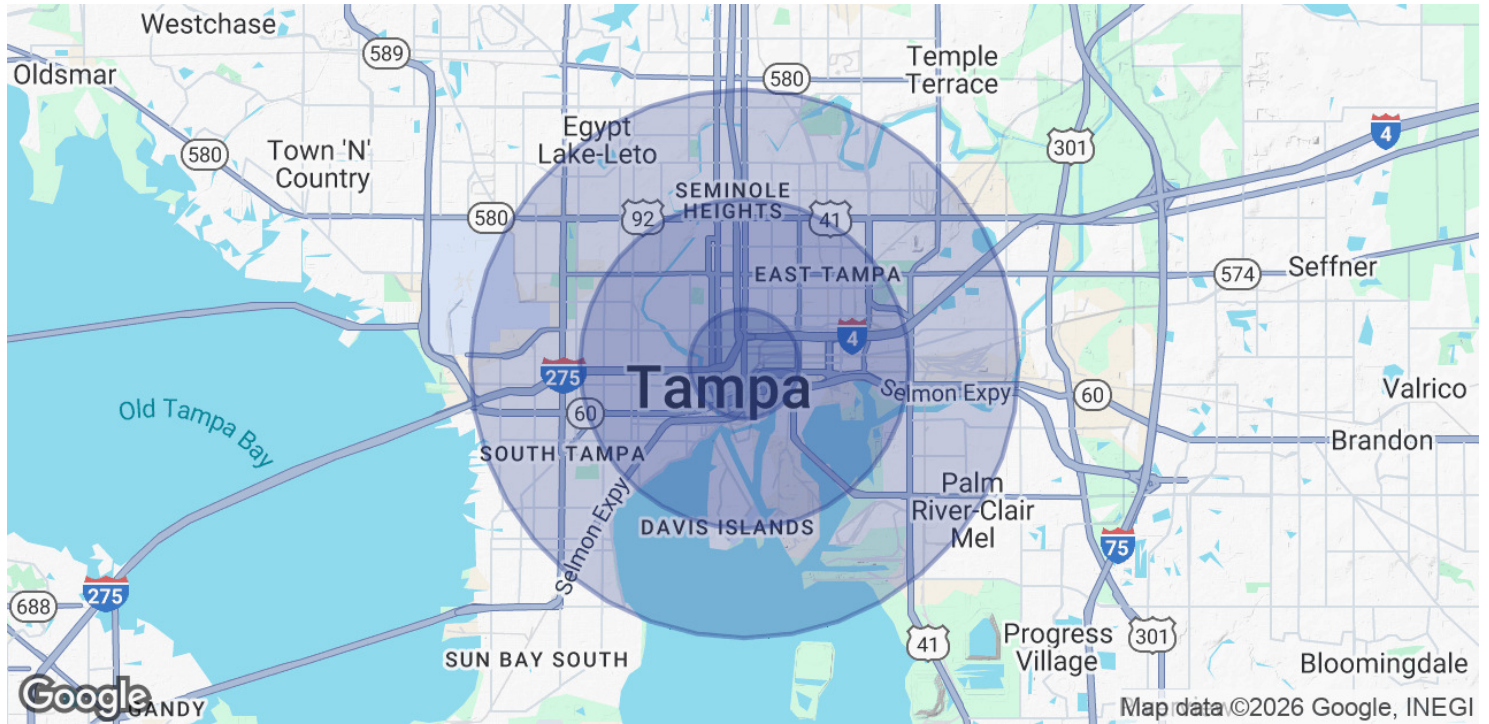
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,557	111,376	248,847
Average Age	35.8	36.6	37.6
Average Age (Male)	37.2	36.5	36.6
Average Age (Female)	36.0	37.4	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,902	54,321	111,936
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$66,902	\$77,881	\$77,567
Average House Value	\$238,428	\$292,155	\$288,616

2020 American Community Survey (ACS)

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