



201 N  
MORGAN &  
200 N  
PIERCE

TAMPA URBAN CORE DEVELOPMENT SITE



## Rare Tampa Redevelopment Opportunity

201 N Morgan and 200 N Pierce's property location and flexible CBD-1 zoning make it an ideal location for a variety of uses, including mid rise residential, office, hospitality, or mixed-use projects. Despite the high demand for prime sites in the CBD, the appealing design of the existing office building and the adjacent parking garage could justify its continued use as an income generating investment.

## Highlights



Land Size: 22,050 SF  
Dimensions: 210' x 105'  
(Over .5 AC)



Flood Zone: "C" - Minimal



Zoning: CBD-1



Walk Score: Very Walkable (77)

The subject property is located in the Heart of Tampa's Commercial Business District (CBD), making it ideal for mixed-use, low to mid rise residential or commercial redevelopment. Only two blocks from City Hall & County Government Center, it's within walking distance to all of Downtown including Tampa Riverwalk, Tampa Convention Center, Florida Aquarium, Amalie Arena, Tampa Museum of Art, USF Medical School, The University of Tampa, Sparkman Wharf, Channelside, Publix and scores of restaurants, drinking establishments, hotels and retail shops. Minutes from South Tampa, Tampa Heights, Ybor City, Harbour Island & Davis Islands with quick access to the Selmon Expressway, I-4 & 1-275.



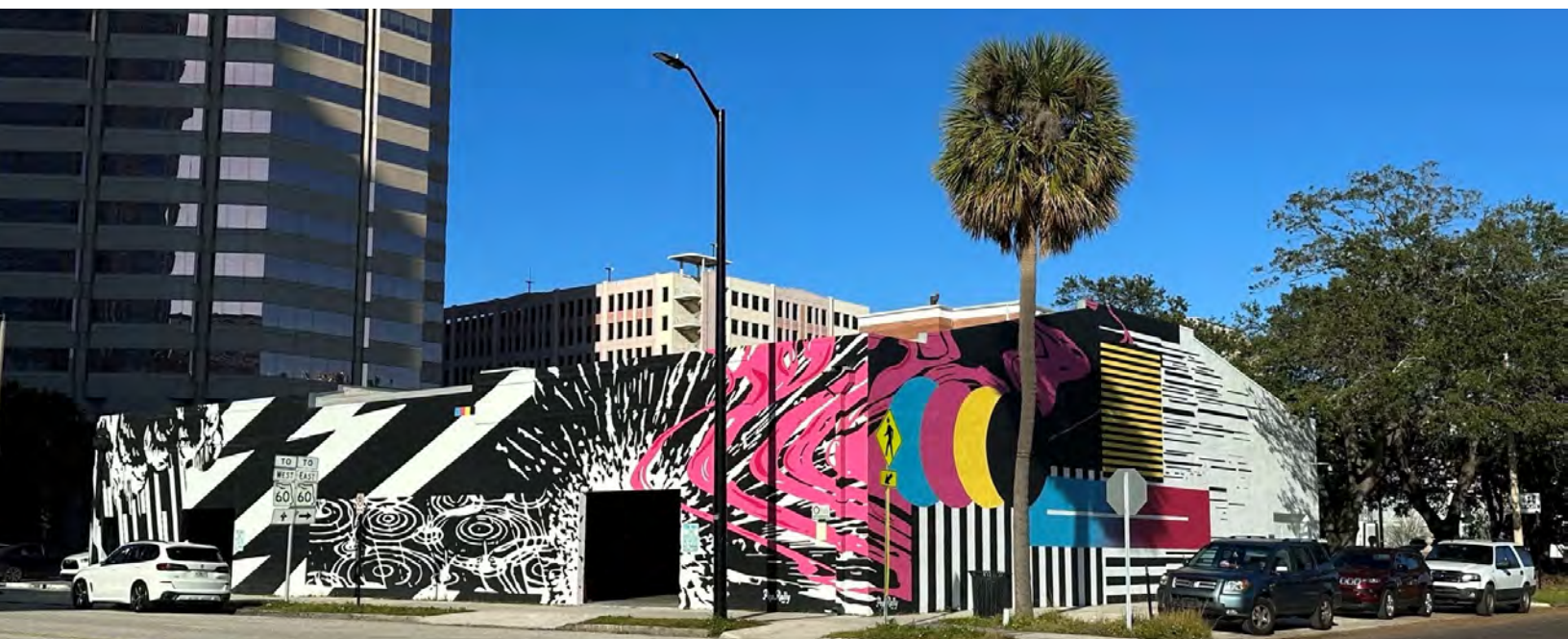


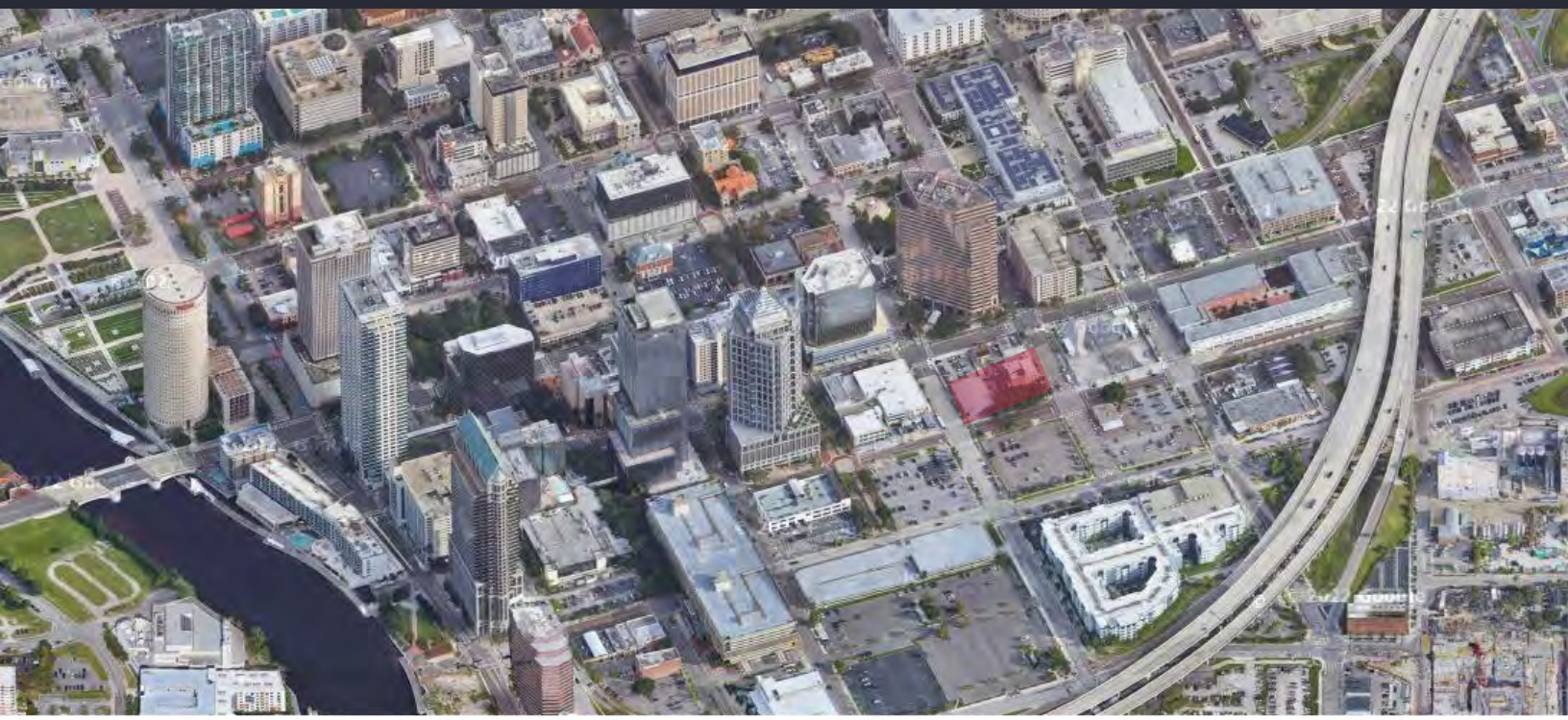
## 200 N PIERCE ST

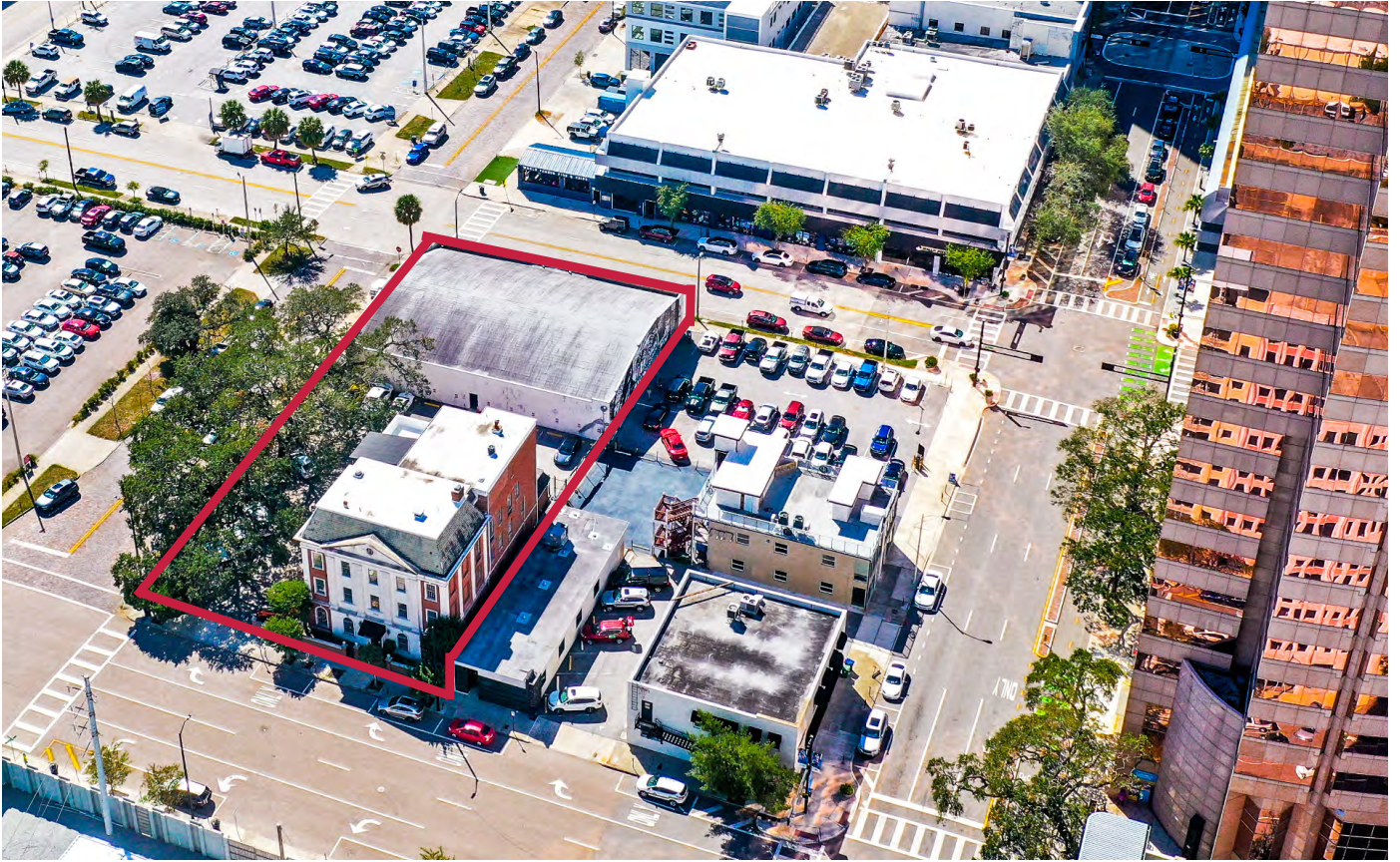
- 13,522 +/- SF Four-Story Office Building
- Appealing Architectural Design
- Brick & Masonry Construction
- Custom Interior Buildouts
- On Site Parking: 2/1000 SF
- Rooftop Terrace

## 201 N MORGAN ST

- 8,400 +/- SF Parking Garage
- .19 +/- AC
- CB Construction
- Quonset Hut type Roof
- Covered Parking, 30 Spaces
- Currently leased out on monthly basis







Drone Views





201 N

200 N

# MORGAN & PIERCE

FOR INFORMATION & PRICING

**PLEASE  
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