

Downtown Building w/3-Megawatt Power for Sale

203 N. Marion Street , Tampa, FL 33602

EXECUTIVE SUMMARY



Summary:

Asking Price:	\$2,999,900
Size:	7,748 SF
Potential Uses:	Retail/Office/Mixed Use
Current/Past Use	Professional Office
Land Size:	4,177 SF +/- w/40' Frontage
Zoning:	CBD-1
Parking:	Proximate Pay Lots
Folio Number:	TBD
Location:	City of Tampa
Taxes (2025):	\$ TBD
Utilities	Water/Sewer: City of Tampa Electric: TECO
Power:	3 Mega Watts +
Ceiling Heights:	11'+/-

Overview:

Great Downtown Tampa location. This is an opportunity to purchase a building in Tampa's Central Business District. This is a concrete block two-story walk-up building of 7,748 SF located across the street from the Truist tower and caddy corner from the new Hyatt Place Tampa Downtown. The Benchmark International Arena, home to the Tampa Bay Lightning as well as Tampa's Riverwalk and the Tampa Convention Center are just a few blocks away. There are plenty of restaurants, shopping, hotels and residential all located just blocks away. The subject is in a temporary Opportunity Zone 1.0.

There are several surface lots just block away offering many flexible parking solutions. The Whiting Street and Fort Brook Garage are also proximate with monthly rates from \$140-\$170 (as of 2026). The subject's CBD-1 Zoning and matching land use allow for many type of uses retail/office/mixed use, etc. The bus stop right outside the front door is perfect for your clients and employees alike.

This building is concrete block and has windows/doors directly on Marion Street. The first floor was used as a 3 Mega Watt data center, and the upstairs is set up as an office space with conference room, bathrooms and break rooms. City of Tampa provides water/sewer and Tampa Electric provides power.

This property is a great opportunity for any business looking for an excellent location with good visibility or for your next Downtown Mixed-Use redevelopment project.

Parcel has been recently subdivided from the parcel to the south. New address and folio to be worked out prior to closing.

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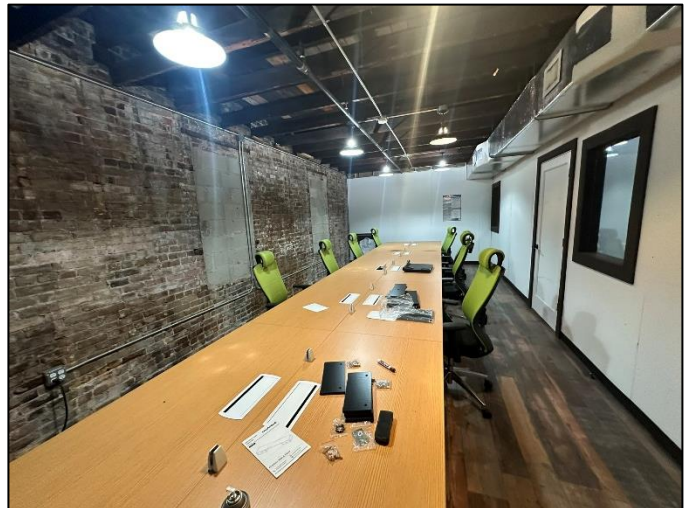
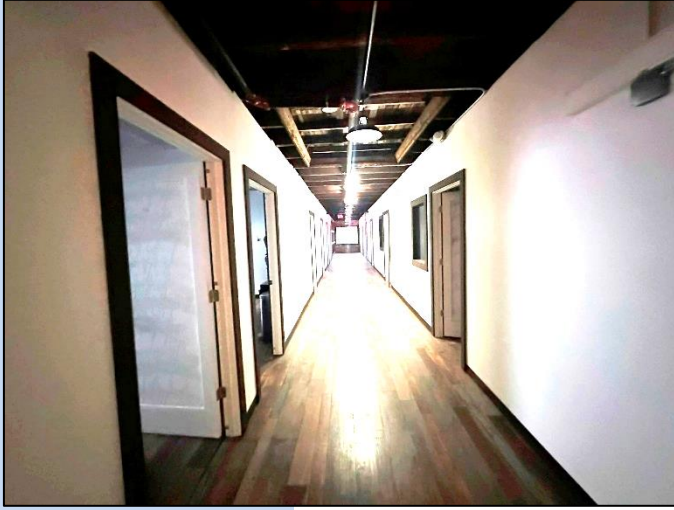


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PICTURES



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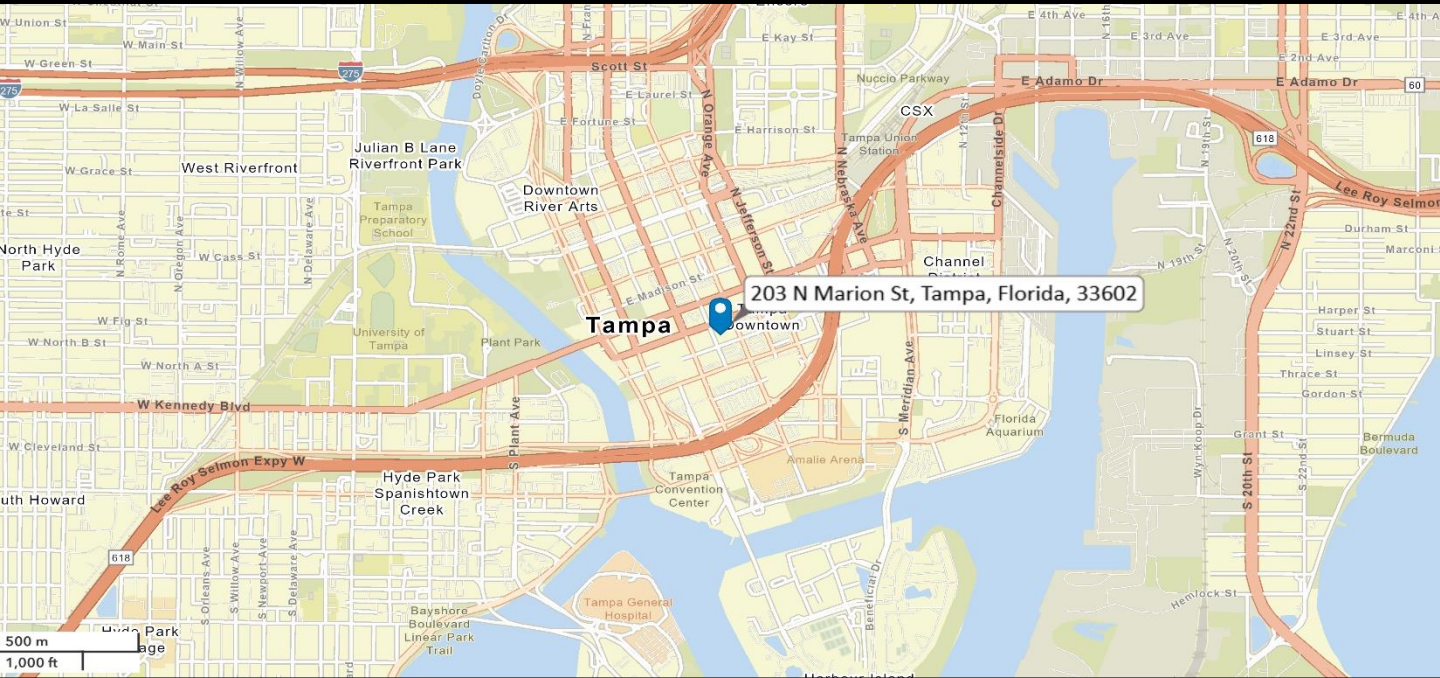
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AERIAL & AREA MAP



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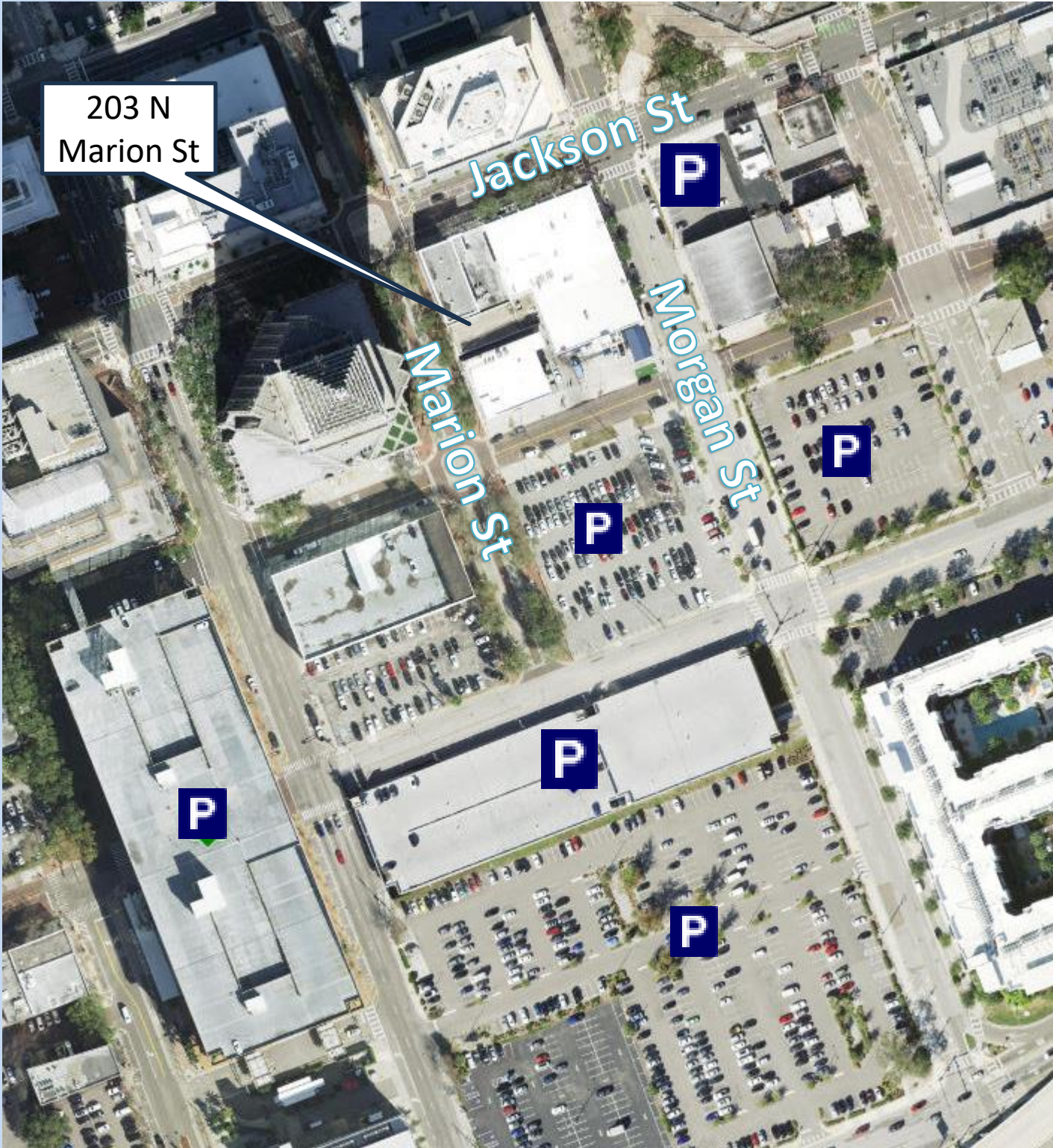
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PARKING MAPPER



203 N
Marion St

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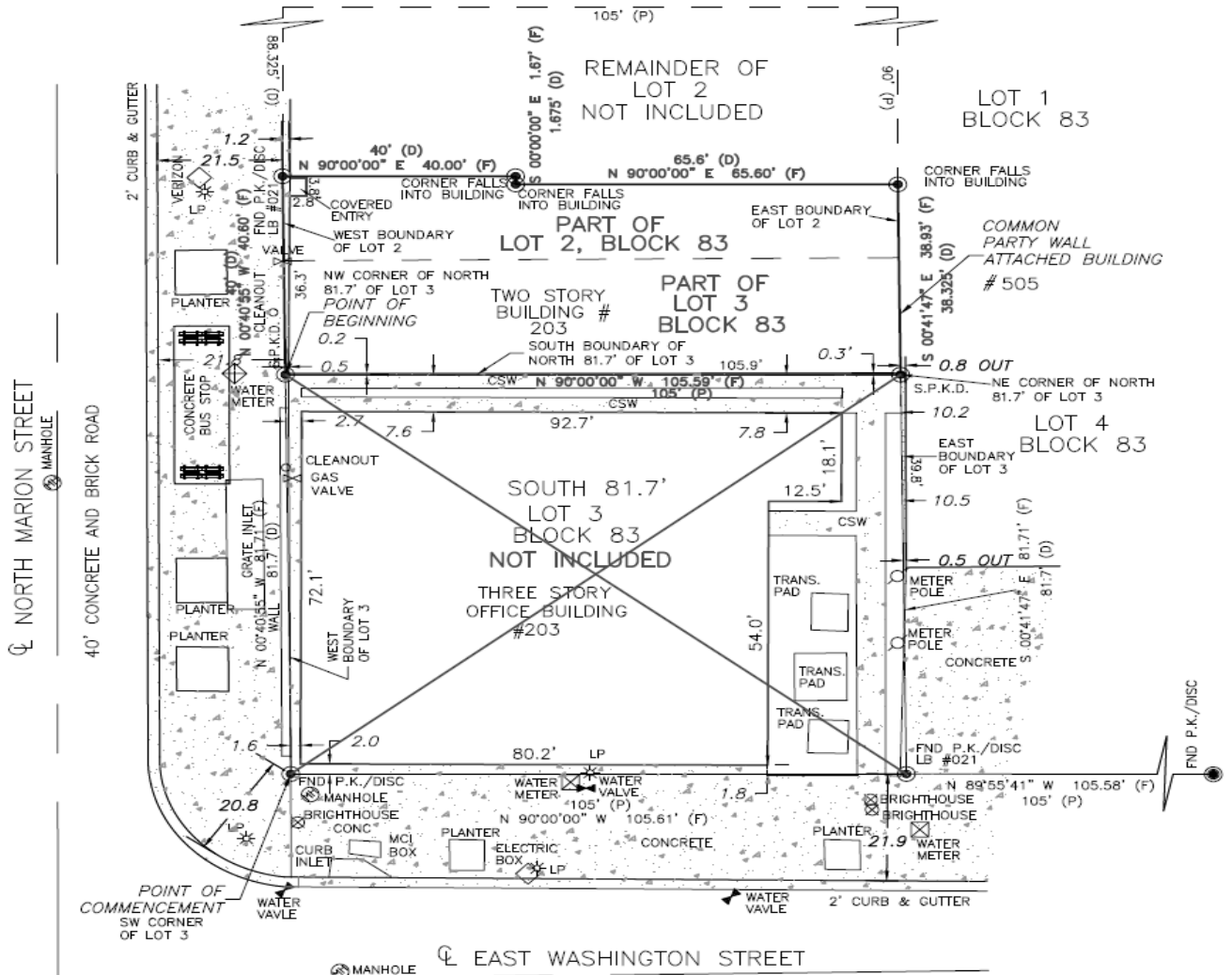
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SURVEY, LOT SPLIT LETTER AND NEW LEGAL



City of Tampa Development and Growth Management
 Janet Castro, Mayor
 2025 E Mann Ave
 Tampa, FL 33602
 Office: 813.251.2030

October 5, 2025

Lot Developers, LLC
 ATTN: Sara Lum
 12615 S. Dale Mabley Hwy.
 Tampa, FL 33629

Subject: PDMS-1547 (Lot Split)
 Address: 203 North Marion Street
 Folio: 189924-0200

Dear John Lum:

This above-referenced property, generally located at 203 North Marion Street, is zoned Central Business District (CBD-3). The property shall be developed according to the regulations set forth in the City of Tampa Code of Ordinances.

The subject application is to create two (2) lots. It is hereby determined that the proposed zoning lots (Parcel A & B) are APPROVED with the following conditions:

Please be aware that the approved lot split recognizing the existing setbacks does not waive any requirements of the Florida Building Code. Existing structures may need to meet specific standards of the Florida Building Code, including the rating the existing structure.

Based on our review, the findings and determination are as follows:

- The subject property has approximately 1933 feet along North Marion Street and contains approximately 22,862.7 square feet.
- The CBD-3 zoning district does not have a minimum lot size set forth in City Code.
- The proposed lot reconfiguration is shown on a survey prepared by Don Williamson & Associates, Inc., dated July 25, 2025. The proposed lots are described as follows:

Parcel A: This is the north lot and is proposed to have 80.30 feet of frontage along North Marion Street, approximately 105 feet of frontage along East Washington Street, and contains approximately 6,627.24 square feet. The proposed legal description is found in Exhibit A.

Parcel B: This is the south lot and is proposed to have 80.30 feet of frontage along North Marion Street and contains approximately 4,177.30 square feet. The proposed legal description is found in Exhibit A.

lampagnon

Parcel B: This is the south corner lot and is proposed to have 80.30 feet of frontage along North Marion Street, approximately 105 feet of frontage along East Washington Street, and contains approximately 6,627.24 square feet. The proposed legal description is found in Exhibit A.

4. For your reference the following has been used in making this determination: City's Aerials system, City's GIS system, Chapter 27 of the City's Code of Ordinances, and the application file.

Please be aware that the formal decision does not guarantee that the property can be used in proposed unless other factors such as installation of utility systems, drainage facilities, design standards, parking, landscaping and environmental protection concerns are considered. Development of the property is subject to compliance with applicable provisions of the Code. Please note that this approval does not constitute approval for the removal of those from this site or for the encroachment into the public right-of-way.

Please check the Plat, Survey, Title Policy and all other documentation relating to your property prior to design and construction. The City of Tampa and its staff do not review for compliance with individual private deed restrictions and covenants, including general covenants. The issuance of a building permit DOES NOT ensure compliance with private deed restrictions or covenants.

This formal decision is valid as of the date of this letter and continues to be valid and modified by official action of the City, if any. Disagreements with any findings stated in the determination letter, you may petition for review, pursuant to Code Section 274.05.

Please do not hesitate to call if you should need any additional information at (813) 274-3100 x 2. Note that the City of Tampa Code may be reviewed at www.tampacity.com. Visit us on the web at www.tampacity.com/developmentcodeinfo.

Sincerely,

Sara Lum, Acting Coordinator
 Development Coordination

Parcel A

LEGAL DESCRIPTION:
 THE SOUTH 16.675 FEET OF THE WEST 40 FEET OF LOT 2 AND THE SOUTH 15 FEET OF THE EAST 65.6 FEET OF LOT 2, TOGETHER WITH LOT 3, LESS THE SOUTH 81.7 FEET THEREOF, BLOCK 83, GENERAL MAP OF TAMPA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 83, GENERAL MAP OF TAMPA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N.00°40'55"W. ALONG THE WEST BOUNDARY OF SAID LOT 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH MARION STREET, A DISTANCE OF 81.71 FEET TO THE NORTHWEST CORNER OF THE SOUTH 81.7 FEET OF SAID LOT 3, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.00°40'55"W. ALONG THE WEST BOUNDARY OF SAID LOT 3 AND THE WEST BOUNDARY OF AFOREMENTIONED LOT 2, A DISTANCE OF 40.60 FEET; THENCE N.90°00'00"E., A DISTANCE OF 40.00 FEET; THENCE S.00°00'00"E., A DISTANCE OF 1.67 FEET; THENCE N.90°00'00"E., A DISTANCE OF 65.60 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 2; THENCE S.00°41'47"E. ALONG THE EAST BOUNDARY OF SAID LOTS 2 AND 3, A DISTANCE OF 38.93 FEET TO THE NORTHEAST CORNER OF THE SOUTH 81.7 FEET OF SAID LOT 3; THENCE N.90°00'00"W. ALONG THE NORTH BOUNDARY OF THE SOUTH 81.7 FEET OF SAID LOT 3, A DISTANCE OF 105.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,177.03 SQUARE FEET (0.096 ACRES) MORE OR LESS.

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NOTABLE NEIGHBORS MAP



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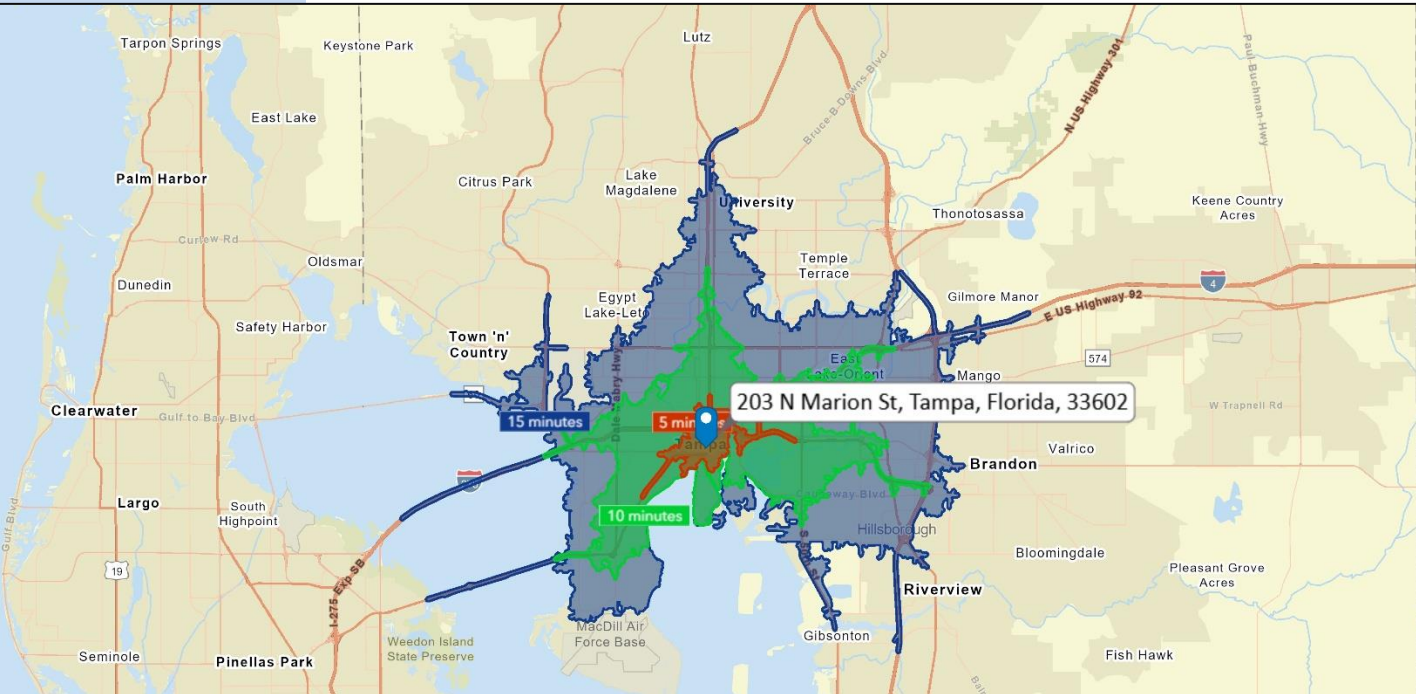
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DRIVE TIMES & DEMOGRAPHICS



2020 Census Summary

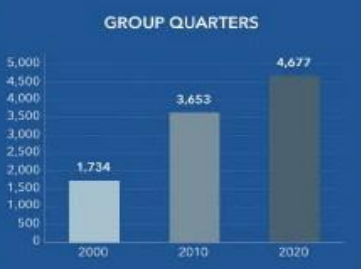
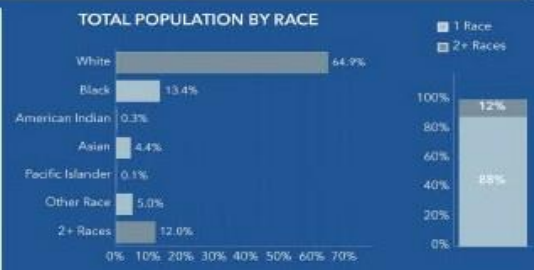
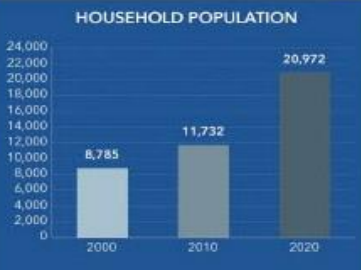
203 N Marion St, Tampa, Florida, 33602
Drive time of 5 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

25,649 Total Population	13,905 Housing Units	6,595.6 Population Density	1.71 Average Household Size	12,290 Total Households	67.7 Diversity Index
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POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	2,460	23,189
1 Race	2,073	20,497
White	997	15,642
Black	820	2,628
American Indian/Alaska Native	10	60
Asian	97	1,029
Pacific Islander	3	9
Some Other Race	146	1,129
2 or More Races	387	2,693

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