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work
& play

IN THE HEART OF YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

1726 E. 7TH AVENUE
TAMPA, FL 33605 | FOR LEASE

HISTORIC YBOR CITY LOCATION!

DIRECT FRONTAGE ON E. 7th AVENUE

• **PROFESSIONAL OR CREATIVE OFFICE SPACE** •

PRIME, PRIME, PRIME LOCATION!

LOCATED IN A QUALIFIED HUBZONE



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: \$2,100/ mo./+S.T. (Suites 9 and 10)

Lease Price: \$4,500/ mo./+S.T. (Suites 13-15)

Lease Terms: 1 year minimum

Expenses included in rent: Property Taxes, Insurance, Utilities, Alarm, Maintenance, Pest Control, etc...)

LOCATION

Street Address: 1726 E. 7th Avenue

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets: 6,300 VTD (2023 AADT)

Angel Oliva Senior Street/ E. 7th Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City

THE PROPERTY

Zoning: YC-1 (Central Commercial Core)

Current Use: Office Condo

Available for Lease: 248 SF and 930 SF

Parking: Street, nearby paid parking lots and Centro Ybor Parking Garage

QUALIFIED HUBZONE

A qualified HUBZone is a designated area by the Small Business Administration (SBA) for small businesses to receive preferential treatment in federal contracting. These zones are defined as "historically underutilized business zones" and are typically characterized by areas with high poverty, unemployment, or low income. Businesses located in or employing a certain percentage of their workforce from these zones are eligible for HUBZone certification, which provides access to set-aside contracts, sole-source awards, and price evaluation preferences.



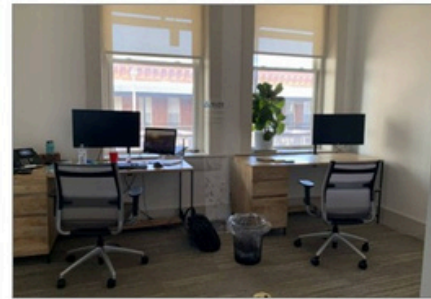
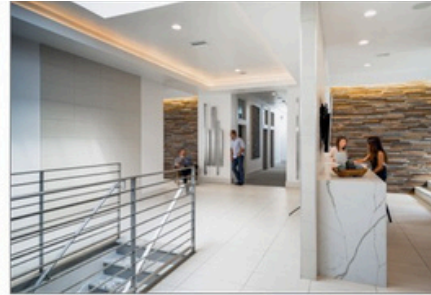
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PROPERTY PHOTOS



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MINUTES FROM MAJOR THOROUGHFARES, DOWNTOWN TAMPA OR ANYWHERE IN THE TRI-COUNTY AREA



LEASE HIGHLIGHTS

- **Lease Price: \$2,100/ mo./ S.T.**
- **Lease Price: \$4,500/ mo./ S.T.**
- **PRIME, PRIME, PRIME LOCATION!**
- **1726 Sync Collaborative Offices**
- **2 suites measuring (approx..) 248 SF and 930 SF of beautifully renovated office space**
- **Office rental includes: Utilities (electric, water, waste, internet and wifi)**
- **Tenancy includes access to 2nd floor patio for Ybor City parades**
- **Ready for Immediate Occupancy**
- **Prime Ybor City mailing address**
- **Highest and Best Use: Executive Suites, Professional Offices or Creative Space**
- **Excellent Lease Opportunity!**

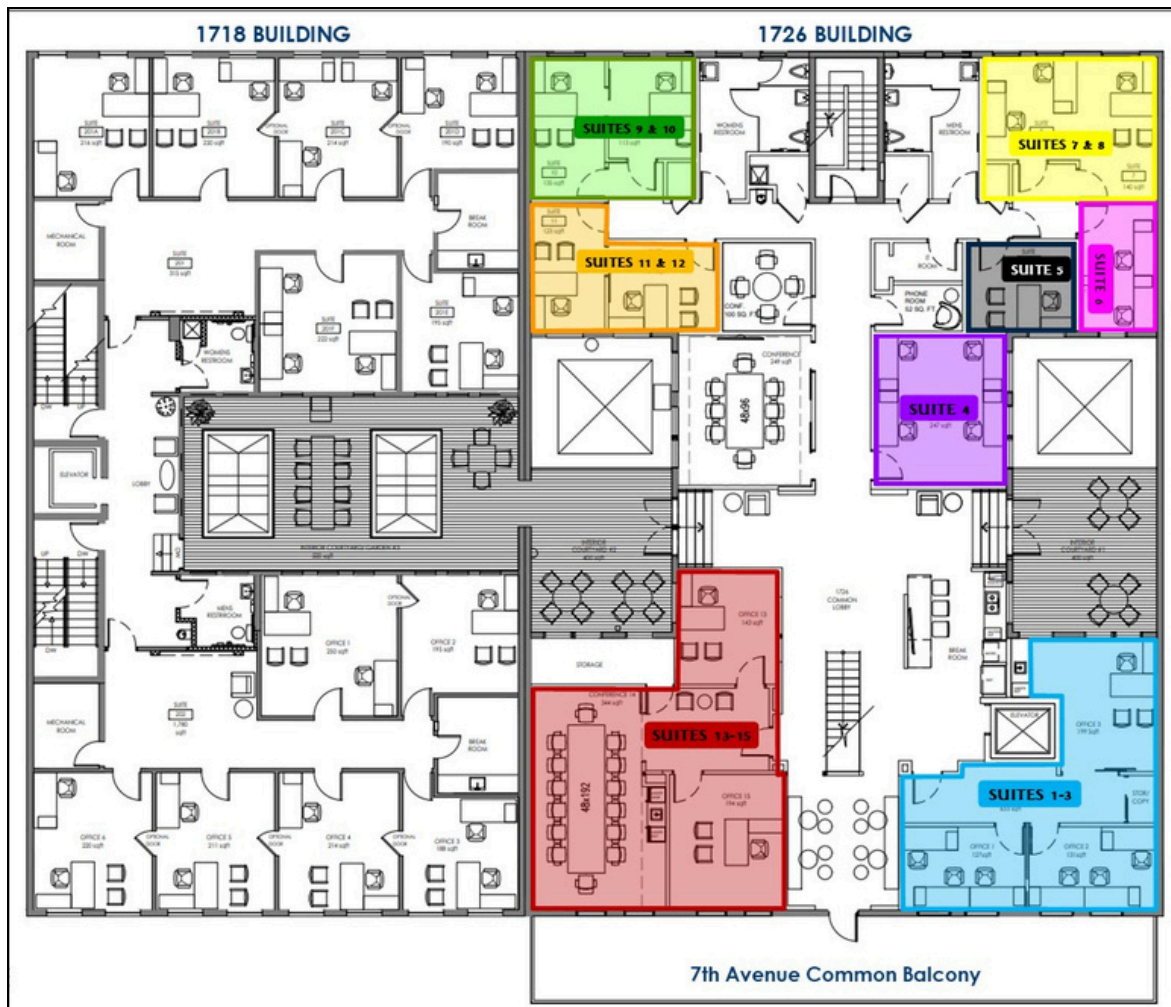


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Suite #	Leasable SF	Availability
1-3	633 SF	Occupied
4	247 SF	Occupied
5	123 SF	Occupied
6	128 SF	Occupied
7 & 8	263 SF	Occupied
9 & 10	248 SF	\$2,100/ mo.
11 & 12	247 SF	Occupied
13-15	930 SF	\$4,500/ mo.

A strategic location near the Art, Retail and Office Districts of Historic Ybor City, The Channel District, Downtown Tampa, restaurants, nightlife, and major travel arteries make this a trophy location for any tenant looking to expand or open a new or additional location :: This area is exploding with brand new Commercial, Retail and Residential growth with various new development projects within ½ mile radius of this location such as: Gasworx, Casa Marti, Casa Gomez, Casa Pedroso, Casa Bomberos and the Tampa Bay Sun FC practice field.

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BUILDING HIGHLIGHTS

Zoning is YC-1. (Central Commercial Core)

This sub-district comprises the cultural, social, shopping and service heart of the Original Ybor City Historic District. The regulations are intended to preserve and enhance the touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures and distinctive architecture.



BUILDING HIGHLIGHTS

- Exceptional frontage, visibility and access via 7th Avenue, 22nd Street and Interstate 4
- Skylights emitting tons of natural lighting throughout
- Modern décor with Slate, marble and stainless-steel finishes
- Spacious Break Room with Exposed Brick and Underlighting
- Gathering space & Wet bar for Business Events
- Two Interior Patios with tables for co-working
- Large Balcony access overlooking 7th Avenue
- Terrace seating
- Conference Rooms w/ Smart TV for Presentations (12 person & 2 Person)
- ADA accessible with Elevator
- Prominent 7th Avenue exposure with exceptional signage opportunities
- Secured Front and Rear Entry
- 24/7 Access with Monitored Secure Key Fob
- Parking: Adjoining Pay Lot, Offsite & Curbside
- Transit-oriented destination, Centro Ybor Station is 2 blocks away
- Outstanding, office site offering opportunities to invest, relocate or expand your business

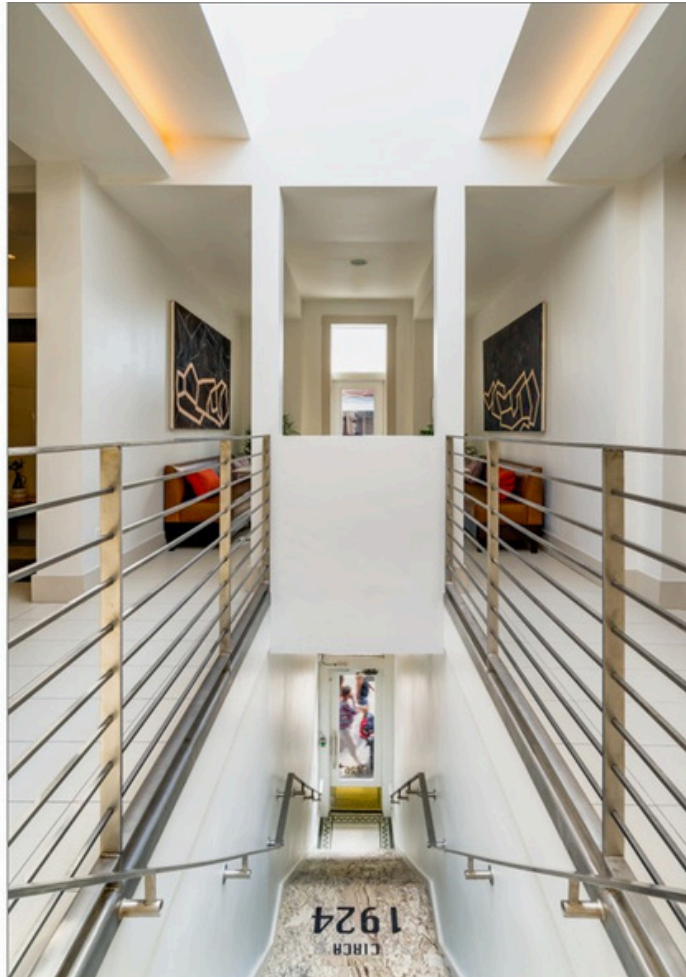


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AREA HIGHLIGHTS

- **PRIME** central location on busy 7th Avenue in Ybor City
- Centrally located in the heart of the bustling Historic District
- Short walk to Centro Ybor and all Ybor amenities
- Convenient access- minutes from major travel arteries
- Located in a qualified HUBZone
- Within a 3-mile radius of this site, approximately 112,730 people with an average age of 39 and the HH income is over \$91,416
- 14 minutes (approx.) to Tampa International Airport
- 6 minutes to Interstate 4
- 0.7 miles northwest of the Selmon Expressway
- Neighboring businesses include: Truist Bank, Due Amici Pizza and Pasta Bar, Carmine's Restaurant & Bar- Ybor, Barrio Tacos Tampa, Acropolis Greek Taverna, La Herencia de Ybor, Gaspar's Grotto, La Terrazza Restaurant, Bad Monkey, Bernini of Ybor, Fat Tuesday- Ybor City, Long Ash Cigars, Rasol Indian Cuisine and more
- Minutes from all things East Tampa via N. 22nd Street, E. 7th Avenue, Adamo Drive/ Hwy 60, N. Nebraska Avenue, N. 15th Street, Interstate 4 and Interstate 275 :: Downtown Tampa, The Channel District and the Greater Tampa Bay area are all a quick commute from this site



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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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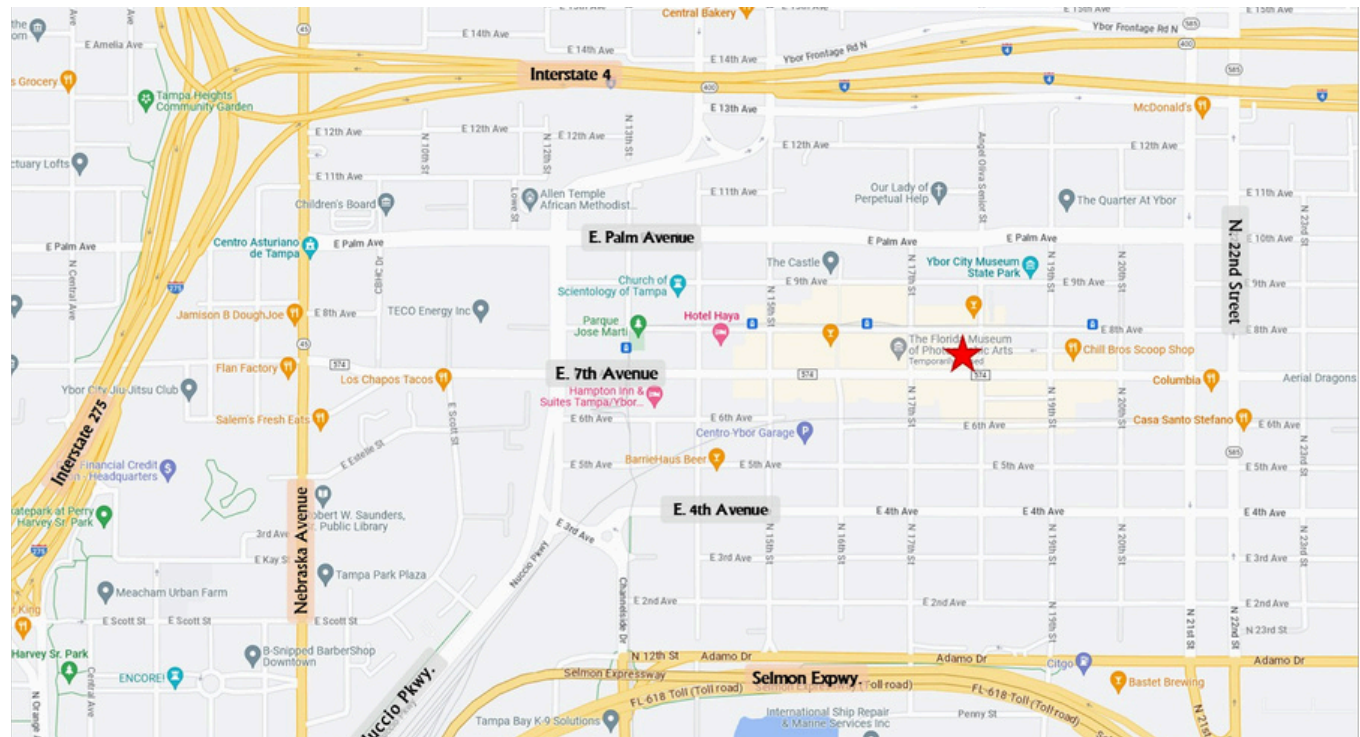
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MAPS & DIRECTIONS



DRIVING DIRECTIONS

Driving Directions: From Interstate 4: Take Ybor City Exit. Head South on 21st Street. Turn right onto E. 7th Avenue. Just after the intersection of Angel Oliva Senior Street and E. 7th Avenue, the property sits on the right-hand side of the road.



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Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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CALL OUR TEAM TODAY!
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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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