



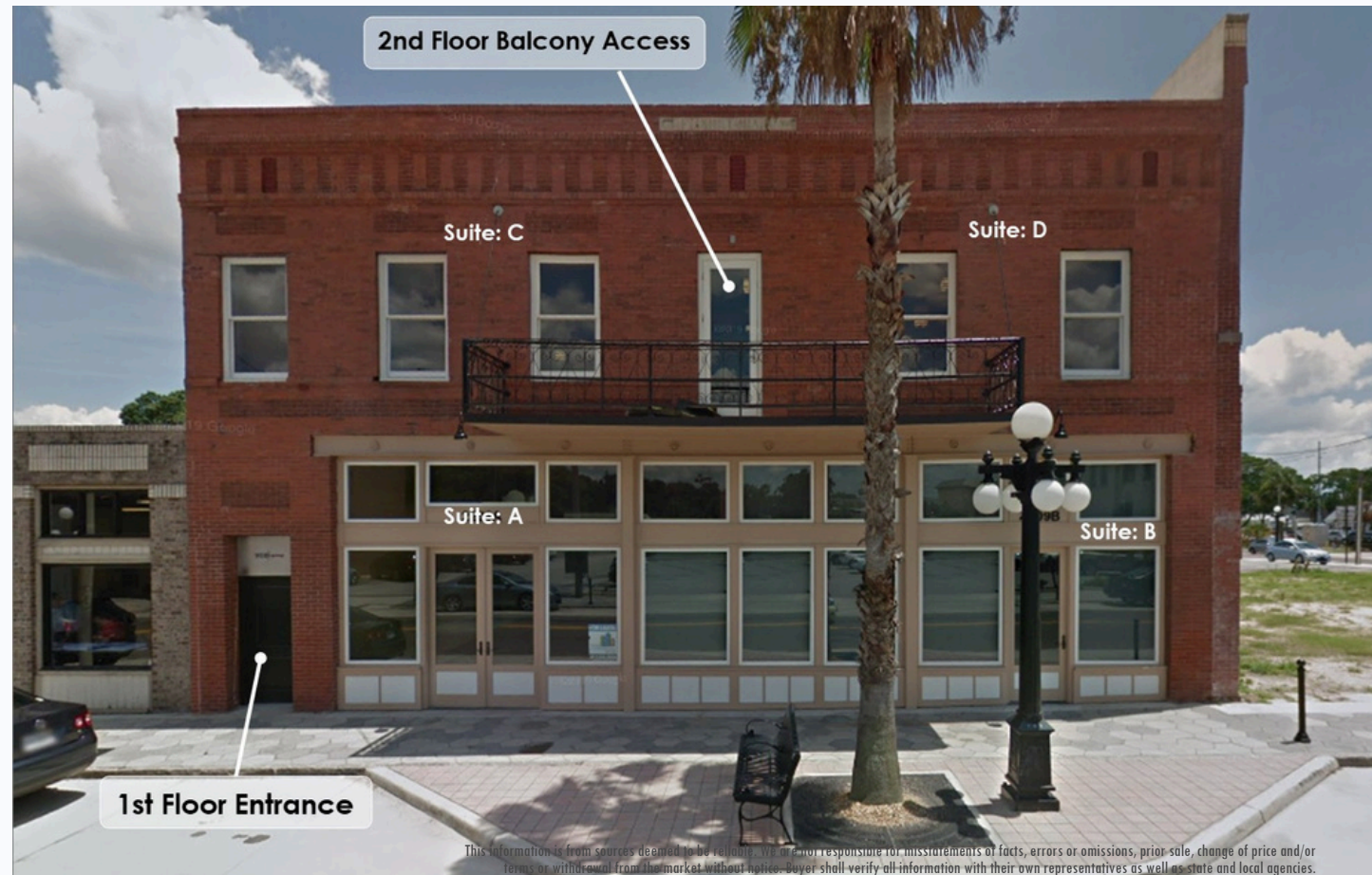
# PROFESSIONAL WORKSPACE :: 2ND FLOOR WITH BALCONY VIEWS & 7TH AVENUE EXPOSURE

**2209 E. 7TH AVE  
TAMPA, FL 33605**

FOR LEASE  
**\$ 20/PSF/NNN**

**4,568 SF** of creative workspace for an office, studio, gallery or retail storefront. Quick and easy access to all major interstate systems.

**live  
work  
& play  
IN YBOR CITY**



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.

**CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | TINA@FLORIDACOMMERCIALGROUP.COM**

HIGHEST & BEST USE: PROFESSIONAL OFFICE :: CREATIVE SPACE :: ART GALLERY :: STUDIO :: RETAIL STOREFRONT

## FINANCIAL & TERMS

Status: **Active**  
Lease Price: **\$20 / PSF / NNN**  
Suite A: **LEASED**  
Suite B: **LEASED**  
Suite C: **2,078 SF**  
Suite D: **2,490 SF**  
Suite C & D: **4,568 SF total**

## LOCATION

County: **Hillsborough**  
Street Number: **2209**  
Street Name: **E. 7th**  
Street Suffix: **Avenue**  
City: **Tampa**  
Market: **Tampa/St. Petersburg**  
Sub-market: **Ybor City**

## UTILITIES

Electricity: **TECO**  
Water: **City of Tampa Utilities**  
Waste: **City of Tampa Utilities**  
Communications: **Frontier/Verizon/Spectrum**

## LEGAL DESCRIPTION

**TURMAN'S EAST YBOR LOT 5 BLOCK 20**

## PROPERTY DETAILS

Folio #..... **189271-0000**  
Type..... **49 | OFFICE**  
Property Use..... **YCT3**  
Building Size..... **9,514 SF**  
Year Built..... **1913**  
Frontage..... **50' (approx.)**  
Depth..... **95' (approx.)**  
Class ..... **C - Masonry or Concrete Frame**  
Parking ..... **Curb and offsite paid parking lot (across the street)**

Stories..... **2**  
Bathrooms..... **2**  
Property Style..... **Commercial Building**  
Current Use..... **Office**  
Future Use..... **Office/Creative Space**  
Zoned..... **YC-7 (Mixed Use)**

## TAXES

Tax Year: **2023**  
Taxes: **\$36,189.32**

## THE COMMUNITY

Neighborhood: **East Ybor Area S of I-4**  
Subdivision Name: **TURMAN'S EAST YBOR**  
Flood Zone Area: **X - Moderate to Low Risk Areas**  
Flood Zone Panel: **12057C0358J**  
Traffic Count: **11,500 VTD (2021 AADT) 7th Avenue & 22nd Street**



**BROKERAGE DONE DIFFERENTLY**

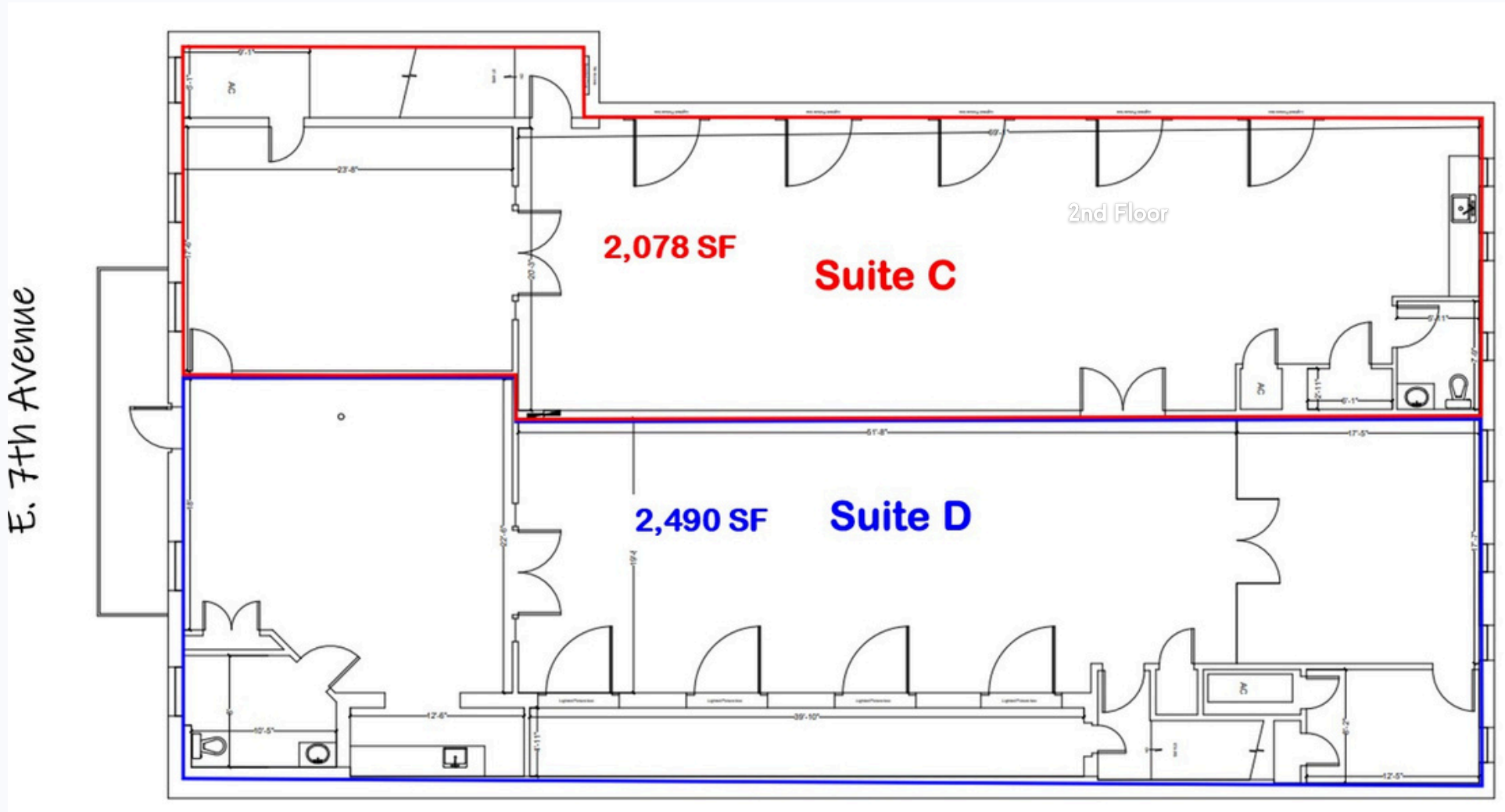
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401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

# 2ND FL FLOORPLAN

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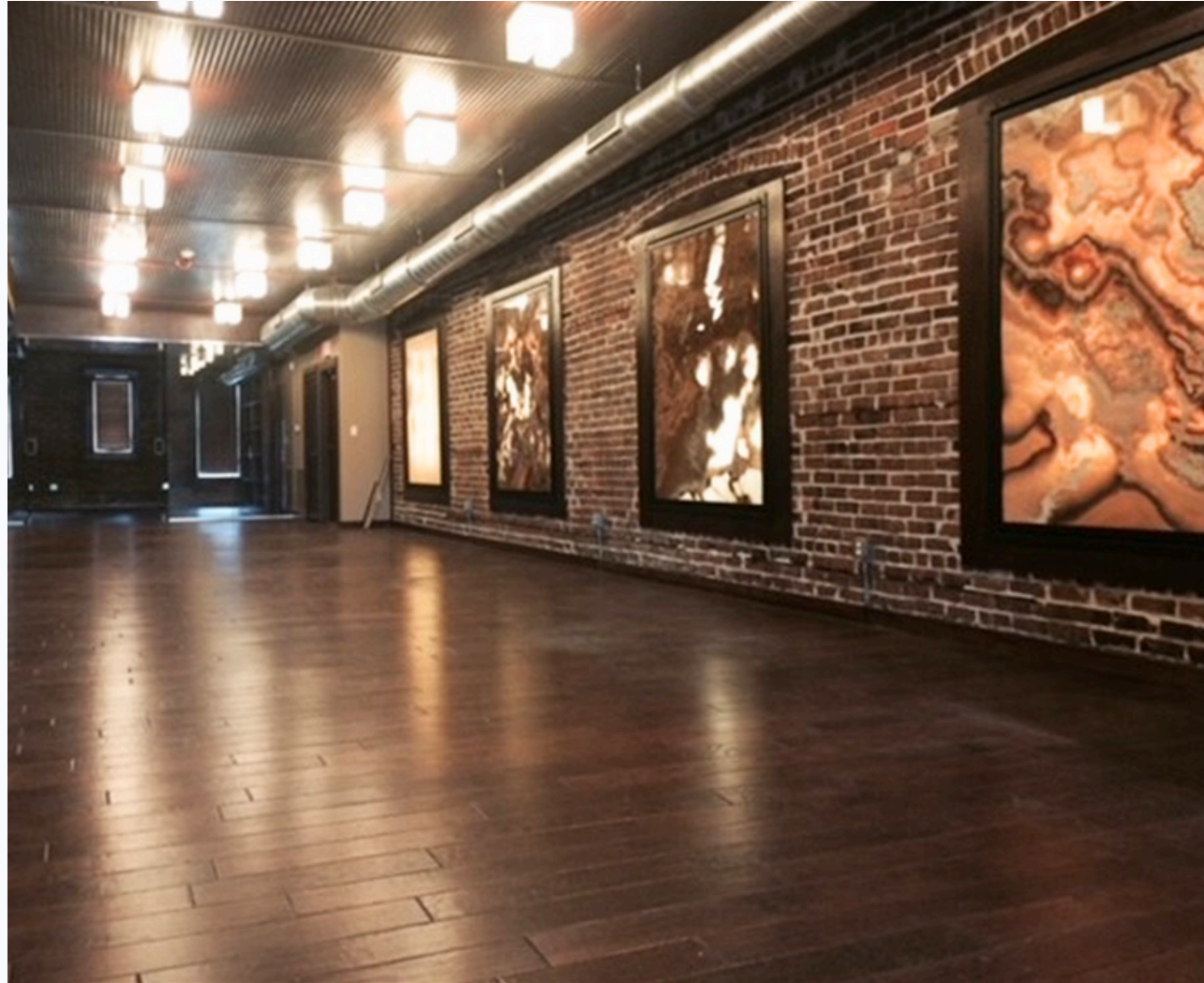
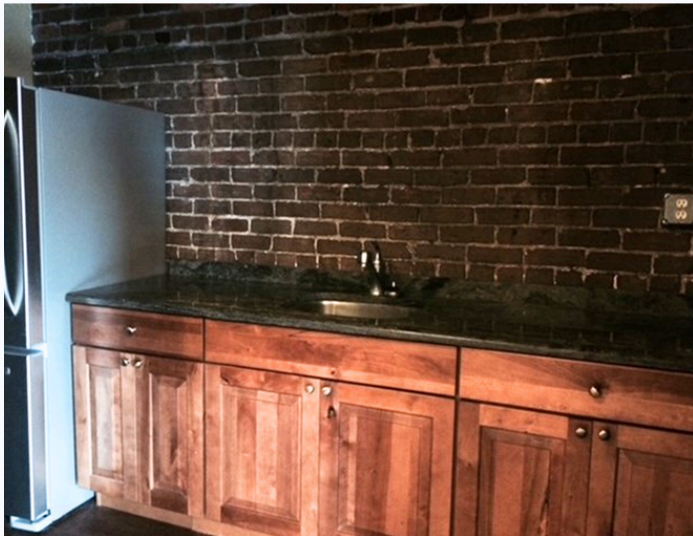
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**Interior upgrades and finishes were recently completed to feature: exposed brick interior, high ceilings, modern lighting, decorative wall art and new flooring and paint.**

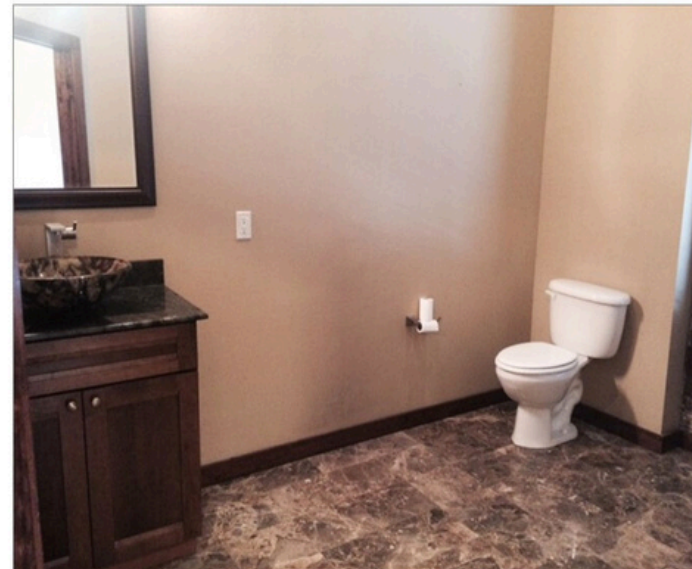
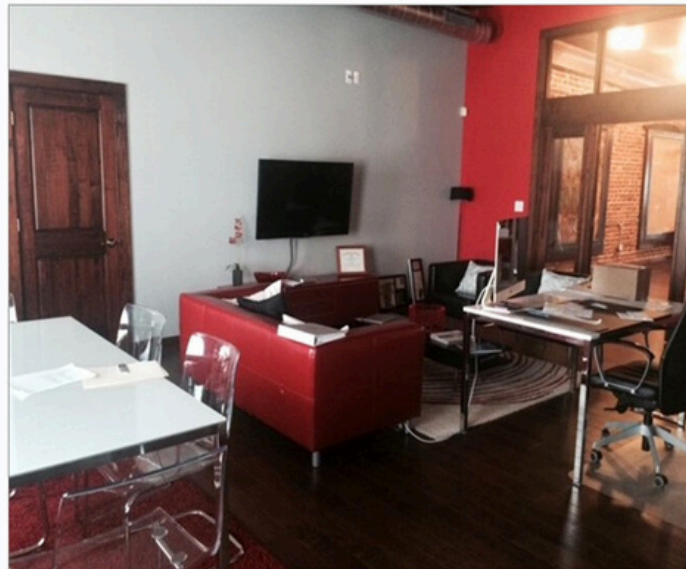
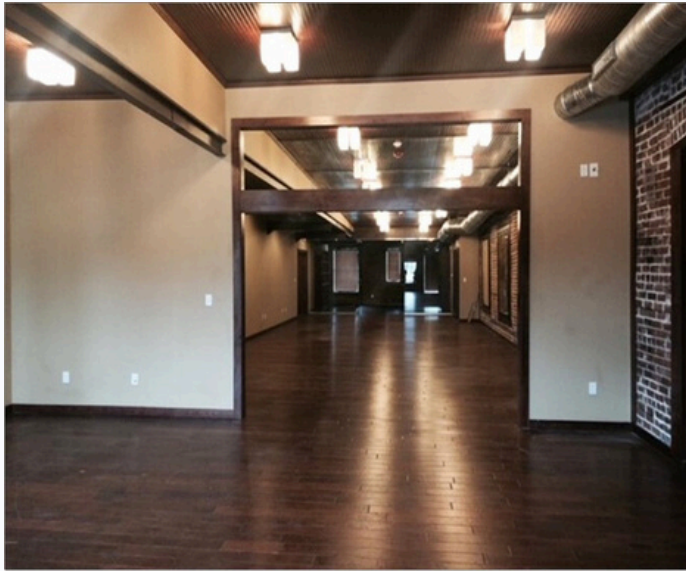
- 4,568 available SF
- Well-maintained 2nd floor balcony access and views
- Offering 50' of direct 7th Avenue frontage
- A+ signage and visibility
- Strong surrounding population of 94,483 residents within 3 miles of the property
- Ybor City is a **HUBZone area** with a robust economy



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# DIRECTIONS

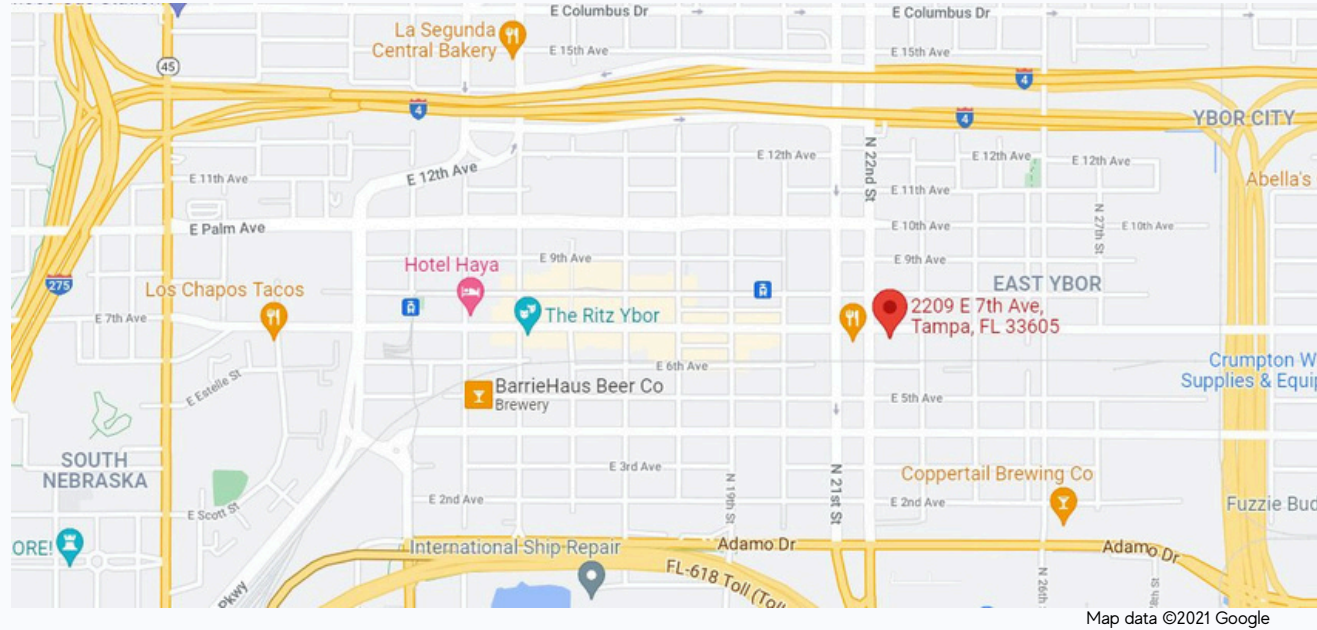
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## DIRECTIONS - FROM NORTH TAMPA

- Head south on I-275
- Take exit 1 from I-4 E
- Merge onto I-275 S
- Take exit 45B for I-4 E toward Orlando
- Continue onto I-4 E
- Take exit 1 toward Cruise Ships/21st St/22nd St
- Take N 21st St to E 7th Ave
- Merge onto E 13th Ave
- Slight right onto N 21st St
- Turn left onto E 7th Ave
- Destination will be on the right

2209 E. 7th Ave., Tampa, FL 33605



**CALL ME DIRECTLY TO MAKE  
YOUR OFFER OR SCHEDULE  
AN EXCLUSIVE SHOWING!**

**MOBILE: 813.997.4321**

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CCIM & BROKER

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## AREA

# LOCATED IN HISTORIC YBOR CITY

A central location situated directly on the corner of **East Palm Avenue and 22nd Street, in the heart of historic Ybor City.** An ideal location for a new tenant, this property offers **EXCELLENT VISIBILITY & GREAT ACCESS** for tenants and their customers.

There are varying types of businesses, restaurants, retail and banking offices located within the direct radius of this building, as well as several residential neighborhoods. **Centro Ybor is within walking distance.**

There is easy access to 7th Ave., Interstate 4, 22nd St., Interstate 275 and the Lee Roy Selmon Crosstown Expressway which makes Channelside, Downtown Tampa, South or North Tampa, Brandon, St. Petersburg or **just about anywhere else in the Tampa Bay area a very short commute away.** This is the perfect site for relocation or a new business.

**CALL TO SCHEDULE YOUR EXCLUSIVE  
SHOWING TODAY! 813.935.9600**

