

Lease Rate: \$22

Modified Gross

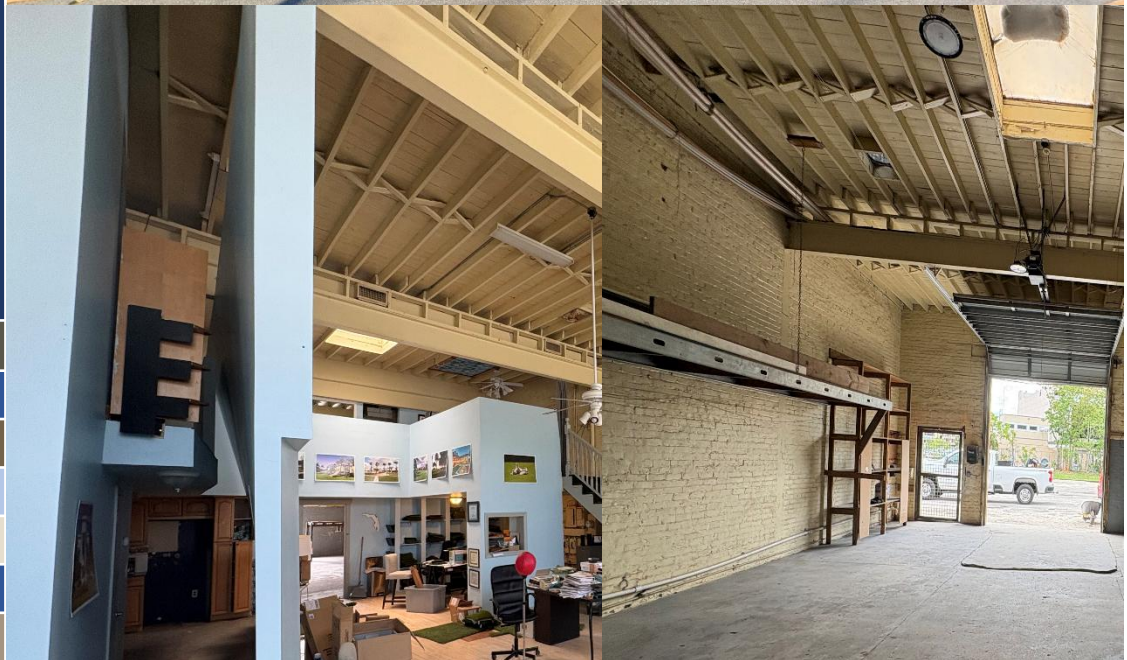
- 1,367 SF of warehouse (no hvac) with 1,335 SF of attached office, and 592 SF loft office 16 ft ceilings.
- Located in heart of Tampa, across from Encore, blocks from Gasworx.
- Population of 125,600 within 3-miles.
- Average household Income of \$132,957 in 3 miles.
- Dedicated on-site private surface parking spaces.
- Zero long-term lease liabilities, move-in-ready as is flex space.
- High traffic urban location with 24,500 daily drivers.

Retail for
Lease

ICI SHOPPING CENTRES- KDMC

- 1113 East Cass Street, Tampa, FL 33602
- 3,266 SF of Flex Office & Industrial Space

Join current tenants: Castillos Tampa Bay Auto Repair, Reporting Firm, Koether Law, P.A. & ICI Shopping Centers Warehouse.



1,344 SF office space with 20 ft high ceilings kitchen and 2nd story had private office space with a bathroom.

1,600 SF Warehouse space with 20ft ceilings

**ICI SHOPPING
CENTERS**

Features Include:

Downtown location. Positioned at 1113 East Cass Street, offering unmatched immediate vehicle access to the Channel District, Ybor City, and the central legal district.

Fully Turnkey Urban Flex Setup: 2,800 SF of premium, move-in-ready creative office space paired with functional, climate-controlled warehousing and inventory storage.

Additional Information: The city of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. The Tampa Bay area has an estimated population of nearly 4.5 million. Other nearby businesses and landmarks include: Publix (Channel Club), Greenwise Market, Duckweed Urban Grocery, Starbucks, Watervue Grille, Wagamama, Fifth Third Bank, Bank of America, Powerhouse Gym, Crunch Fitness, Amalie Arena, and The Florida Aquarium.

1113 East Cass Street, Tampa, FL, 33602 Office & warehouse

Please call to arrange a viewing:

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