



BROKERAGE DONE DIFFERENTLY

live
work
& play
IN YBOR CITY

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

2209 E. 7TH AVE
TAMPA, FL 33605

FOR LEASE
\$ 22/PSF/NNN

4,754 SF of creative workspace for an office, studio, gallery or retail storefront. Quick and easy access to all major interstate systems.



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

FLORIDA COMMERCIAL GROUP 401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

FINANCIAL & TERMS

Status: **Active**
Lease Price: **\$22 / PSF / NNN**
Suite A: **LEASED**
Suite B: **LEASED**
Suite C: **2,085 SF (leased w/ suite D)**
Suite D: **2,669 SF (leased w/ suite C)**
Suite C & D: **4,754 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: **2022**
Taxes: **\$32,189.64**

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

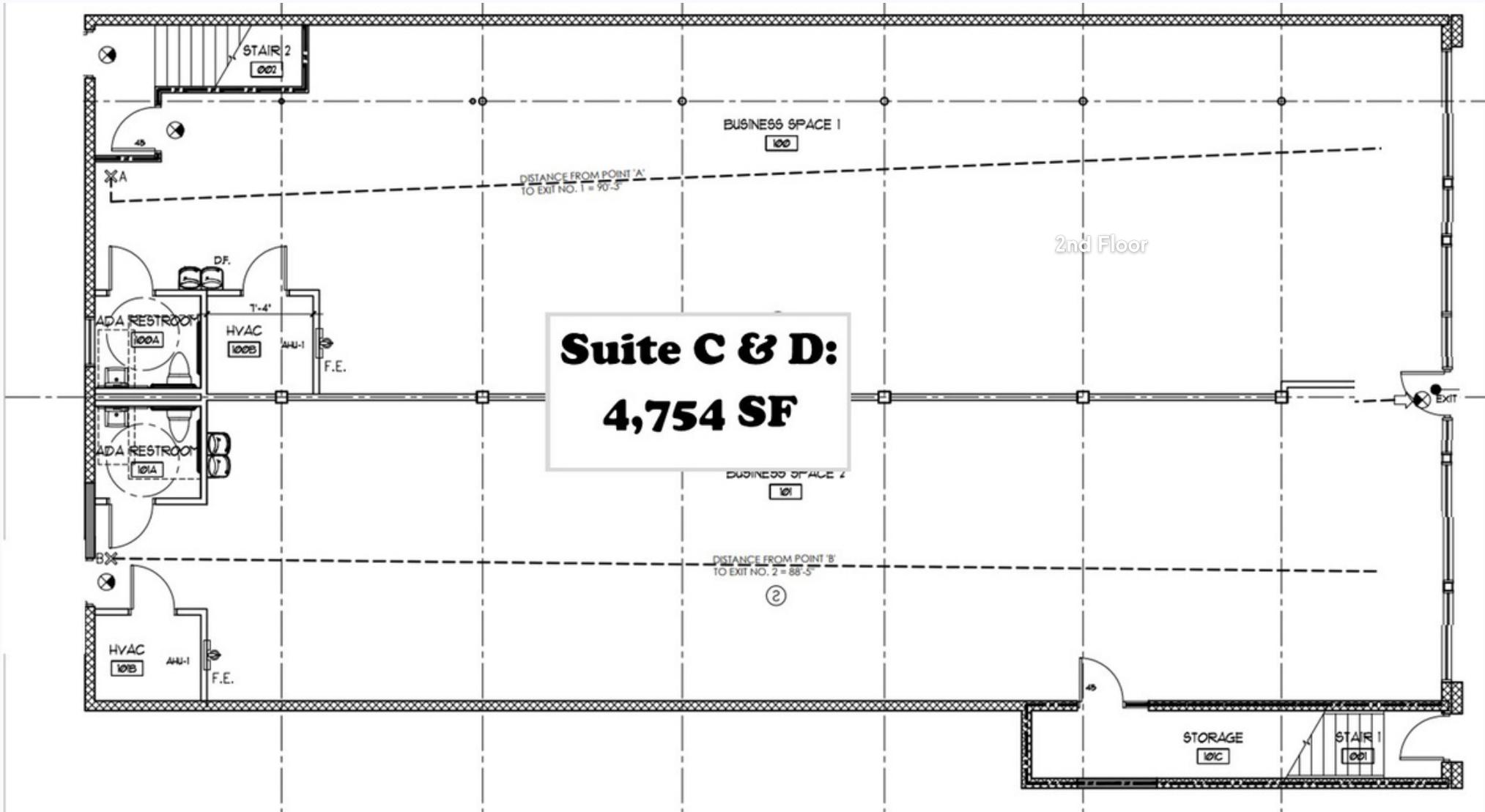
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

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

2ND FL FLOORPLAN

2209 E. 7TH AVE | TAMPA, FL 33605

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



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

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



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

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

- **4,754 available sq. ft.**
- **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



BROKERAGE DONE DIFFERENTLY

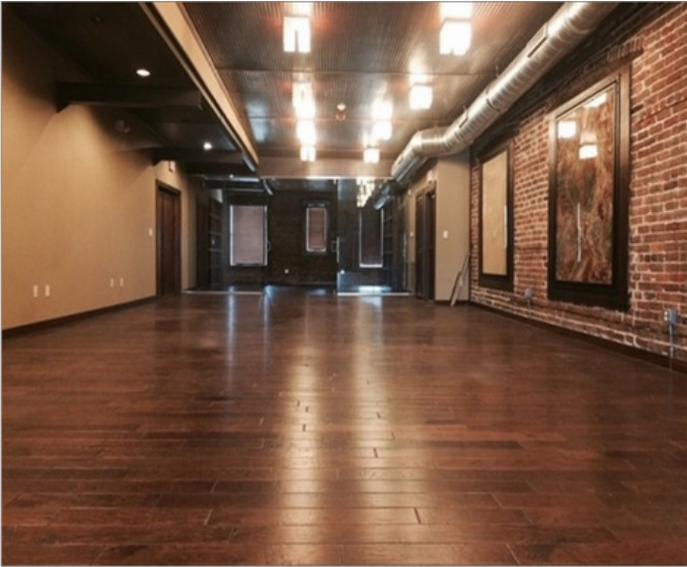
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

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

INTERIOR PROPERTY PHOTOS

2209 E. 7TH AVE | TAMPA, FL 33605

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



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

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



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



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

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

DIRECTIONS

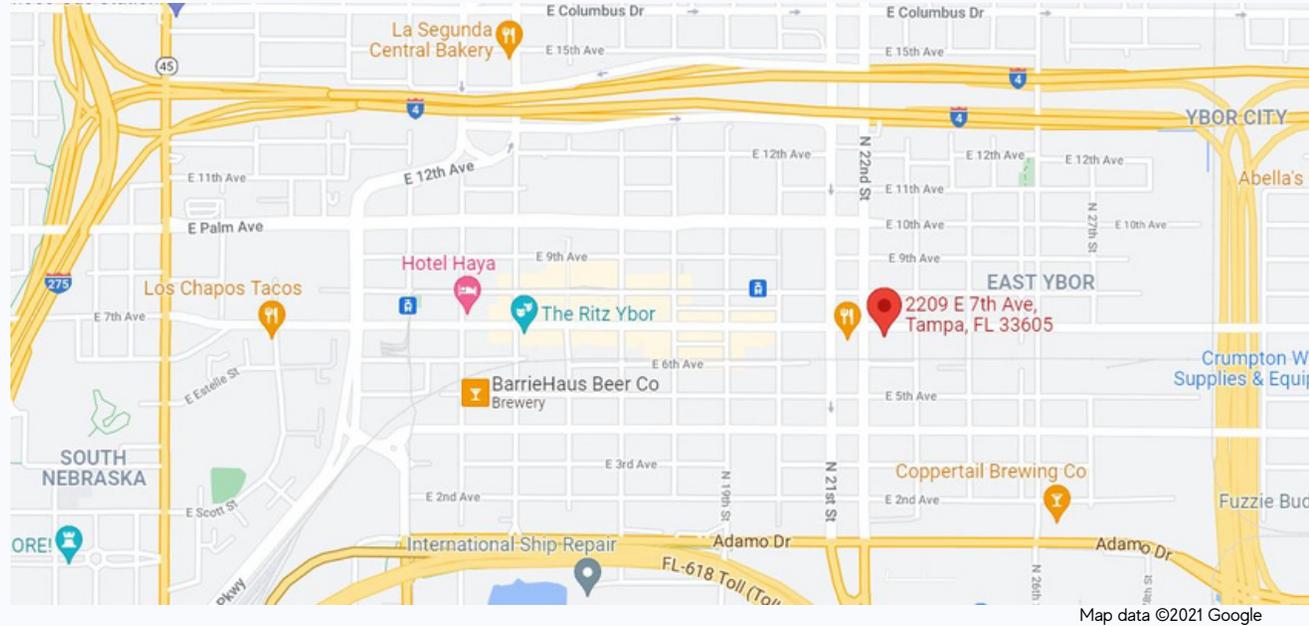
2209 E. 7TH AVE | TAMPA, FL 33605

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

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

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.



BROKERAGE DONE DIFFERENTLY

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

TINA@FLORIDACOMMERCIALGROUP.COM

MOBILE: 813.997.4321



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**

