

live
work
& play

IN THE HEART OF TAMPA'S HISTORIC DISTRICT

1 OFFICE SUITE AVAILABLE IN HISTORIC YBOR CITY

1718 East 7th Avenue
Tampa, FL 33605

SUITE B (220 SF)
\$1,150/ mo.

SUITE D (190 SF)
LEASED

FOR LEASE: **A newly renovated 2nd floor office condo** located in a high-energy business and retail district that is frequented by local & regional visitors...a great place to relocate or expand your business - right on 7th Avenue!



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

LISTING PHOTOS

1718 E. 7TH AVE. | TAMPA, FL 33605

A NEWLY RENOVATED EXECUTIVE OFFICE SUITE AVAILABLE FOR LEASE



A NEWLY RENOVATED EXECUTIVE OFFICE SUITE AVAILABLE FOR LEASE

Property's amenities include:

- Elevators
- Open Kitchen with two coffee bars for seating
- An inviting lounge/ work area with inviting seating & accommodations
- Hardwood Flooring :: Tin Ceilings :: Exposed brick wall with LED lighting
- Tons of natural lighting boasting an expansive and open air feel throughout
- Walking distance to dining, banking and entertainment.
- A prime location in a beautiful building boasting attractive historic features which include brick and masonry construction, high tin ceilings, an exceptional façade (The Aguilar Building of 1910), and is well maintained with frontage on the main drag.
- Zoned YC-1
- Office Renovation at its finest

Neighboring Businesses Include:

Hilton Gardens Inn, Ybor; Truist Bank, Valley National Bank, Bernini of Ybor, Rasoi Indian Cuisine.

Beautiful Office Condos on 7th Ave in Bustling Ybor City



BROKERAGE DONE DIFFERENTLY

813-935-9600 | TINA MARIE ELOIAN, CCIM | TINA@FLORIDACOMMERCIALGROUP.COM

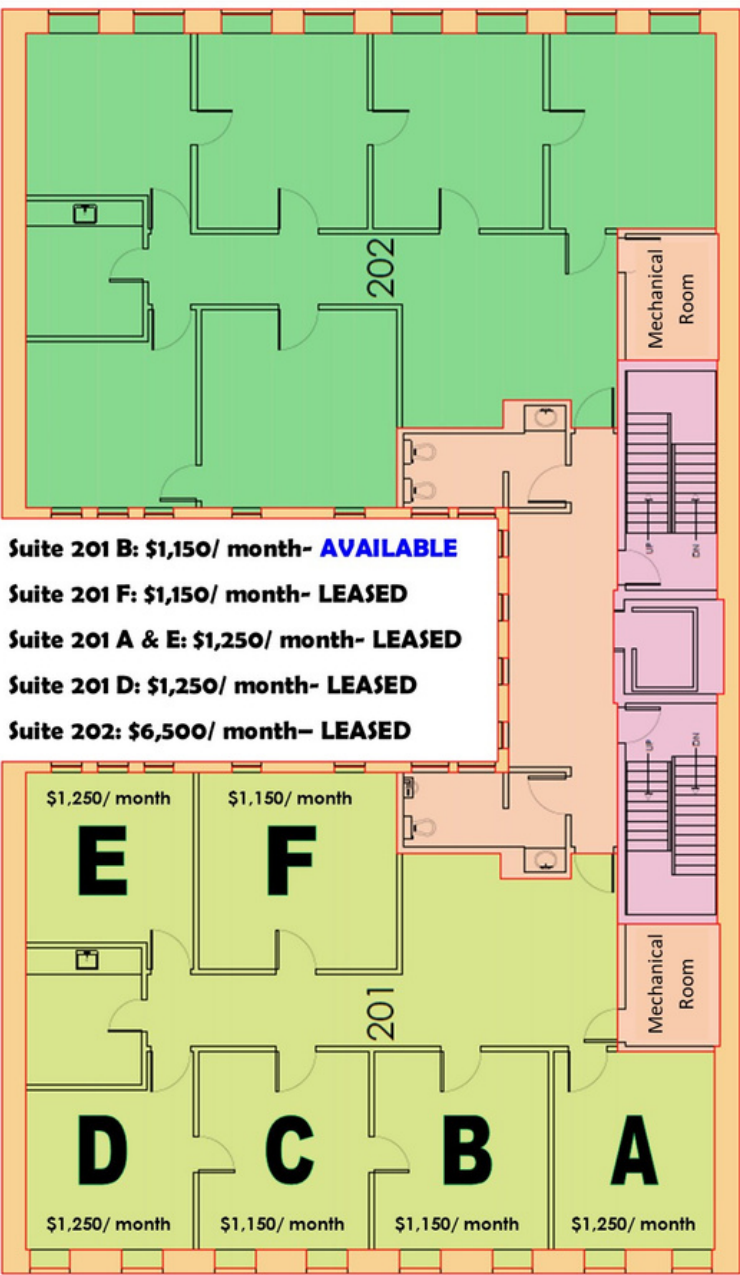
401 EAST PALM AVENUE, TAMPA, FL 33602 | FLORIDACOMMERCIALGROUP.COM

FLOOR PLAN

1718 E. 7TH AVE. | TAMPA, FL 33605

A NEWLY RENOVATED EXECUTIVE OFFICE SUITE AVAILABLE FOR LEASE

<< 7th Avenue >>



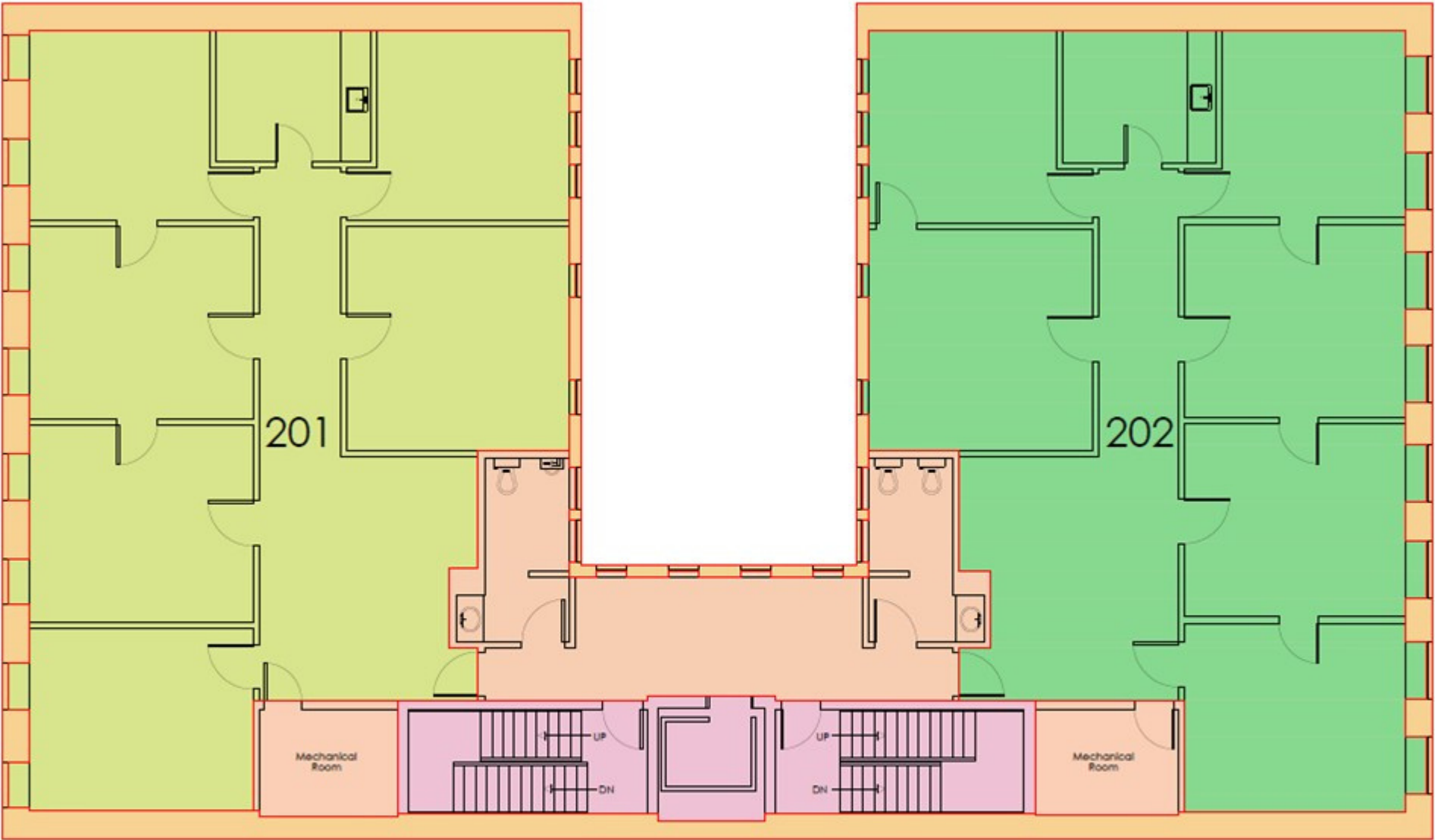
SUITE 202 FRONTS 7TH AVENUE & SUITE 201 OVERLOOKS 8TH AVENUE.



A NEWLY RENOVATED EXECUTIVE OFFICE SUITE AVAILABLE FOR LEASE

SUITE 201 | 1,651 SF

SUITE 202 | 1,651 SF



Method A (2017) - Tenant Areas
ANSI/BOMA Z65.1 - 2017 Office Standard

-Floor Service Area - 546 Square Feet	-Boundary Area - 4,182 Square Feet
-Vertical Penetrations - 330 Square Feet	-Exterior Gross Area - 4,656 Square Feet
-Suite 201 - 1,651 Square Feet	
-Suite 202 - 1,655 Square Feet	

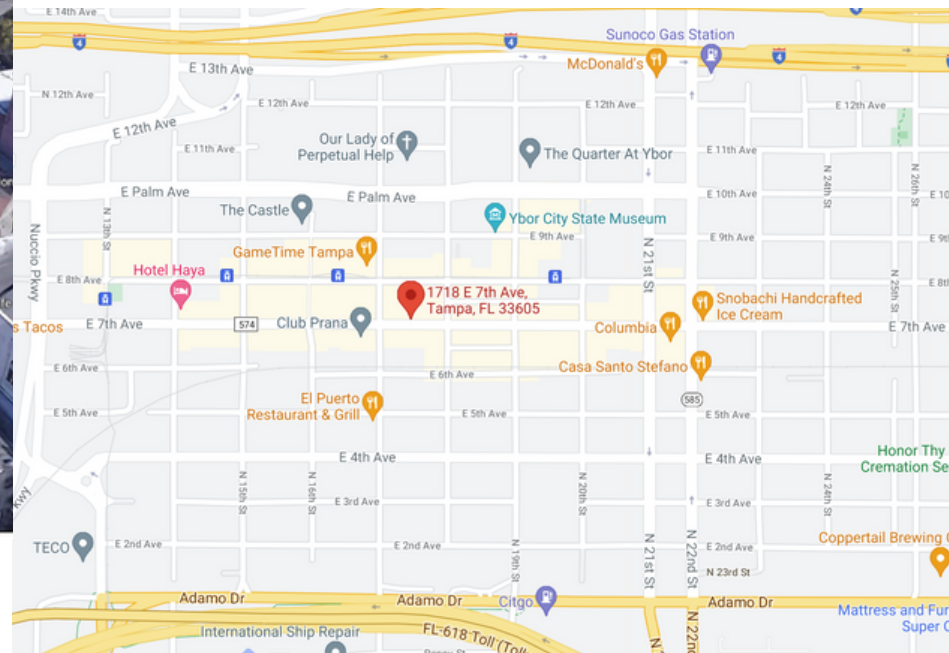
MAPS & DIRECTIONS

1718 E. 7TH AVE. | TAMPA, FL 33605

A NEWLY RENOVATED EXECUTIVE OFFICE SUITE AVAILABLE FOR LEASE



Offering quick and easy access to all major interstate systems. You'll also be minutes from Nebraska Ave., Hwy 60/ Adamo Dr., Tampa International Airport, Downtown Tampa, Channelside, South Tampa, etc.



DIRECTIONS

Interstate-4 to Ybor City Exit.

Head South on 21st Street to 7th Avenue.

Turn Right.

Head West on 7th Avenue to Subject.

Arrive at Property at: 1718 E. 7th Avenue

CALL ME DIRECTLY TO SCHEDULE AN EXCLUSIVE SHOWING!

MOBILE: 813.997.4321

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