



## 2 OFFICE SUITES AVAILABLE IN HISTORIC YBOR CITY

1718 East 7th Avenue  
Tampa, FL 33602

SUITE C  
\$1,150 / mo.

SUITE D  
\$ 1,250 / mo.

FOR LEASE: **2 newly renovated 2nd floor office condos** 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!



live  
work  
& play

IN THE HEART OF TAMPA'S HISTORIC DISTRICT

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](mailto:TINA@FLORIDACOMMERCIALGROUP.COM)

# LISTING PHOTOS

1718 E. 7TH AVE. | TAMPA, FL 33602

TWO NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE



## TWO NEWLY RENOVATED EXECUTIVE OFFICE SUITES 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](mailto:TINA@FLORIDACOMMERCIALGROUP.COM)

401 EAST PALM AVENUE, TAMPA, FL 33602 | [FLORIDACOMMERCIALGROUP.COM](http://FLORIDACOMMERCIALGROUP.COM)

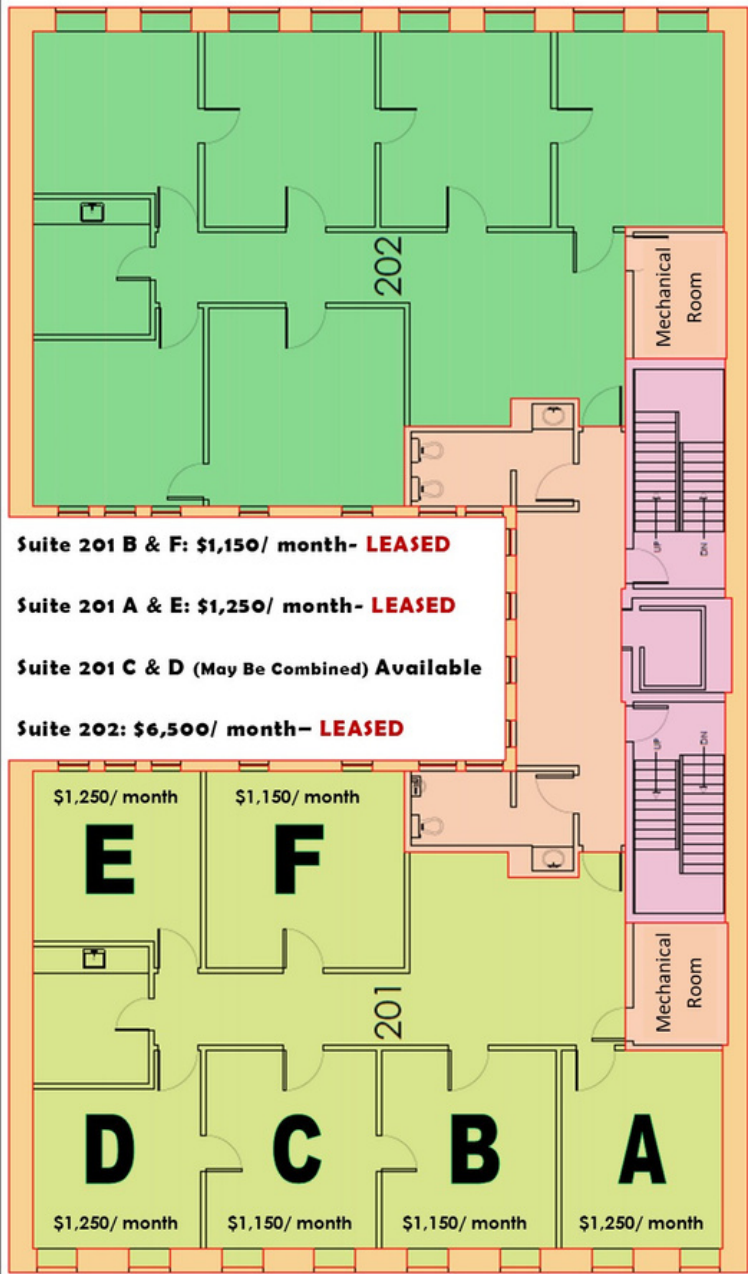


# FLOOR PLAN

1718 E. 7TH AVE. | TAMPA, FL 33602

TWO NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE

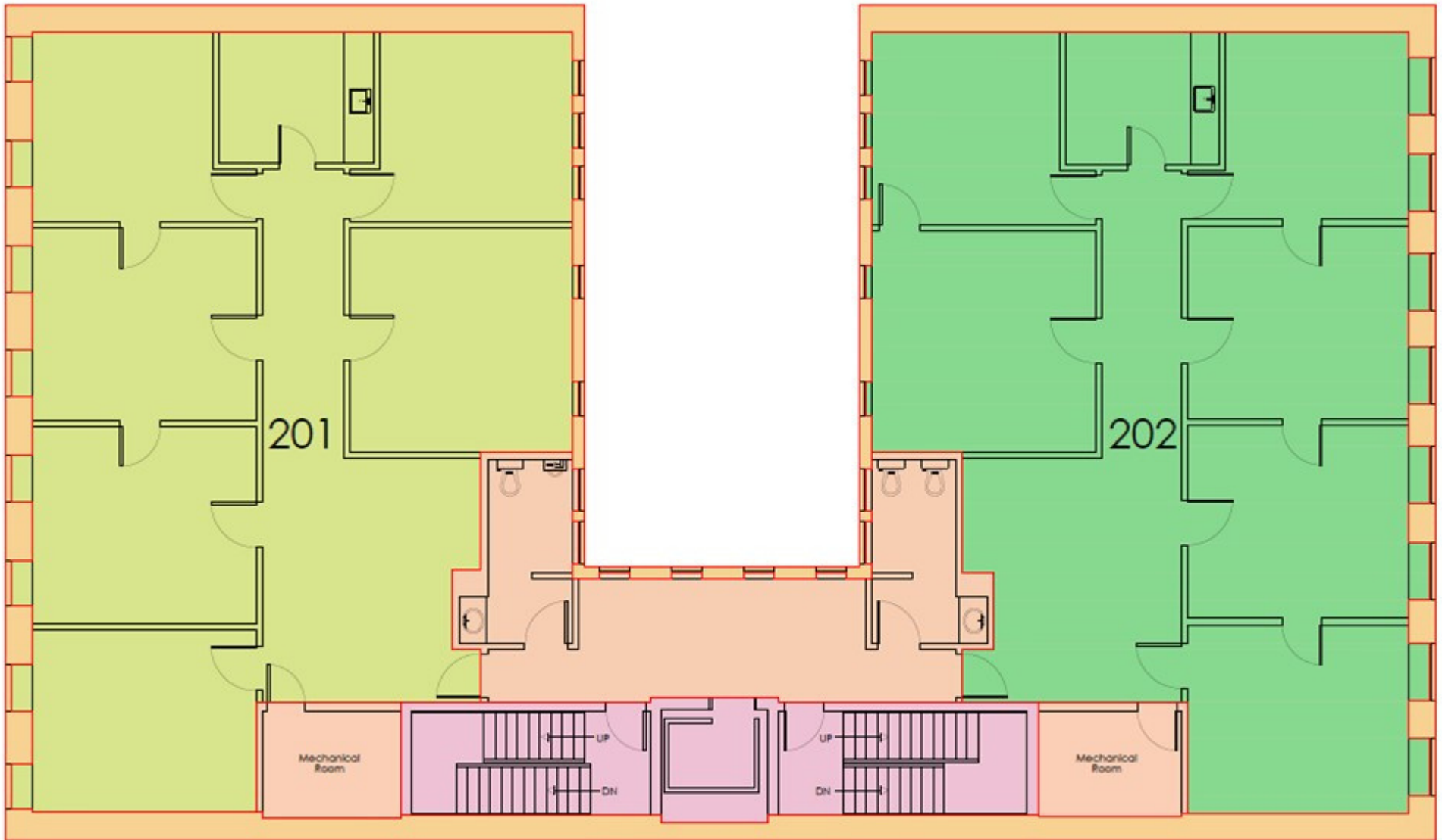
<< 7th Avenue >>



TWO NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE

## SUITE 201 | 1,651 SF

## SUITE 202 | 1,651 SF



### Method A (2017) - Tenant Areas

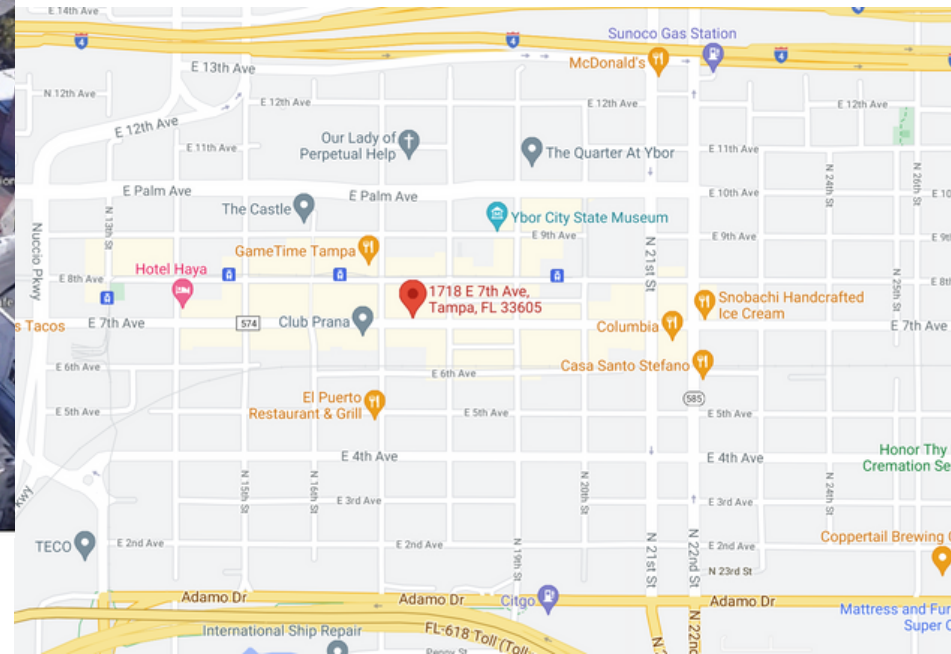
ANSI/BOMA Z65.1 - 2017 Office Standard

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

## TWO NEWLY RENOVATED EXECUTIVE OFFICE SUITES 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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