

# Ybor Professional Center - Suites for Lease

1401 E. 22<sup>nd</sup> Ave., Tampa, FL 33605



- Multiple professional office suites available
- Renovated and Updated
- Single or Double Occupancy
- 100 SF – 120 SF +/-
- Lease rate: \$1,000 per month
- Immediate availability
- Reception/Lobby area for visitors/clients
- Parking: Free onsite parking
- Signage
- Full-time offices
- 24-hour access
- Furnished or unfurnished
- Conference room
- Kitchen/Break-room
- Included: Internet, utilities, conference room access, break room, and FREE PARKING!!!
- This is a totally updated executive office suite building that is located in the heart of VM Ybor, north of I-4 at the corner of E. 22<sup>nd</sup> Ave and N. Avenida Republica de Cuba. Both Interstate 4 and I-275 are within blocks. A single-story building means no stairs or elevators. These spaces are perfect for an attorney, title company, realtor or any other professional office user.

For More Info Contact:



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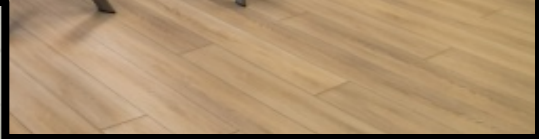
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## Andretta Properties

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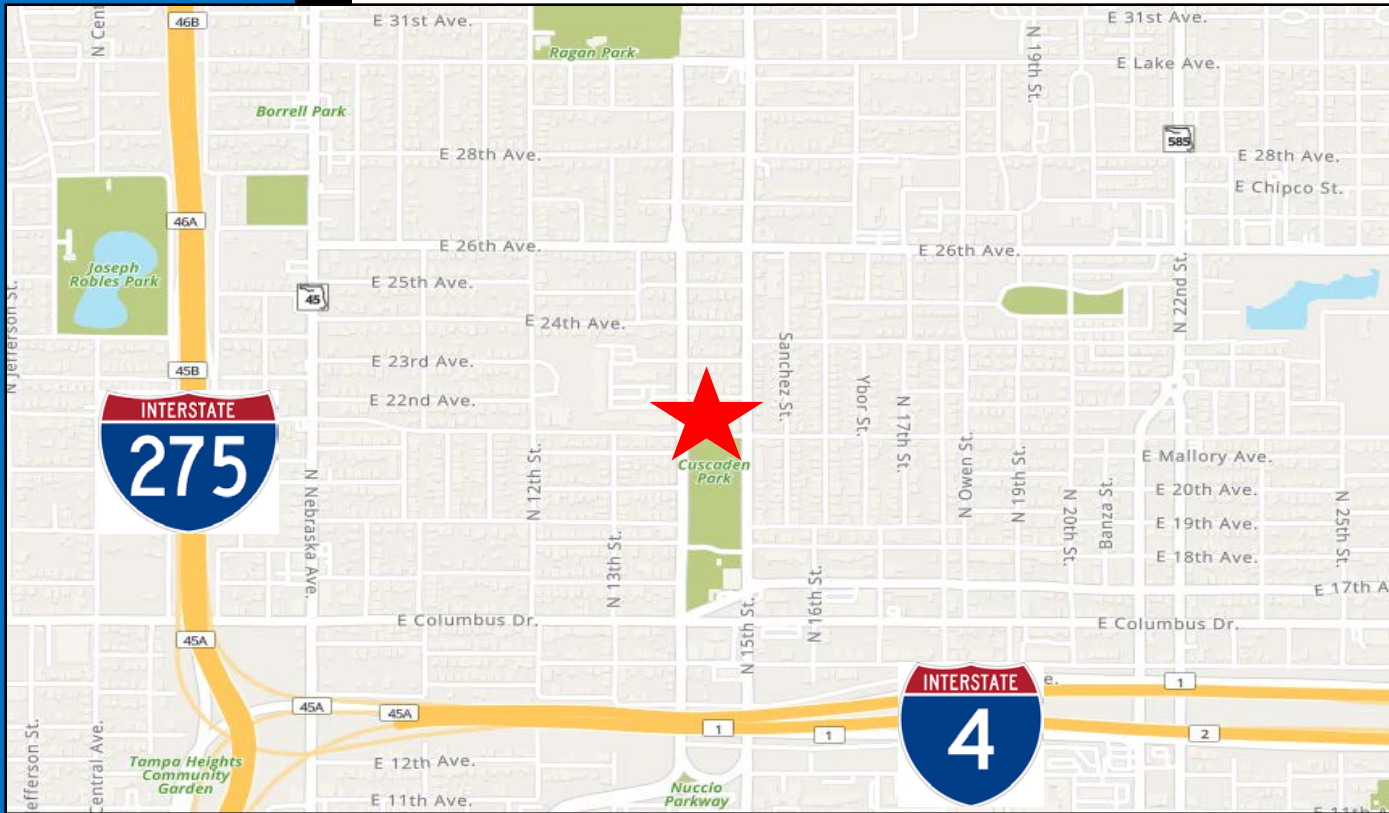


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# Map & Floor Plan



| ANSI / BOMA Z65.1-2017, METHOD A                                                                                         |                        |               |
|--------------------------------------------------------------------------------------------------------------------------|------------------------|---------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>    | PM LAW                 | - 1,943.31 SF |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> | VINCORE                | - 2,215.26 SF |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>     | BLDG SERV / AMEN AREA  | - 3855.42 SF  |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>    | FLOOR SERV / AMEN AREA | - 0.00 SF     |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> | FLOOR RENTABLE AREA    | - 8,013.99 SF |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>       | VERTICAL PENETRATION   | - 0.00 SF     |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> | BOUNDARY AREA          | - 8,013.99 SF |
| ANSI / BOMA Z65.3-2018                                                                                                   |                        |               |
| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>      | GROSS AREA 4 (LEASING) | - 8,462.75 SF |
| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>      | GROSS AREA 1 (CONST)   | - 8,462.75 SF |