



**live  
work  
& play**

IN THE HEART OF YBOR CITY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**1624 E. 7TH AVENUE | TAMPA, FL 33605**

**FOR LEASE: \$1,100/ month + S.T.**

**CALLING ALL: Artisans • Designers • Media •  
Marketing/ PR • Producers • Film Makers • Techies •  
Digital Creatives • Professionals • Entrepreneurs**

*Art Studio \* Gallery \* Creative Space \* Showroom  
\* Flex Space \* Filming \* Production Workroom*



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.

**CURRENT AVAILABILITY • Long Term Lease Terms Available**

**This Modern Space is located in the newly renovated Historic Kress Building that is situated directly on 7th Avenue in the heart of Ybor City**

## PROPERTY FEATURES

- Direct 7th Avenue access and frontage
- Prime Ybor City mailing address
- Prominent 7th Avenue exposure with exceptional signage opportunities
- Short walk to Centro Ybor & all Ybor amenities
- Centrally located in the heart of bustling Ybor City
- 3rd floor skylights emitting tons of natural lighting throughout
- ADA accessible with elevator
- Situated in a qualified HUBZone
- Convenient access- minutes from major travel arteries
- Located 1.5 miles from Interstate 4
- Strong surrounding population of 87,968 residents within a 3-mile radius
- Average HH income exceeds \$57,172 within 3 miles of the property

**Public parking available in the Centro Ybor Garage, ONE block away**



Terms & Lease Detail Available Upon Viewing



**BROKERAGE DONE DIFFERENTLY**

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Lease Price: See pricing sheet for individual units

Price: **\$1,100/ month + S.T.**

Lease Provisions: Modified Gross

Financing Available: TBD, Contact Broker

Expenses: Available Upon Request

(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

### LOCATION

Street Number: 1624

Street Name: E. 7th

Street Suffix: Avenue

Street City: Tampa

County: Hillsborough

Traffic Count/ Cross Streets:

5,500 VTD (18th Street & 7th Avenue) AADT, 2022

Market: Tampa/St. Petersburg

Sub-Market: Central Ybor Area

### THE PROPERTY

Folio Number: 197222-0000

Zoning: YC-1 (Central Commercial Core)

Property Use: Professional Office/ Creative Space

Available SF: **172 SF remaining**

Year Renovated: 2010

Lot Size: approx. 6,650 SF

Lot Dimensions: 70' x 95' Front Footage: 70'

Parking: Rear Onsite, Centro Ybor Parking Garage

Number of Spaces: 20 assigned, private parking (FOR LEASE)

### THE LISTING

Driving Directions:

From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 7th Ave. Turn right. Head West to 17th Street. Go through the intersection. Immediately to your right, arrive at property on the right at: 1624 E. 7th Avenue.

### THE COMMUNITY

Community/Subdivision Name: Ybor City

Flood Zone Area: X

Flood Zone Panel: 12057C0354J

### UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Verizon/ Spectrum/ Frontier

### TAXES

Tax Year: 2022

Taxes: \$56,946.56

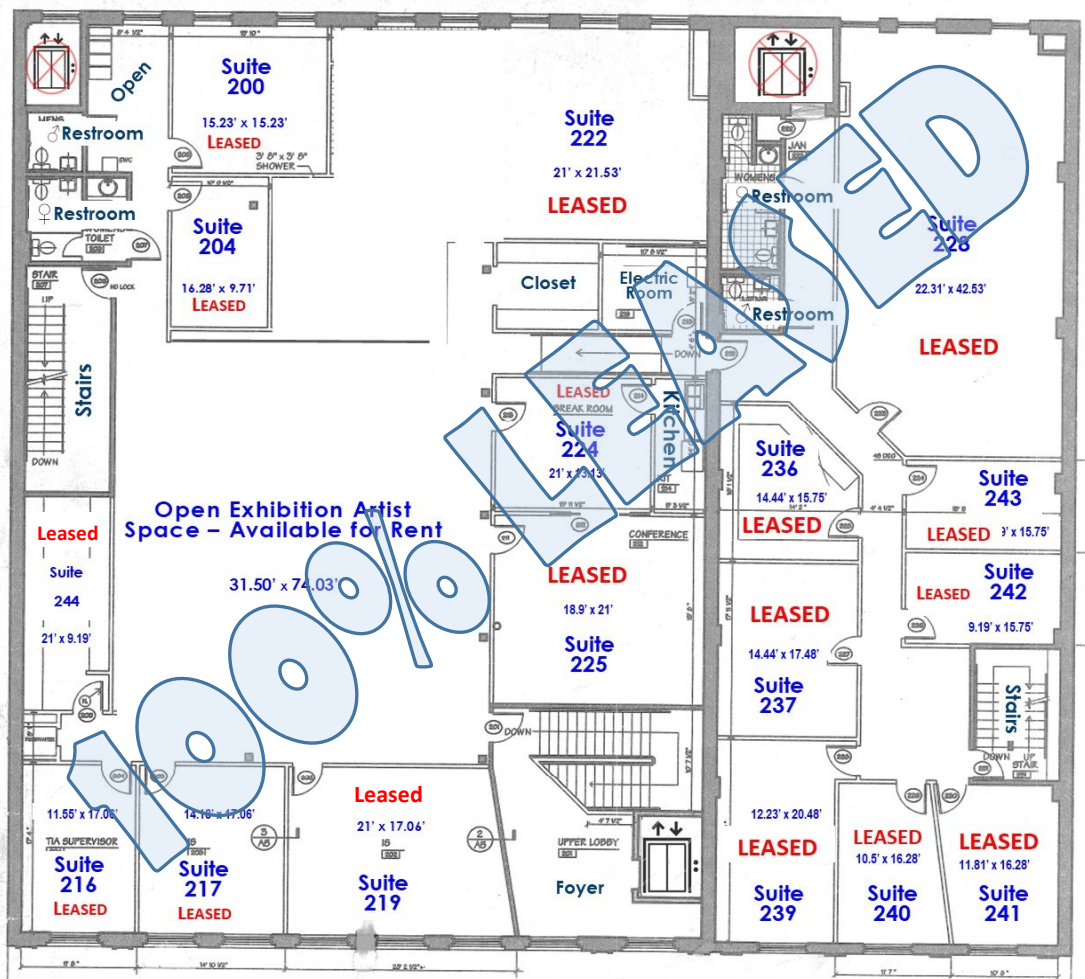


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## HISTORIC KRESS BUILDING • WALKABLE TO DINING, SHOPPING AND BANKING



SECOND FLOOR

Unit	Estimated Sq Ft	View	Rate
	Approx 7000 SF	Rear Windows to Front 7th Ave Windows	Availability
200	231.8	Window/Rear	Leased
204	158.1	Interior	Leased
205	849.0	Interior/Open	Leased
211 A	361.5	Interior/Open	Leased
211 B	361.5	Interior/Open	Leased
244	193.0	Interior	Leased
216	197.0	Window/7th Ave	Leased
217	241.8	Window/7th Ave	Leased
219	358.3	Window/7th Ave	Leased
222	464.0	Window/Rear	Leased
223	128.4	Interior	Closet
224	275.6	Interior	Leased
225	397.0	Interior	Leased
228	948.8	Window/Rear	Leased
236	227.3	Interior	Leased
237	252.4	Interior	Leased
239	250.4	Window/7th Ave	Leased
240	170.9	Window/7th Ave	Leased
241	192.3	Window/7th Ave	Leased
242	144.7	Interior	Leased
243	144.7	Interior	Leased

BROKERAGE DONE DIFFERENTLY

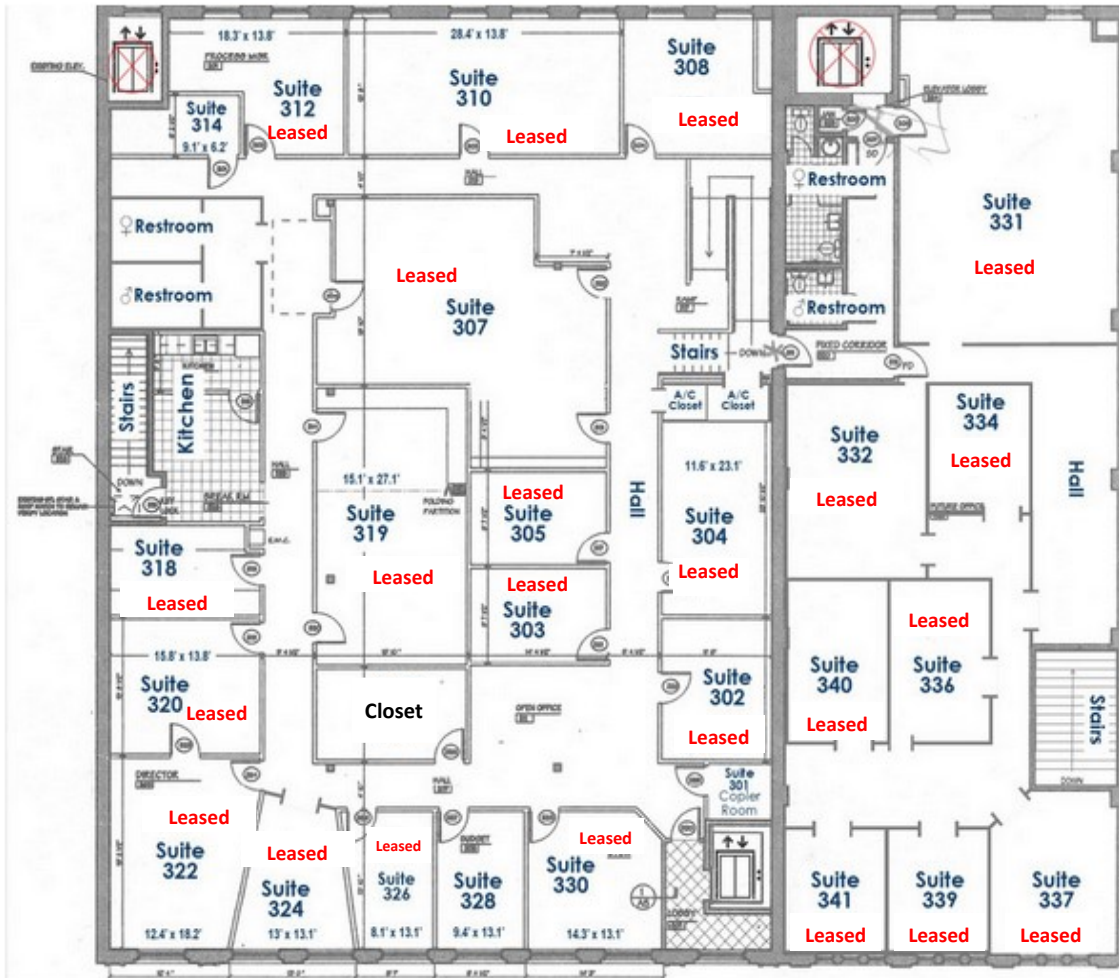
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Currently Being Restored as a Premier Creative Office Offering [1 remaining suite at 172 SF](#) of 3rd FL Space

## STRONG RETAIL CORRIDOR WITH HEAVY PEDESTRIAN AND CAR TRAFFIC



Unit	Rough Est Sq Ft	View	Rate
302	190	Interior	Leased
303	154.5	Interior	Leased
304	280	Interior	Leased
305	154.5	Interior	Leased
307	520	Interior	Leased
308	229	Window/Rear	Leased
310	451	Window/Rear	Leased
312	284	Window/Rear	Leased
314	70	Interior	Electric Closet
318	137	Interior	Leased
319	487	Interior	Leased
320	218	Interior	Leased
322	344	Window/7th Ave	Leased
324	215	Window/7th Ave	Leased
326	200	Window/7th Ave	Leased
327	172	Interior	Electric Closet
328	172	Window/7th Ave	\$1,100.00
330	184	Window/7th Ave	Leased
331	1160	Window/Rear	Leased
332	305	Interior	Leased
334	165	Interior	Leased
336	190	Interior	Leased
337	243	Window/7th Ave	Leased
339	132	Window/7th Ave	Leased
340	190	Interior	Leased
341	132	Window/7th Ave	Leased

THIRD FLOOR



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# PHENOMENAL ARTIST SPACE OFFERING A MIX OF PRIVATE STUDIOS & CREATIVE SUITES

## HISTORIC KRESS BUILDING • 2ND & 3RD FLOOR INTERIOR PHOTOS



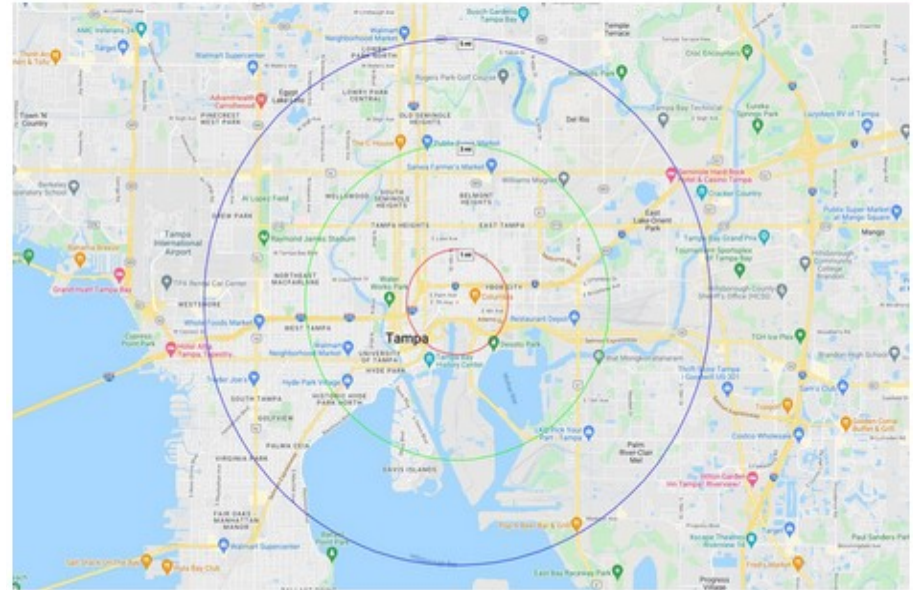
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## AREA HIGHLIGHTS | DEMOGRAPHICS

- **COME PLUG AND PLAY**
- Large windows, high ceilings, great views overlooking bustling 7th Avenue, ADA restrooms and open common areas for shows, displays, exhibitions and gallery events
- TECO Streetcar Trolley runs one block north on 8th Avenue allowing you to experience access to and from Downtown Tampa, Channel District and Harbour Island from Ybor
- Ybor City is easily accessible to the surrounding tri-county area via several major travel arteries: Interstate 4, Interstate 275, Selmon Crosstown Expressway, N. 22nd Street, Adamo Drive, 7th Avenue and N. Nebraska Avenue
- Numerous happening restaurants and shops are found within walking distance for coffee with colleagues, client meetings over lunch or after work happy hours! (Centro Ybor, Hotel Haya, 7-Eleven, The Ritz Ybor, Ybor City Wine Bar, Truist Bank, Tampa Brewing Company, Bernini's of Ybor, Hampton Inn & Suites Tampa/ Ybor City/ Downtown, Hillsborough Community College and others...
- Secured parking to the rear of the building on 8<sup>th</sup> Avenue also comes with a signed lease in this awesome building!



<u>POPULATION</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total population	10,135	87,968	218,786
Median age	34.7	33.1	35.3
Median age (Male)	33.6	31	33.7
Median age (Female)	34.7	34.6	36.6
<u>HOUSEHOLDS &amp; INCOME</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total households	4,350	34,932	87,304
# of persons per HH	2.3	2.5	2.5
Average HH income	\$41,692	\$57,172	\$57,159
Average house value	\$190,988	\$283,801	\$289,563

**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

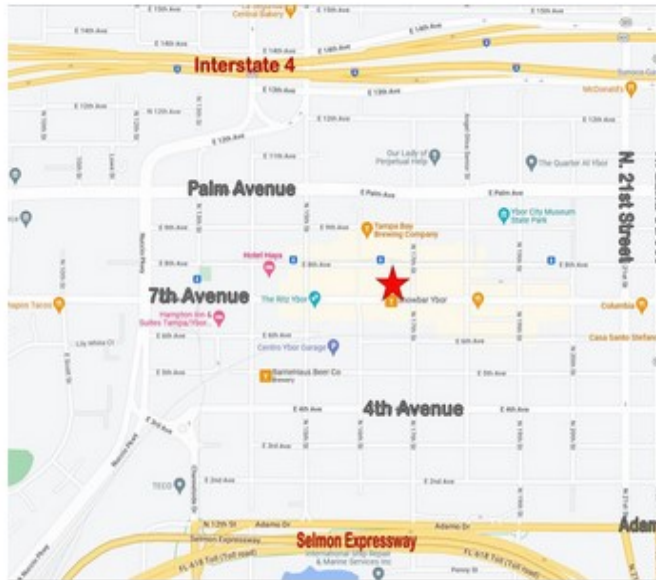


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## MAPS & DIRECTIONS



### 7th AVENUE VIEW



### DIRECTIONS

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## LOCALE

### LOCATED IN HISTORIC YBOR CITY

A central location situated directly on the corner of **East 6th Avenue and 13th 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 an easy trolley ride away.**

There is easy access to 7th Ave., Interstate 4, 22nd St., Interstate 275 and the Lee Roy Selmon Crosstown Expressway which makes The Channel District, 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  
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# Your Tampa Bay and Beyond Commercial Real Estate Experts

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Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

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- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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**CALL OUR TEAM TODAY!**  
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