



BROKERAGE DONE DIFFERENTLY

**live  
work  
& play**

IN YBOR CITY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM  
TINA@FLORIDACOMMERCIALGROUP.COM

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

**1215 E. 6TH AVENUE  
TAMPA, FL 33605 | FOR LEASE**

**OFFICE, STUDIO OR CREATIVE SPACE**

**\$20/ PSF/ NNN + S.T.**

**• 409 SF UP TO 10,865 SF •**

**MULTIPLE SUITES AVAILABLE**



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.

**IDEAL FOR ARTISTS, PROFESSIONALS, RETAILERS, EDUCATORS, CONSULTANTS OR MERCHANTISERS**

**YC-6 community commercial. This subdistrict comprises land devoted to general and intensive commercial uses located on the southern fringe of the historic district and which will provide a transition to the industrial uses south of the historic district.**

**FLORIDA COMMERCIAL GROUP IS PLEASED TO PRESENT AN OPPORTUNITY TO LEASE OR PURCHASE A COMMERCIAL SPACE IN FLOURISHING YBOR CITY**

**LEASE HIGHLIGHTS**

- **Now leasing 409 SF; 1,029 SF; 2,937 SF; 6,490 SF or contiguous 10,865 SF**
- Immediate 1st and 2nd floor availability
- Ideal for executives, creative professionals, caterers, retailers and inspired entrepreneurs
- Highest and best use includes co-work meeting space, professional office, executive suites, government contracting, call center, creative workspace, skills center, training facility, studio or production space, artistic gallery, retail showroom, event space or Yoga, Pilates or Barre fitness studio
- 2 years+ lease preferred
- High ceilings :: Flexible floorplans :: Lots of windows :: Balcony access
- Buildout options are flexible and landlord is willing to negotiate terms
- Located in a HUBzone (providing long-term tax benefits to tenants and business owners)
- **EXCELLENT LOCATION** and strong visibility along 13th Street and 6th Avenue
- Walking distance to hotels, dining, entertainment, shopping, banking, lodging and public transportation
- Secure onsite parking
- Within a 3-mile radius of this site, approximately 105,768 people with an average age of 35.9 and the HH income is over \$72,910

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

**For Lease: \$20 PSF/ NNN/ S.T.**

Lease Price: Monthly, base rent

**\$681.66- 4,895.00 (1st floor) :: \$10,816.66 (2nd floor) :: \$18,108.32 (total)**

Lease Terms: 2+ year lease

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

### LOCATION

Street Address: 1215 E. 6th Avenue

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets: 3,050 VTD (2022 AADT) 6th Ave and Nuccio Pkwy.

Market: Tampa-St. Petersburg-Clearwater

Sub- Market: Ybor City

### THE PROPERTY

Folio Number: 198682-0005

Zoning: YC-6 community commercial.

Property Use: Professional Office/ Creative Space

Available SF:

**1st floor up to 4,375 SF, 2nd floor up to 6,490 SF :: total 10,865 SF**

Year Renovated: 2010 and 2021

Lot Size: 26,950 SF :: Lot Dimensions: 275' x 98'

Front Footage: 98' (approx..) along 13th Street trolley route

Parking: Onsite, (secured & reserved) Street and Centro Ybor Garage

### TAXES

Tax Year: 2023

Tax total: \$62,329.48

### UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Frontier Communications/ Verizon/ Spectrum

### THE COMMUNITY

Community/ Subdivision Name: Ybor City/ Lesley's Subdivision

Flood Zone Area: X

Flood Zone Panel: 12057C0354H

### THE LISTING

Driving Directions: From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 7th Ave. Turn right. Head West to Avenida Republica de Cuba. Turn left. Head South one block to 6th Avenue. Turn Right. Head West. Arrive at Property on the left at: 1215 E. 6th Avenue.

Suite #	Floor	Leasable SF	Availability
A	1st	2,937 SF	Vacant
B	1st	409 SF	Vacant
C	1st	1,029 SF	Vacant
D	1st	4,802 SF	Occupied
A	2nd	6,490 SF	Vacant
B	2nd	730 SF	Occupied
C	2nd	2,289 SF	Occupied
Apartment	2nd	2,425 SF	Occupied

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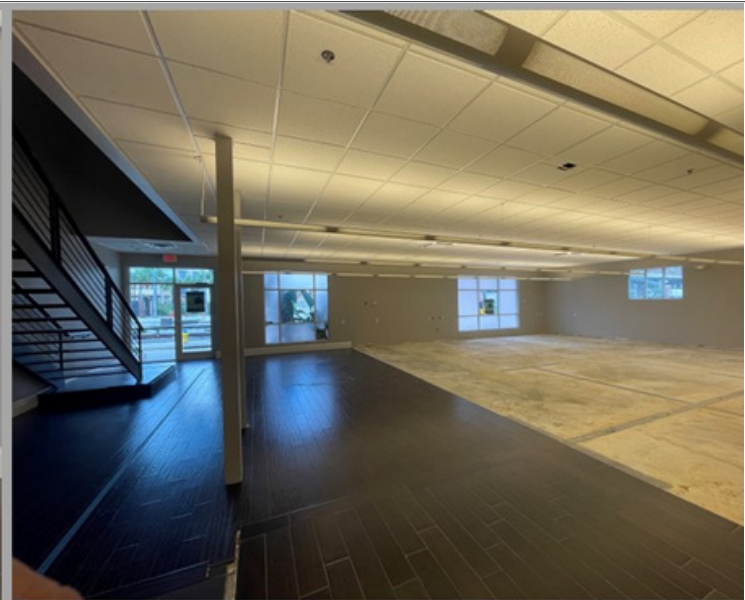
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# 1ST FLOOR INTERIOR



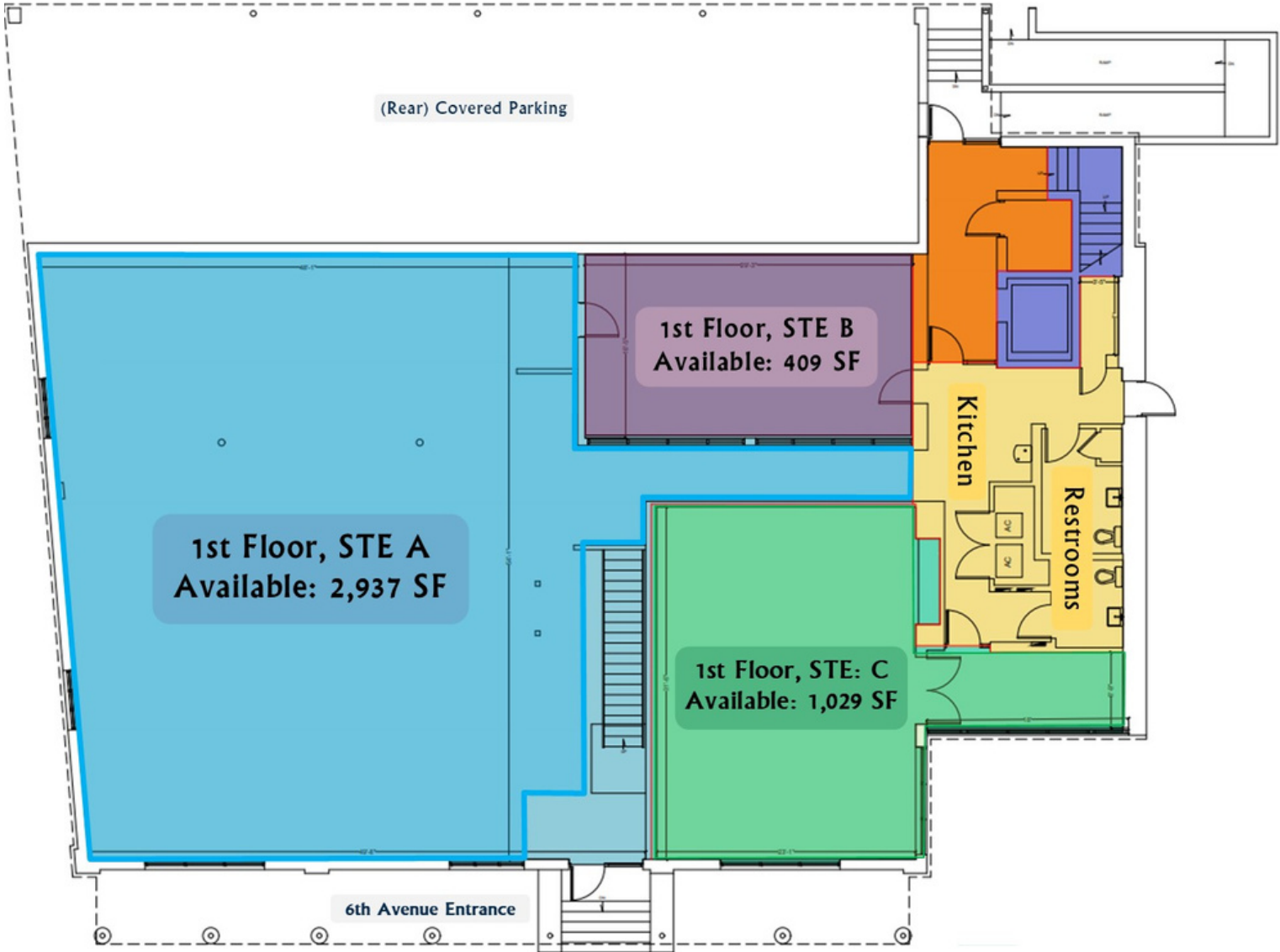
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# 1ST FLOOR FLOORPLAN



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## 2ND FLOOR INTERIOR



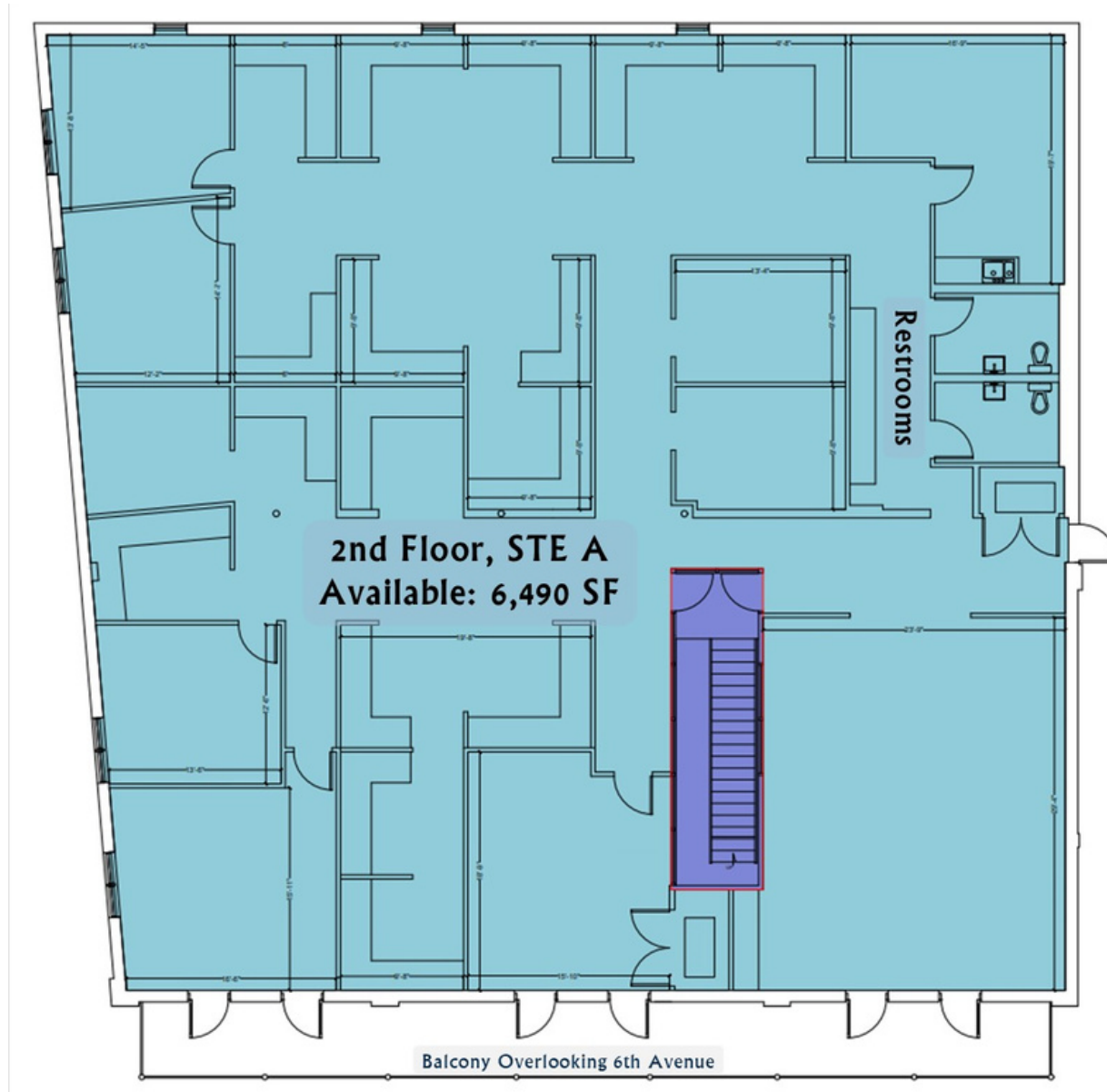
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## 2ND FLOOR FLOORPLAN



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**COMMON AREA**



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# PARKING



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## AERIAL MAP- SOUTH VIEW

Buildout options are flexible and landlord's terms are negotiable



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## AERIAL MAP- YBOR

The owner is seeking a long-term tenant, however, will consider a 2-5-year lease with options to a strong tenant seeking long term occupancy.



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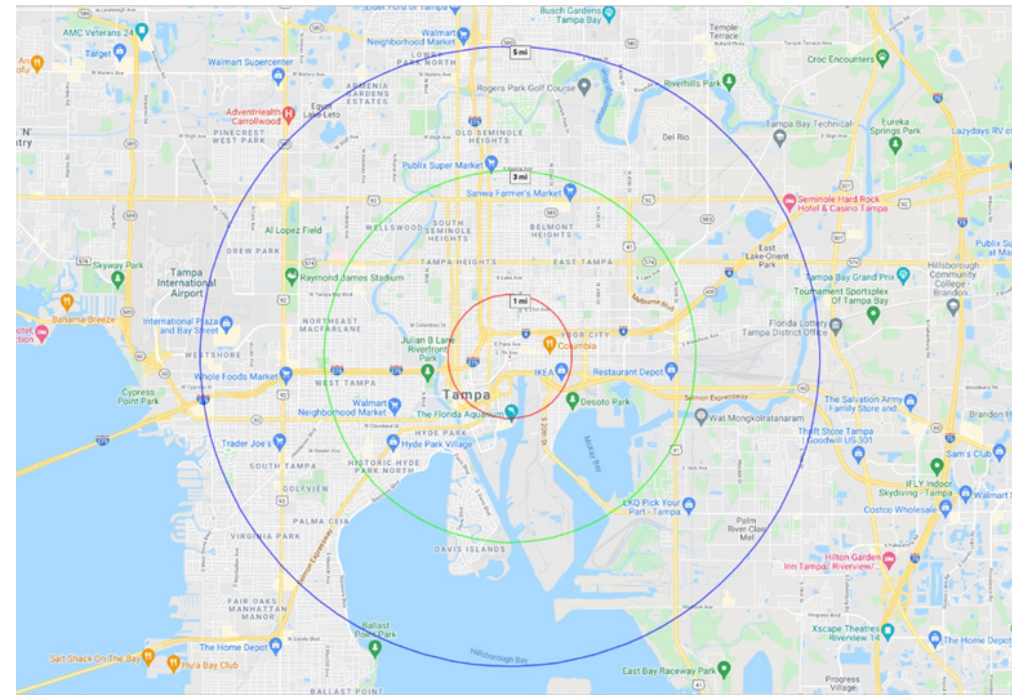
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## AREA HIGHLIGHTS | DEMOGRAPHICS

- Convenient street and Centro Ybor Garage parking
- One block to bustling 7th Avenue
- Located at 6th Avenue and 13th Street, boasting tremendous branding and signage opportunities
- Great visibility to Streetcar commuters traveling between Ybor City and Downtown Tampa
- 1 block South of the Cadrecha Plaza Trolley Station #4- Streetcar route to Channelside/ Downtown Tampa
- Quick access to Interstate 4, Interstate 275 and Crosstown Expy.
- Travel between the Fort Brooke Garage and Ybor City's Centennial Park via the trolley that shuttles from E. 8th Avenue and N. 20th Street to S. Franklin Street and E. Whiting Street- accessing bustling Downtown Tampa, the scenic Riverwalk- Water Street and the buzzing Channel District
- Tampa International Airport is 8 miles away and Downtown Tampa is 1.5 miles away
- Traffic: 3,050 VTD (Nuccio Pkwy & 6th Ave) AADT, 2020
- 2022 Total Population: 14,569 - 1 Mile | 105,768 - 3 Mile | 248,348 - 5 Mile
- 1st floor space measuring 2,937 SF and 2nd floor space measuring 6,490 SF may be leased individually. **Call for details**



<b>POPULATION</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total population	14,569	105,768	248,348
Average age	36.2	35.9	37.2
Average age (Male)	36.9	35.6	36.2
Average age (Female)	36.5	36.8	38.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total households	8,827	51,034	111,456
# of persons per HH	1.7	2.1	2.2
Average HH income	\$58,766	\$72,910	\$73,753
Average house value	\$219,257	\$267,973	\$271,868

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

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## AREA HIGHLIGHTS | DIRECTIONS

**PROPERTY IS LOCATED MINUTES FROM THE GAS WORX DEVELOPMENT PROJECT**

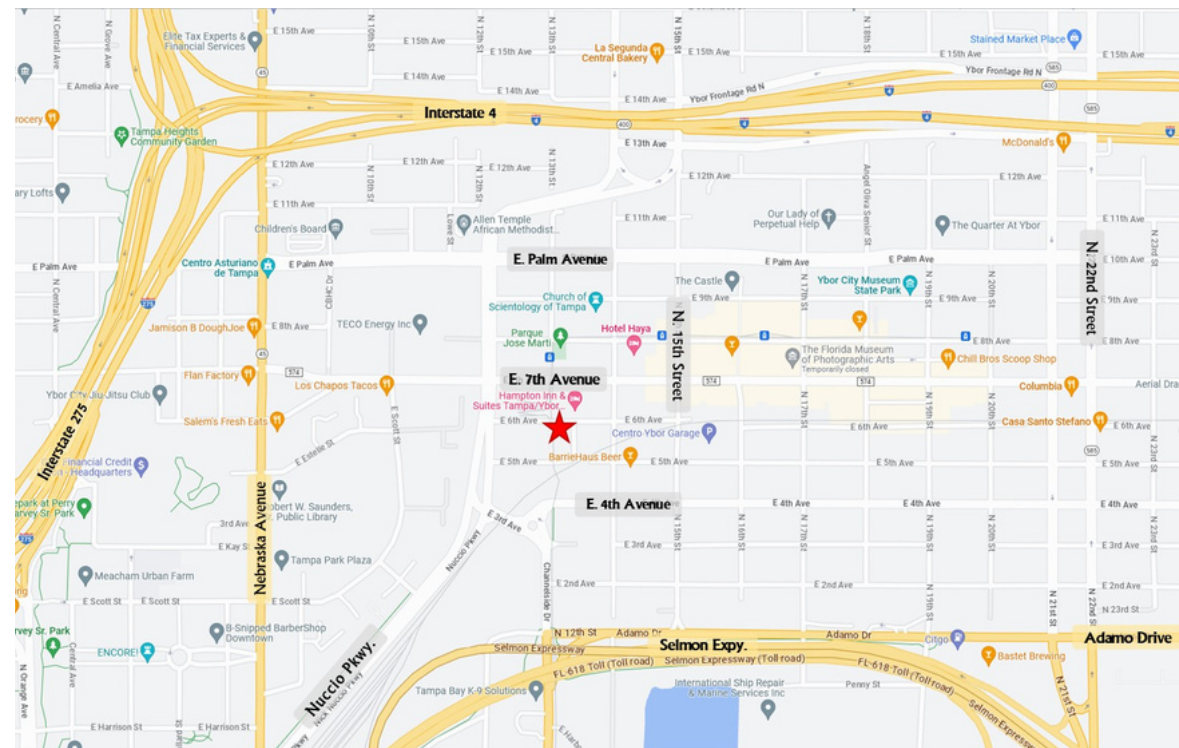


## AREA HIGHLIGHTS

Nearby eateries are located within walking distance include: Copper Shaker, NY NY Pizza, Asiatic Street Food; Monster Pizza; Southern Belle Country Bar and Grill; King Corona Café; The Bricks; Flor Fina; Café Quiquiriqui; Mangia Bene Pizzeria; Barterhouse Ybor; Samurai Blue and the Tampa Bay Brewing Company to name a few. Call today for a showing.

## DRIVING DIRECTIONS

From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 7th Ave. Turn right. Head West to Avenida Republica de Cuba. Turn left. Head South one block to 6th Avenue. Turn Right. Head West. Arrive at Property on the left.



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## 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**





# Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

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.

## How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

**CALL OUR TEAM TODAY!**  
**813.935.9600**



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!  
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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