



2 OFFICE SUITES AVAILABLE IN HISTORIC YBOR CITY

1718 East 7th Avenue
Tampa, FL 33605

SUITE 201- A (216 SF) **SUITE 201-D (190 SF)**
\$1,250/ mo. \$1,250/ mo.

FOR LEASE: Renovated 2nd floor office condos located in a high-energy business and retail district of bustling Ybor City. Frequented by local & regional visitors, this is a great place to relocate, expand or start your new 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

FLORIDA COMMERCIAL GROUP 401 EAST PALM AVENUE, TAMPA, FL 33605 WWW.FLORIDACOMMERCIALGROUP.COM

LISTING PHOTOS

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

NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE



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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, Bernini of Ybor, Rasoi Indian Cuisine Due Amici Pizza, Long Ash Cigars, Bad Monkey-Ybor to name a few.

Beautiful Office Condos on 7th Ave in Bustling Ybor City



BROKERAGE DONE DIFFERENTLY

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

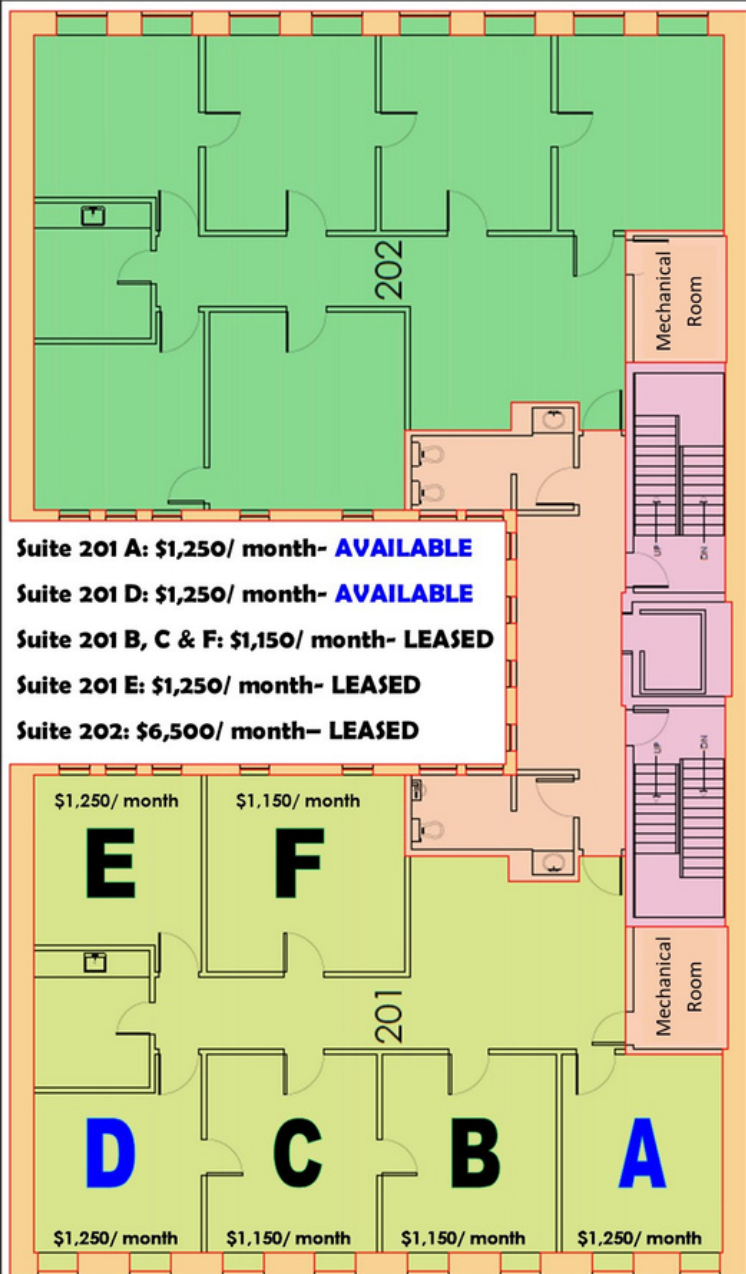


FLOOR PLAN

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

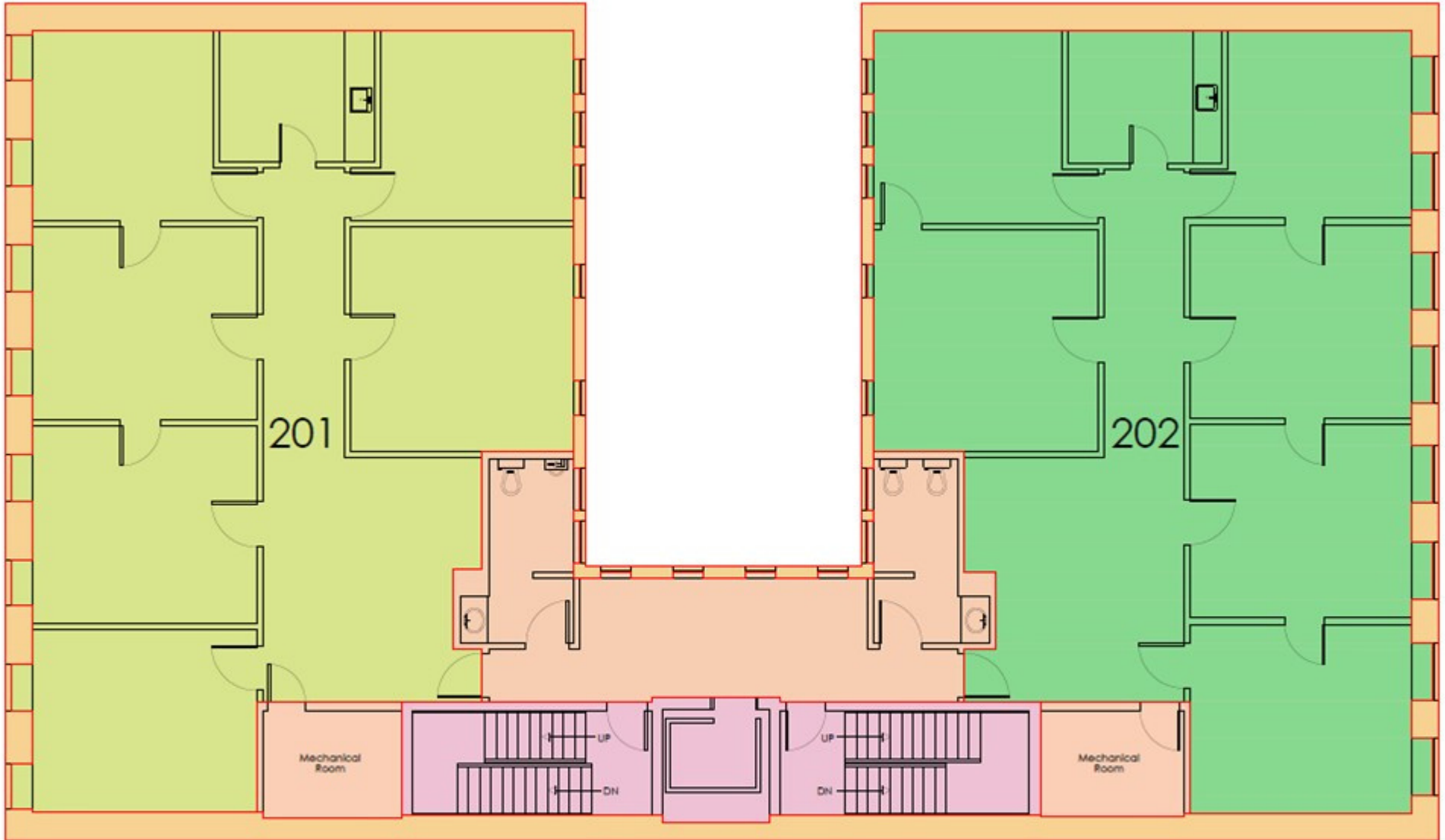
NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE

<< 7th Avenue >>



SUITE 201 | 1,651 SF

SUITE 202 | 1,651 SF



Method A (2017) - Tenant Areas

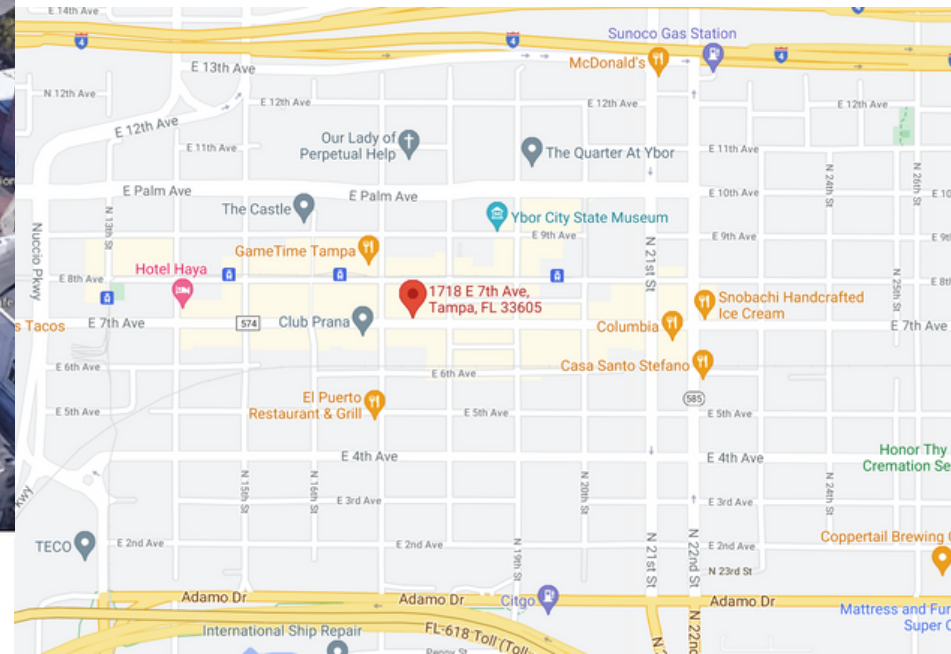
ANSI/BOMA Z65.1 - 2017 Office Standard

- 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

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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