



BROKERAGE DONE DIFFERENTLY

**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

**2109 E. PALM AVE. | TAMPA, FL 33605**  
**FOR LEASE: \$20/ PSF/ NNN**

**PROFESSIONAL OFFICE BUILDING**  
**YBOR CITY**

- **LOCATED DIRECTLY ON 22ND STREET & PALM AVENUE.**  
**1ST, 2ND & 3RD FLOOR OFFICE SUITES**



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**

## PROFESSIONAL OFFICE BUILDING IN THE YBOR CITY DISTRICT WITH SUITES COMING AVAILABLE, FALL 2024.

### PROPERTY FEATURES

- A Beautifully Designed Entrance
- Private Offices
- Neutral Color Palette
- Natural Stone Flooring Throughout the Common Areas
- Wired for Phone, Cable, Data and T1 Capabilities
- Onsite and Nearby Offsite Parking
- After Hours Access - Electronic Keypad
- Secured and Monitored
- Highest and Best Use: Executive, Creative or High Tech Office Space
- Tremendous branding and signage opportunities
- Office suites available for lease, September & October 1, 2024

### CURRENT AVAILABILITY

Suite #	Floor	Leasable SF	Availability
101	1st	1,320 SF	Coming 09/01/2024
102	1st	1,617 SF	Occupied
103	1st	2,551 SF	Occupied
201	2nd	1,128 SF	Occupied
202	2nd	1,431 SF	Coming 10/01/2024
203	2nd	1,528 SF	Occupied
204	2nd	778 SF	Occupied
205	2nd	1,156 SF	Occupied
206	2nd	524 SF	Occupied
300A	3rd	5,127 SF	Coming 10/01/2024
300B	3rd	1,418 SF	Occupied

Terms &amp; Lease Details Available Upon Viewing

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## PROPERTY DETAILS

### FINANCIAL & TERMS

Status: **Active**

For Lease: **\$20/ PSF/ NNN**

NNN Expenses: **See Worksheet**

### LOCATION

County: **Hillsborough**

Street Number: **2109**

Street Name: **E. Palm**

Street Suffix: **Avenue**

City: **Tampa**

Market: **Tampa/ St. Petersburg**

Sub-market: **Ybor City**

### THE COMMUNITY

Neighborhood: **Ybor Area S of I-4**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0358H**

### TAXES

Tax Year: **2023**

Taxes: **\$43,187.31**

### THE PROPERTY

Folio Number: **197487-0000**

Zoning: **YC-5 (Ybor General Commercial)**

Property Use: **Professional Office Space**

Available SF: **5,127 SF :: 1,431 SF :: 1,320 SF**

Lot Dimensions: **100' x 67'**

Lot Size (Sq. Ft.): **6,700 SF**

Front Footage: **100'**

Total Acreage: **.15 AC**

Parking: **Onsite, Nearby, and Paid Parking**

### UTILITIES

Electricity: **TECO**

Water: **City of Tampa Utilities**

Waste: **City of Tampa Utilities**

Communications: **Verizon/ Frontier/ Spectrum**

### THE LISTING

Driving Directions

**From Tampa: Take Interstate 4 to Exit 1 (Ybor City). Merge onto 21st Street heading southbound. Turn left onto Palm Avenue. Building is on the Right**

**Arrive at property on Palm Avenue between 22nd Street and 21st Street.**



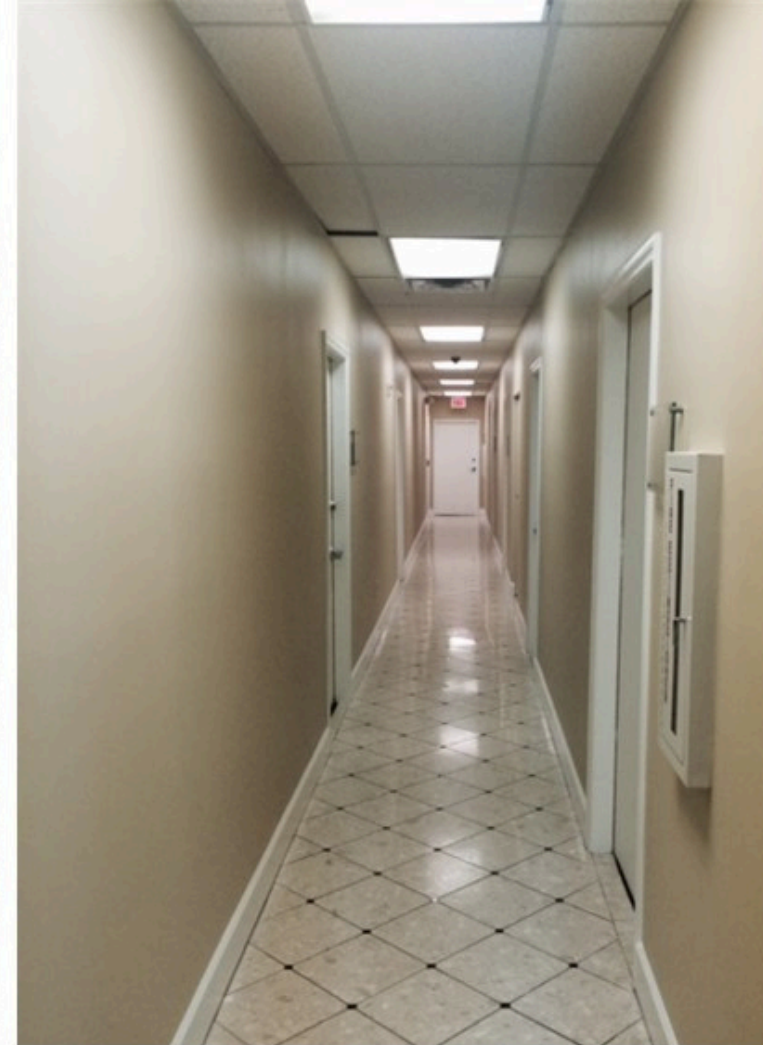
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ALL SUITES ARE A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY

## PRIME 22ND STREET FRONTAGE AND INTERSTATE 4 ACCESS

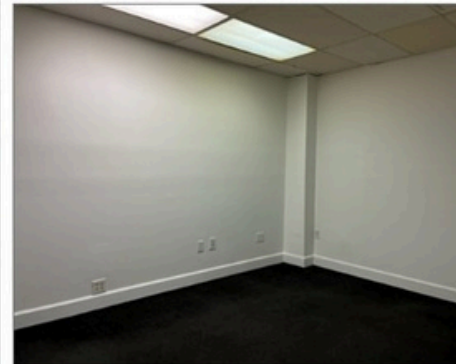
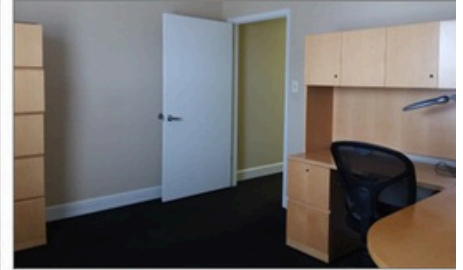


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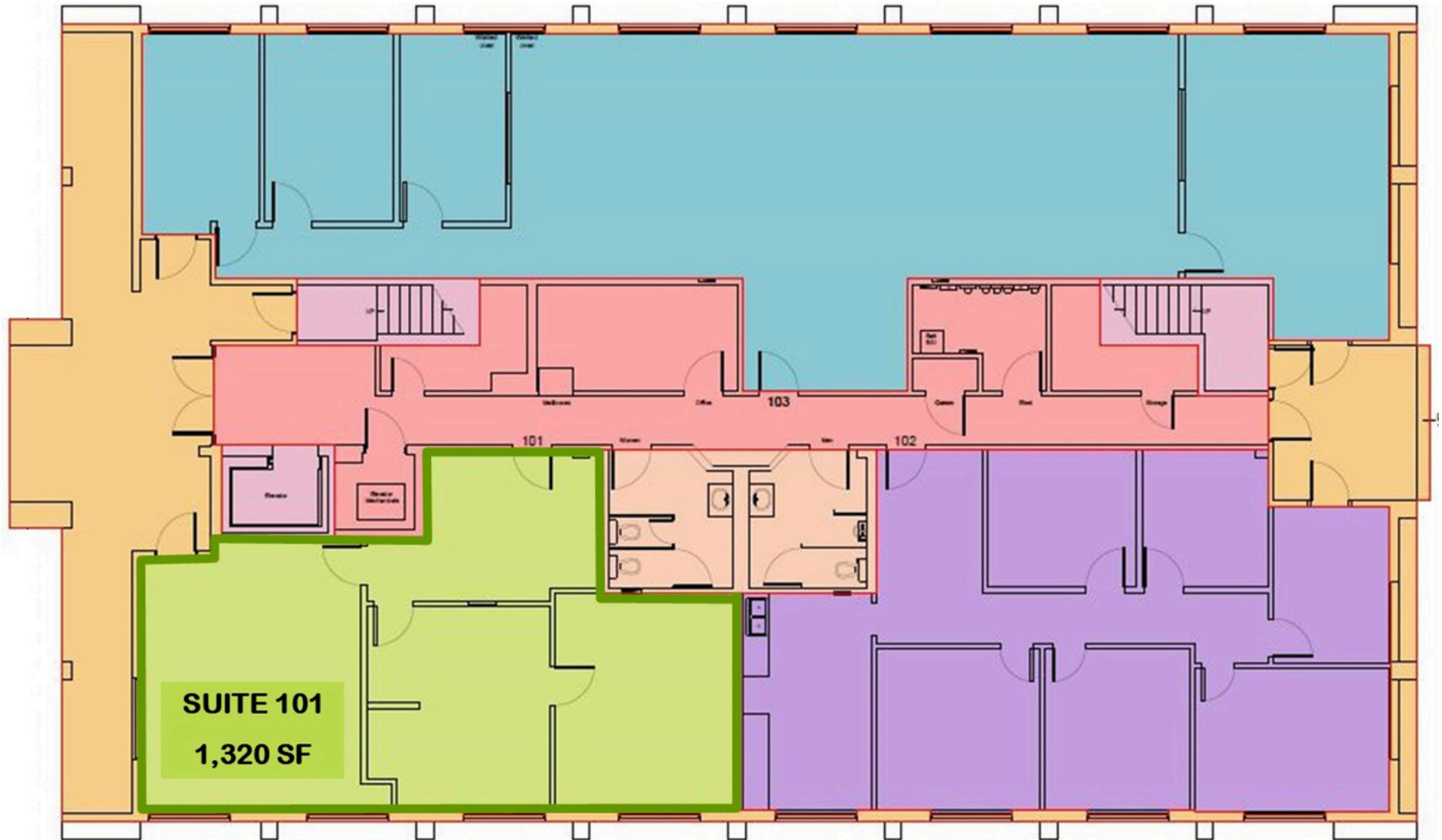


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**SUITE 101 IS A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY**



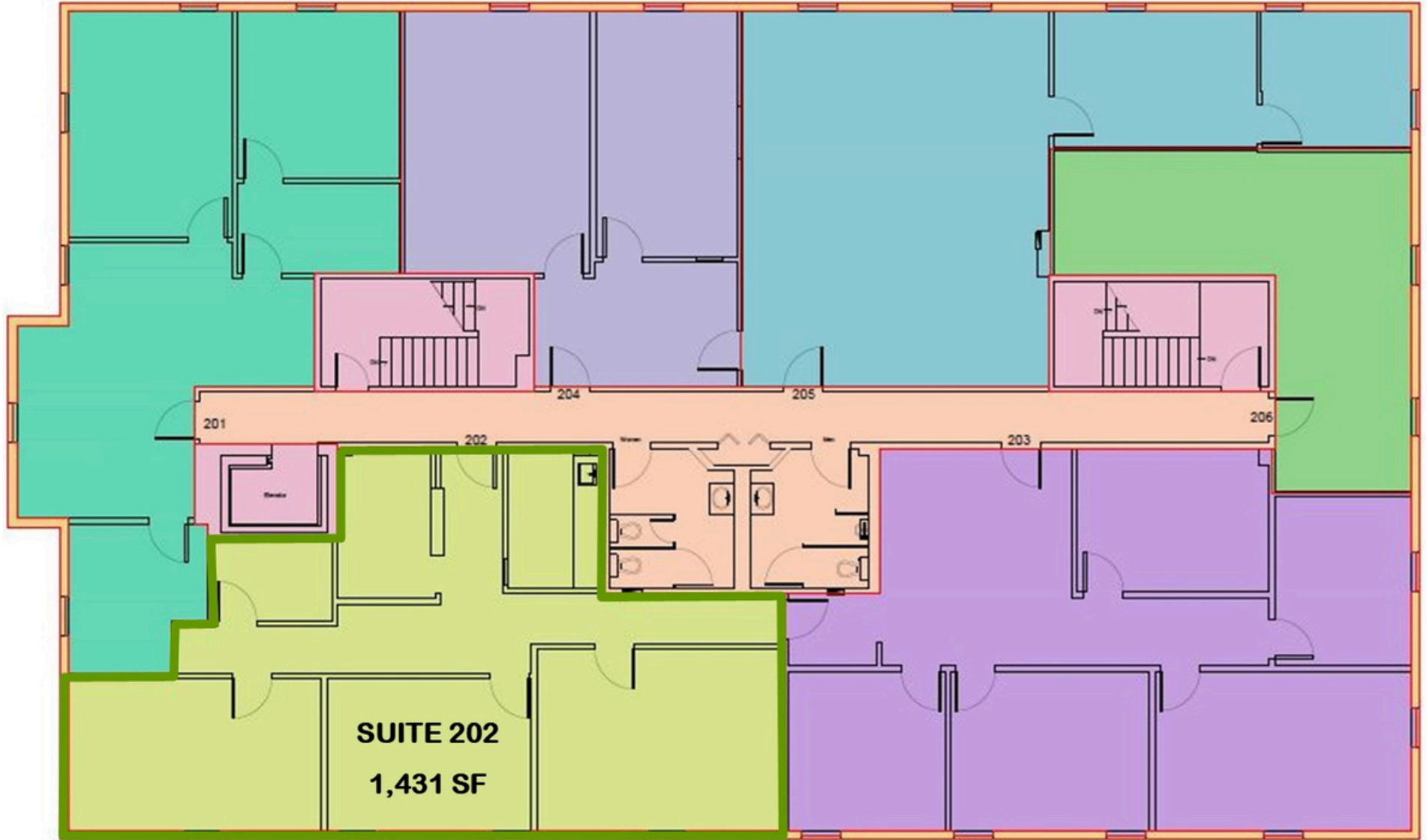
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**SUITE 202 IS A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY**

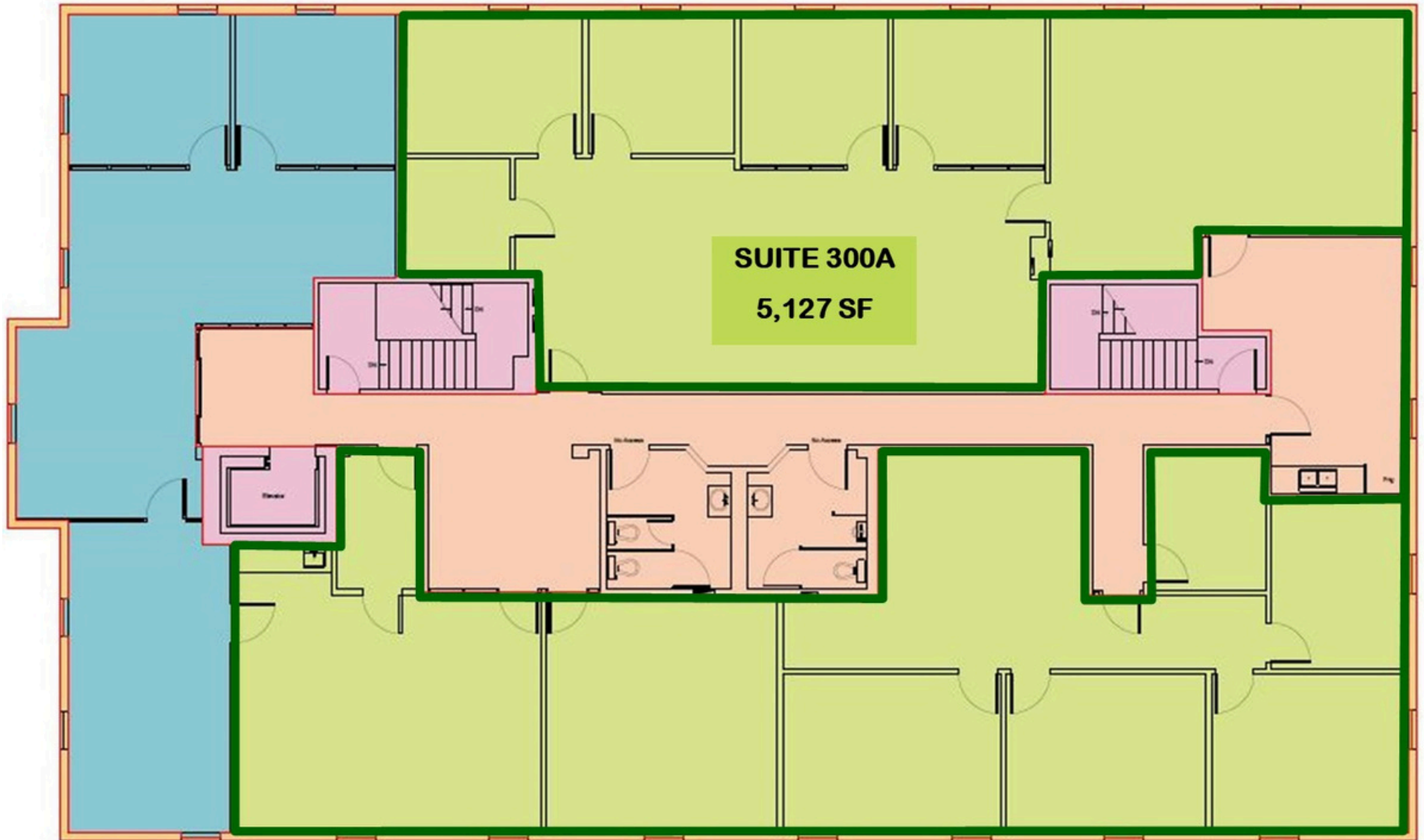


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**SUITE 300A IS A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY**



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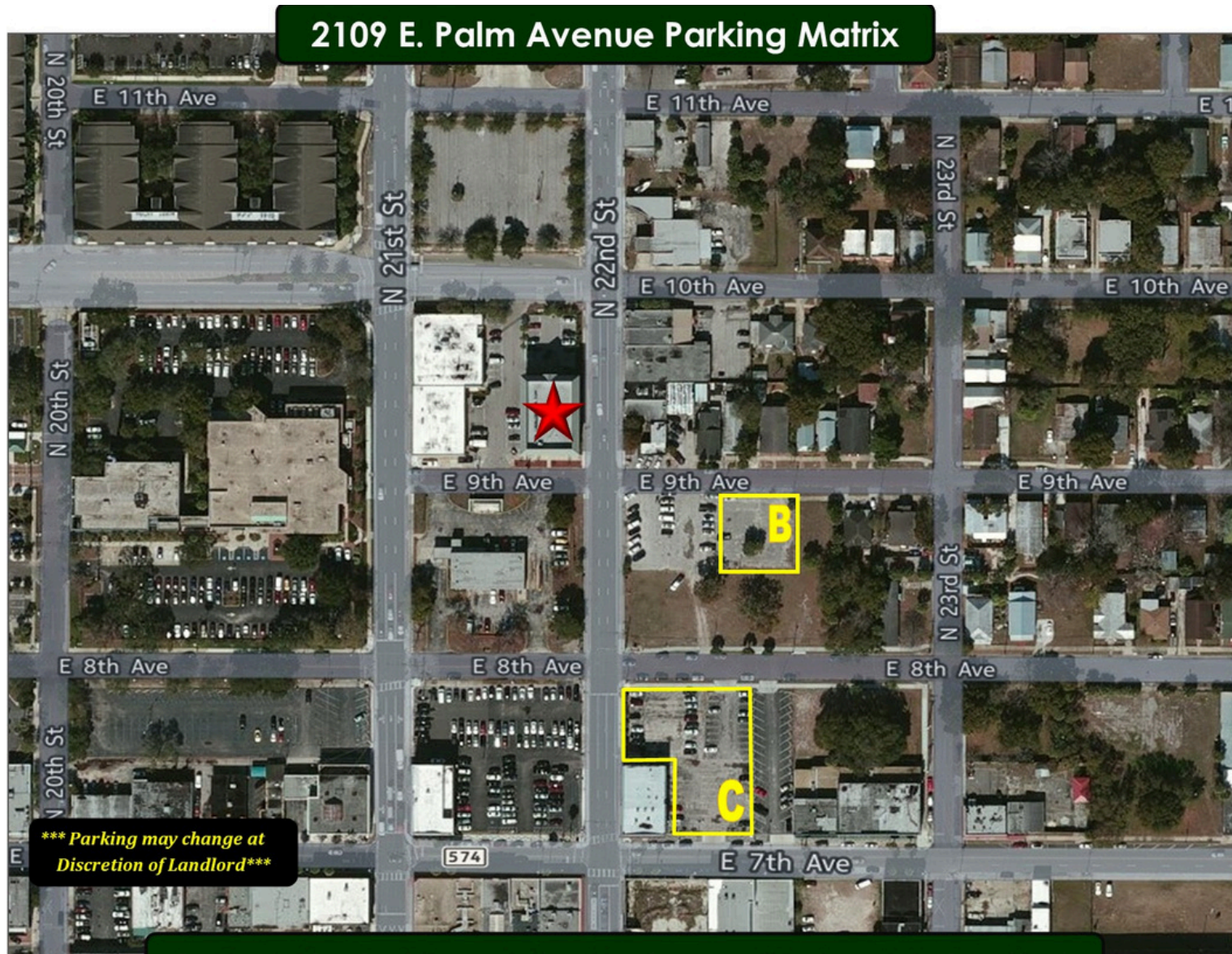
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## PARKING MATRIX



**Parking Lot B & C: visitors & staff parking (passes will be issued via Casa Ybor)**

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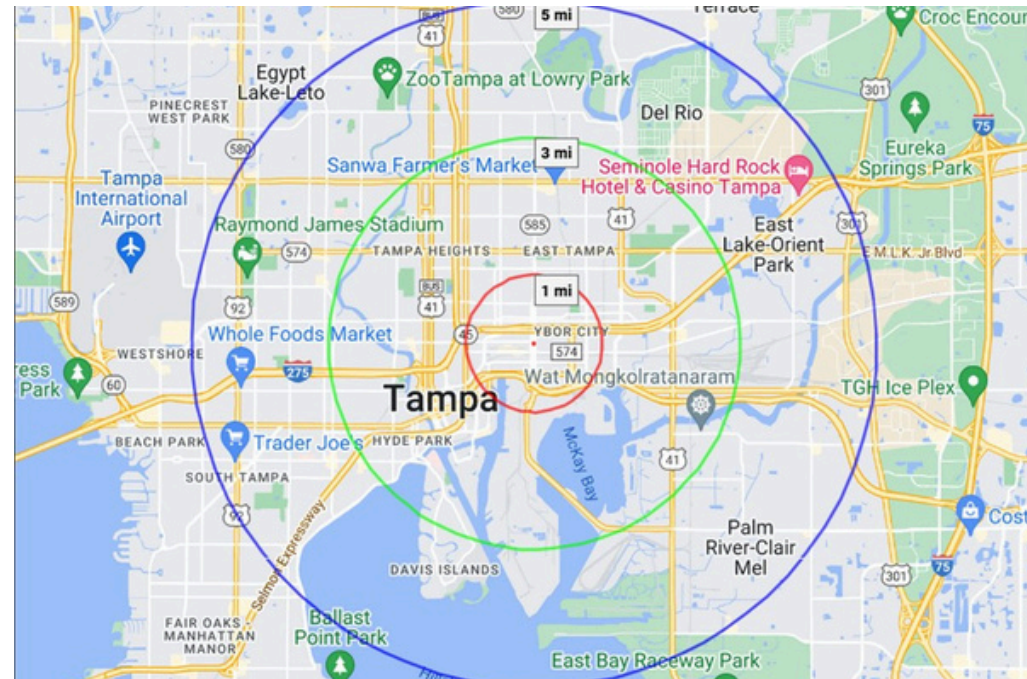
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## SUBJECT HIGHLIGHTS | DEMOGRAPHICS

- **CALLING:** Professionals, Techies, Consultants, Entrepreneurs and or Developers
- 1st, 2nd and 3rd floor availability
- Building design boasts a functioning layout of lots of offices with room for countless uses
- Professional/modern décor
- ADA accessible with elevator
- Prime Ybor City mailing address
- Direct 22nd Street and Palm Avenue access and frontage
- Assigned/ reserved parking on Palm Avenue, 9th Avenue and 7th Avenue
- Centrally located in the heart of bustling Ybor City
- Short walk to Centro Ybor & all Ybor amenities
- Situated in a qualified HUBZone
- Strong surrounding population of 106,949 residents within a 3-mile radius
- Average HH income exceeds \$84,905 within 3 miles of the property
- Excellent accessibility from N. 22nd St., N. 15th St., Nebraska Ave. or Hwy 60/ Adamo Dr, I-275, I-4 and Selmon Expressway
- Great access for Streetcar commuters traveling between Ybor City and Downtown Tampa
- Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park and Seminole Heights



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total population</b>	12,464	106,949	254,632
<b>Average age</b>	39	38	39
<b>Average age (Male)</b>	38	37	38
<b>Average age (Female)</b>	39	39	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total households</b>	5,582	44,891	104,834
<b># of persons per HH</b>	2.2	2.4	2.4
<b>Average HH income</b>	\$59,377	\$84,905	\$87,817
<b>Average home value</b>	\$328,515	\$404,817	\$425,139

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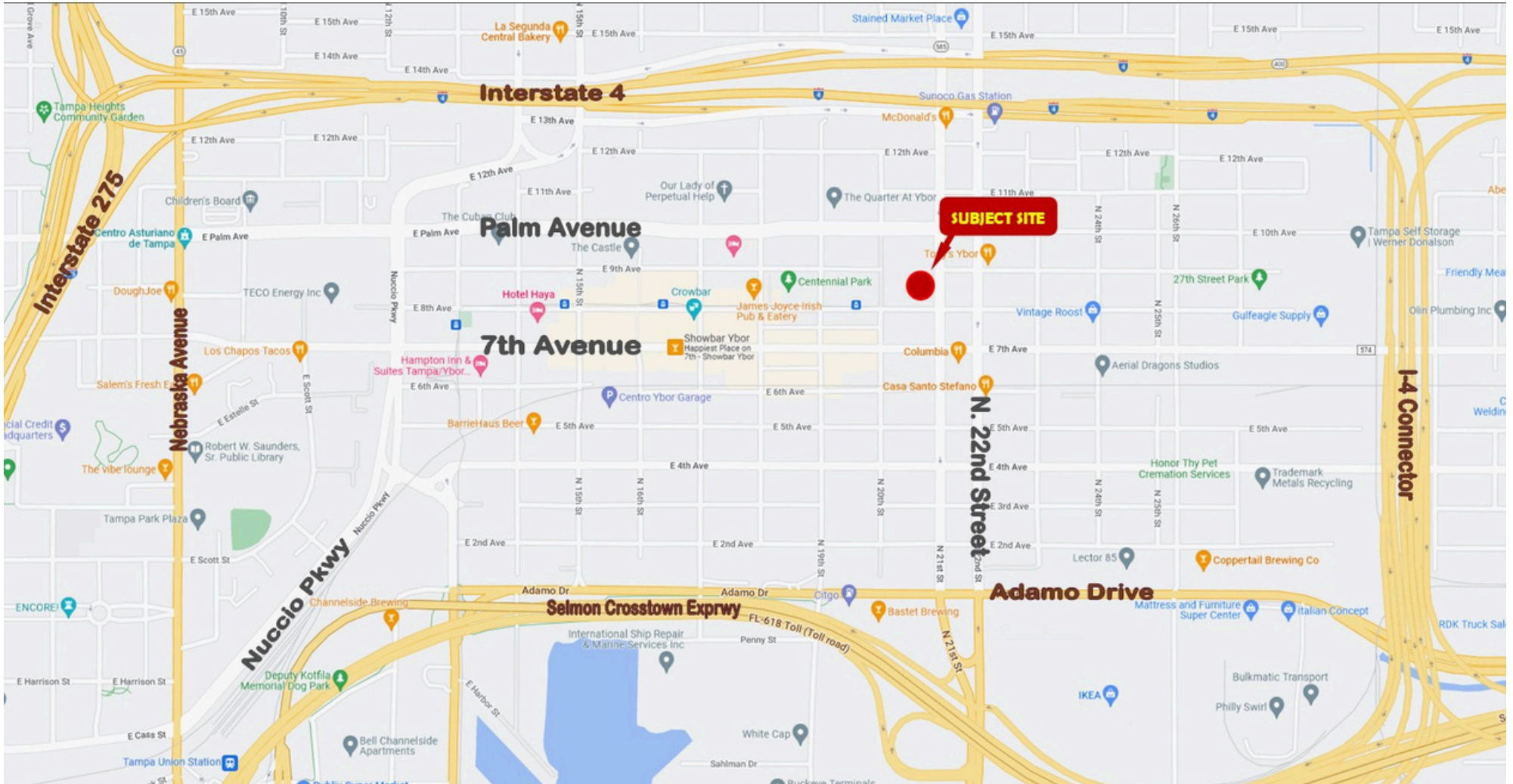
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## DIRECTIONAL MAP



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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

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CCIM & BROKER

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