

Tampa Heights Commercial Space for Lease

2740 N. Florida Ave Tampa FL 33602

EXECUTIVE SUMMARY



Summary:

Lease rate:	\$19 PSF NNN plus \$4 PSF in CAM \$5,495/month +/- Total	This high visibility prime Tampa Heights retail/office space for lease offers an exceptional opportunity for businesses seeking a vibrant location to thrive. Situated in a high traffic Florida Ave and just a short drive to Downtown, this versatile space is perfect for retail shops, professional offices or both.
Availability:	October 1, 2024	<ul style="list-style-type: none">• Convenient location in Tampa Heights near Downtown Tampa, Armature Works, Ybor City and Seminole Heights all with good access to major arterial roads like Interstate 275 and the Leroy Selmon Expressway.
Space Available:	2,856 SF Retail/Office	<ul style="list-style-type: none">• Size and Layout: Generous square footage with an open floor plan, allowing for creative customization to suit your business needs.
Parking:	Adjacent Lot	<ul style="list-style-type: none">• Accessibility: Convenient access to public transportation and ample parking options for both employees and clients.
Ceiling Heights:	12'-13' +/-	<ul style="list-style-type: none">• Amenities: Located in a very well-maintained building this is a modern space with large windows for natural light, 13' ceiling heights, HVAC systems, private bathrooms and essential utilities to support your operations.
Traffic Counts:	15,500 +/- Cars Per Day	<ul style="list-style-type: none">• Space features an upstairs with separate office/therapy rooms, kitchen and a potential for Live/Work space.
Construction:	Concrete Block	
Signage:	Building	
Utilities:	Water - City of Tampa Electric: Tampa Electric	This retail/office space is an excellent choice for businesses looking to make a mark in the dynamic Tampa Heights. Don't miss the chance to establish your presence in this sought-after location!
Zoning:	Commercial Intensive	

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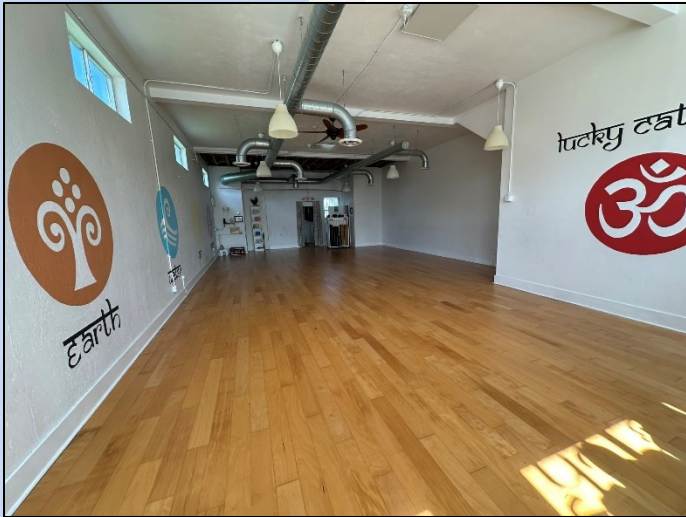
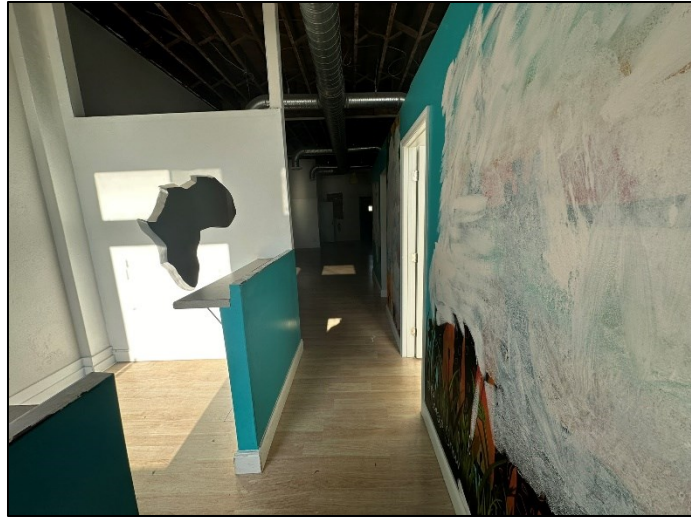
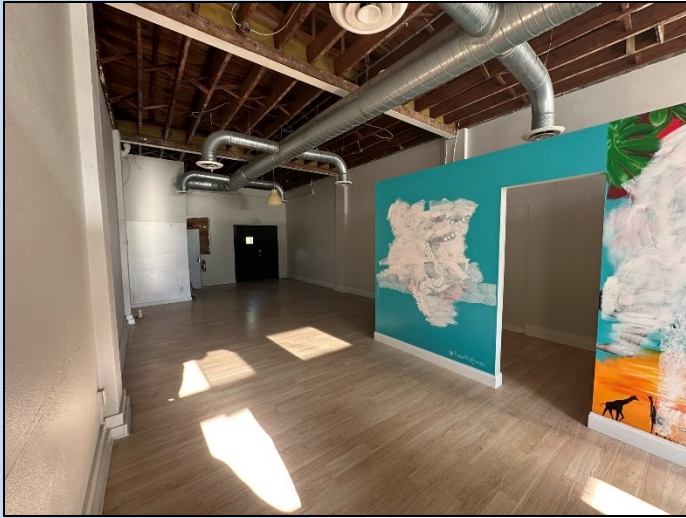
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[ADDITIONAL PICS](#)



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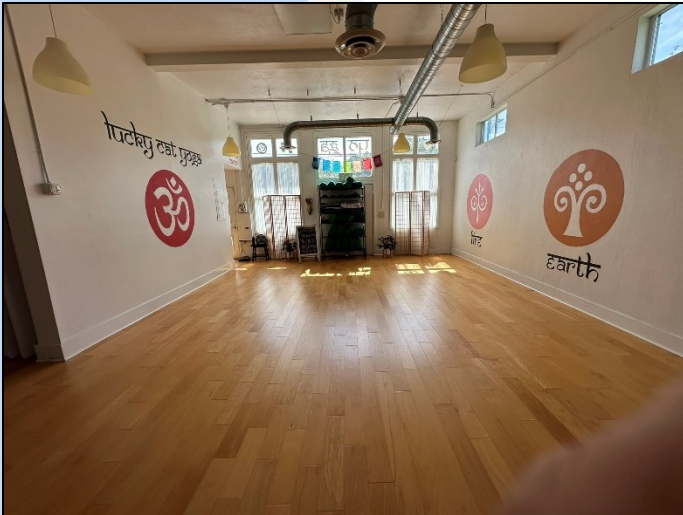
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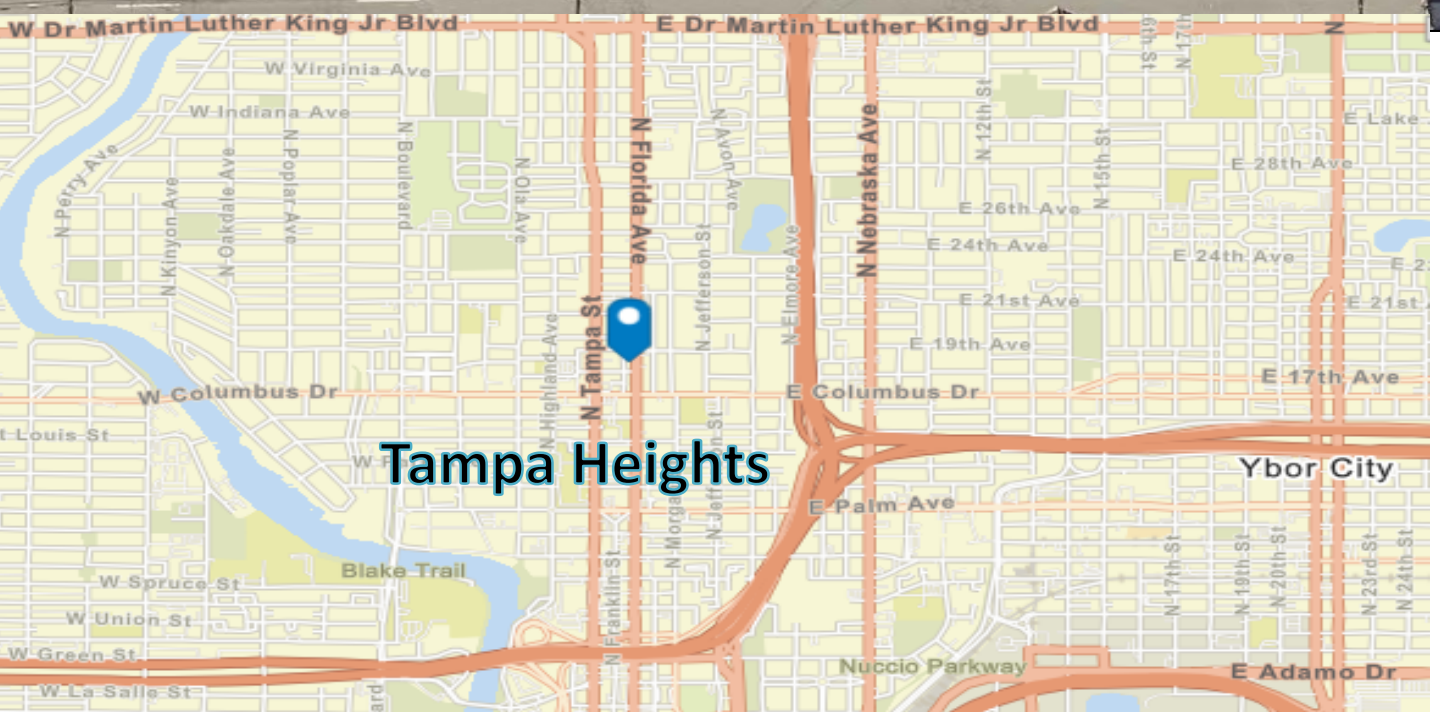
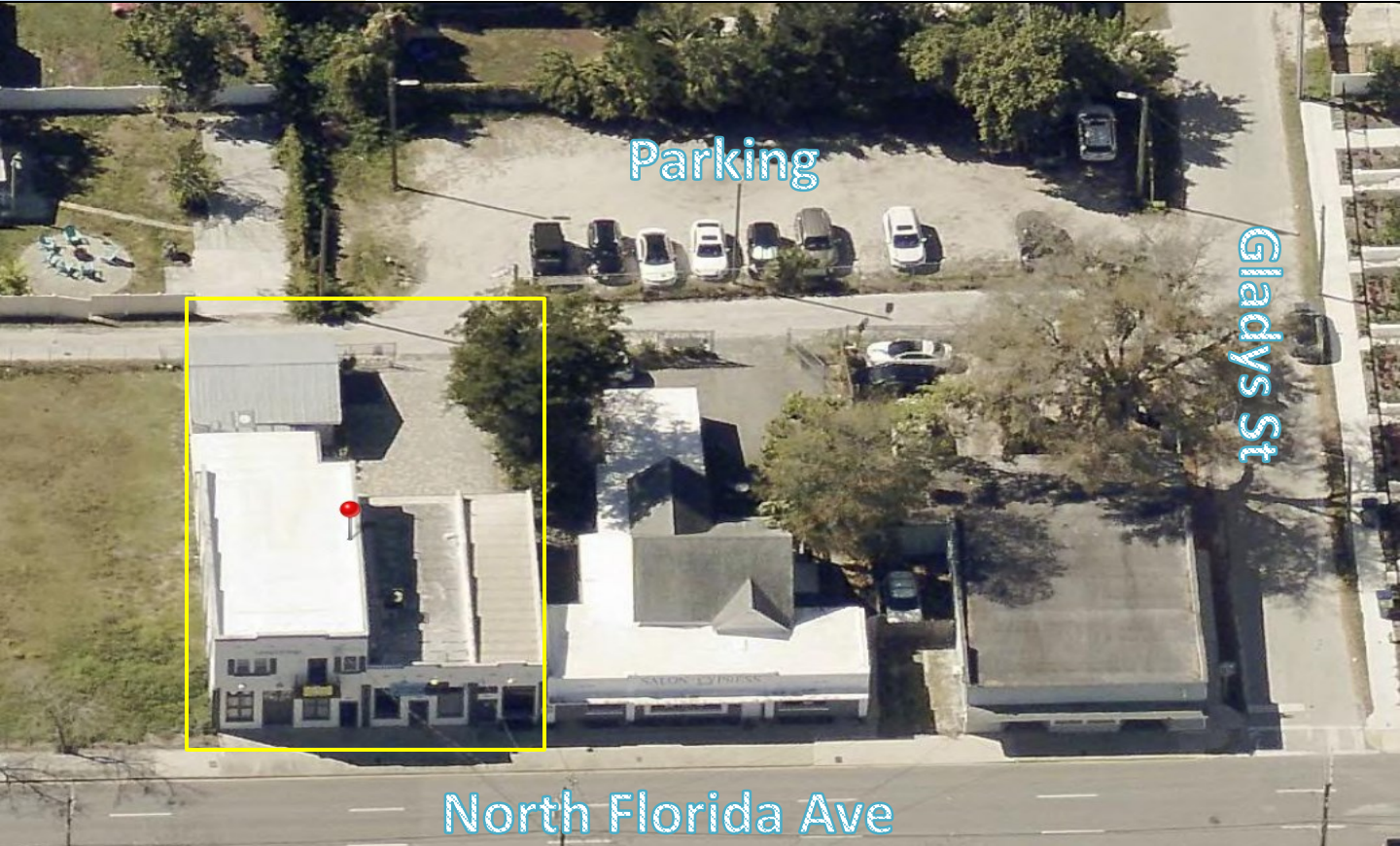
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AERIAL AND MAPS



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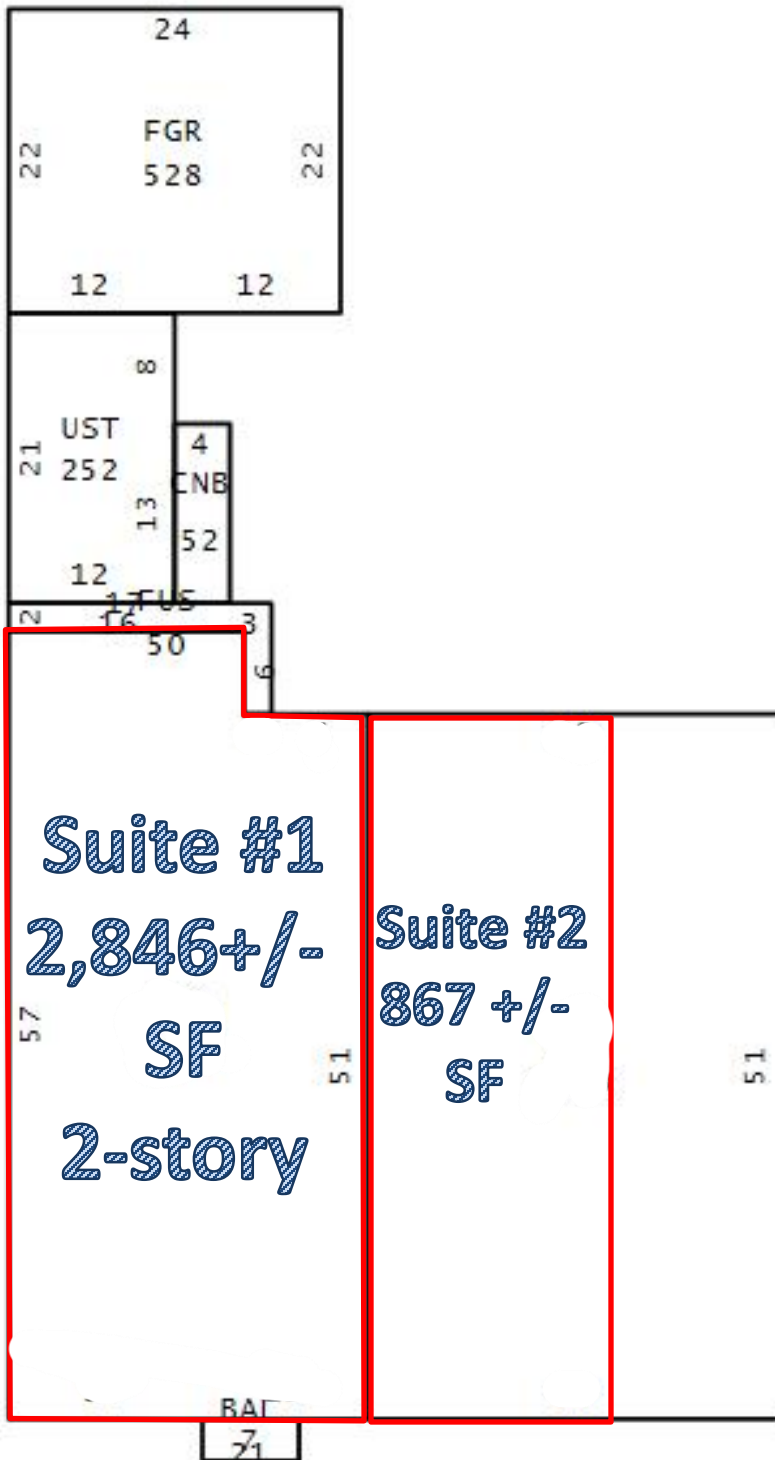


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FLOOR PLAN(SUBJECT TO VERIFICATION)



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