

# Tampa Heights Commercial Space for Lease

2740 N. Florida Ave Tampa FL 33602

EXECUTIVE SUMMARY



## Summary:

Lease rate:	Suite #2740 - \$19 PSF MG Suite #2744 - \$32 PSF MG
Availability:	October 1, 2024
Use:	Retail/Office Live/work
Space Available:	Suite #2740 - 2,856 +/- SF Suite #2744 - 561 +/- SF
Parking:	Adjacent Lot
Ceiling Heights:	12'-13' +/-
Traffic Counts:	15,500 +/- Cars Per Day
Construction:	Concrete Block
Signage:	Building
Utilities:	Water - City of Tampa Electric: Tampa Electric
Zoning:	Commercial Intensive

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.

- 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.
- Size and Layout: Generous square footage with an open floor plan, allowing for creative customization to suit your business needs.
- Accessibility: Convenient access to public transportation and ample parking options for both employees and clients.
- 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.
- Space features an upstairs with separate office/therapy rooms, kitchen and a potential for Live/Work space.

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!

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2740 ADDITIONAL PICS



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2744 ADDITIONAL PICS



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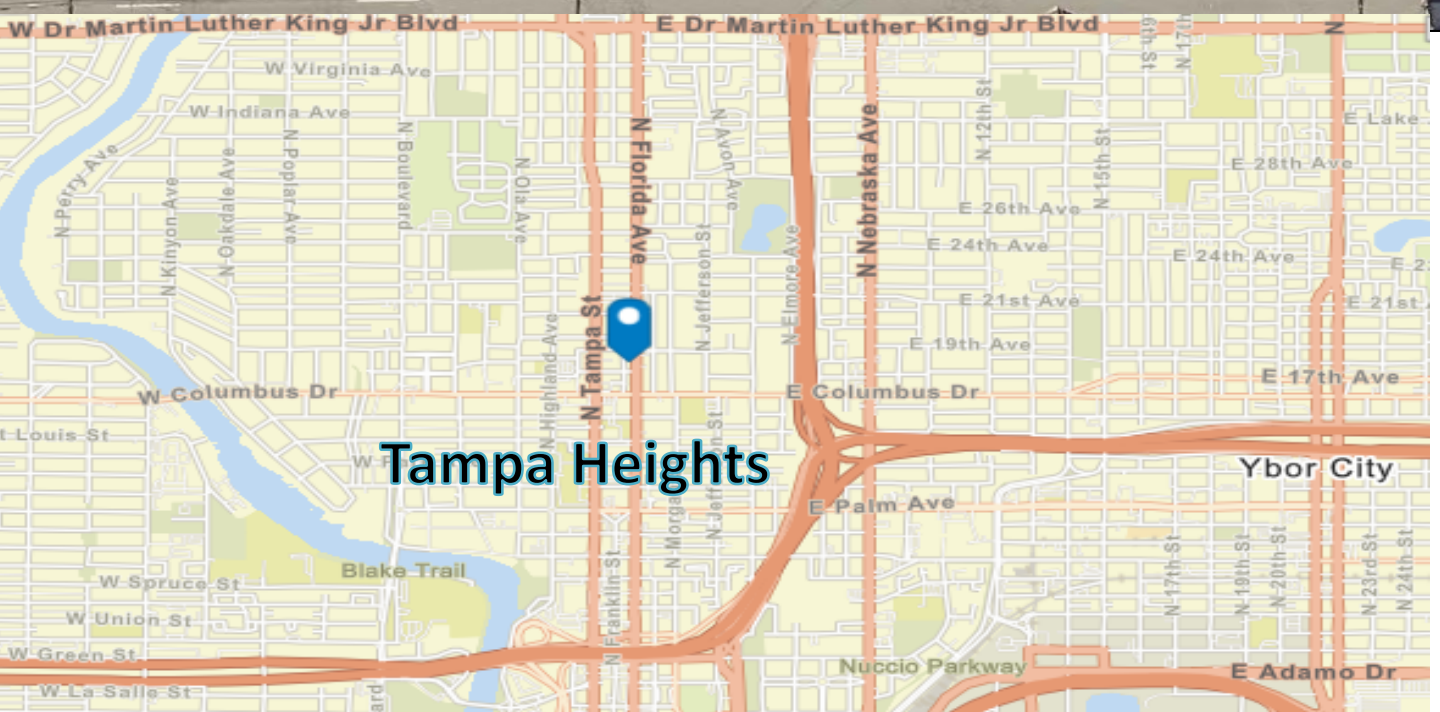
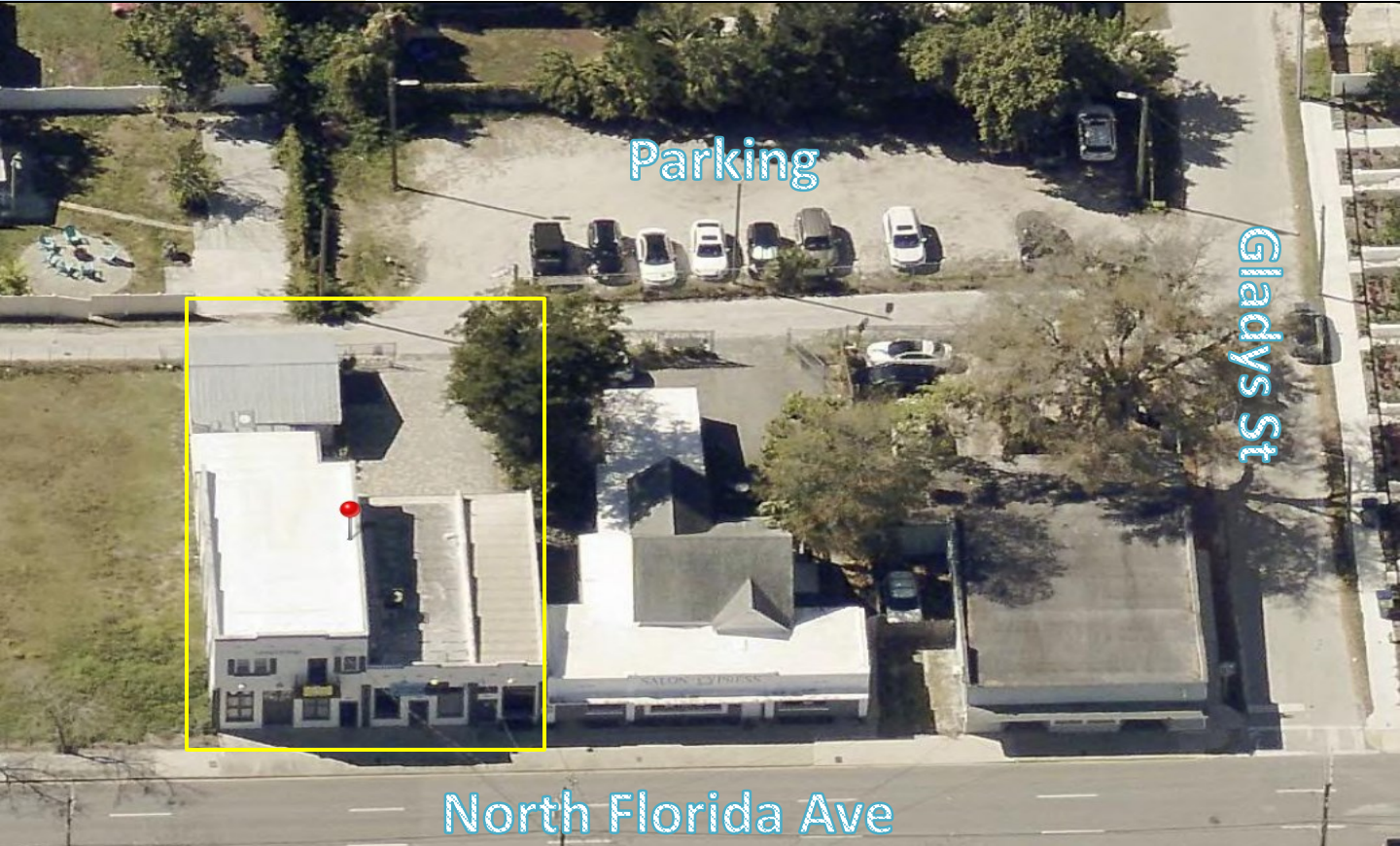
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AERIAL AND MAPS



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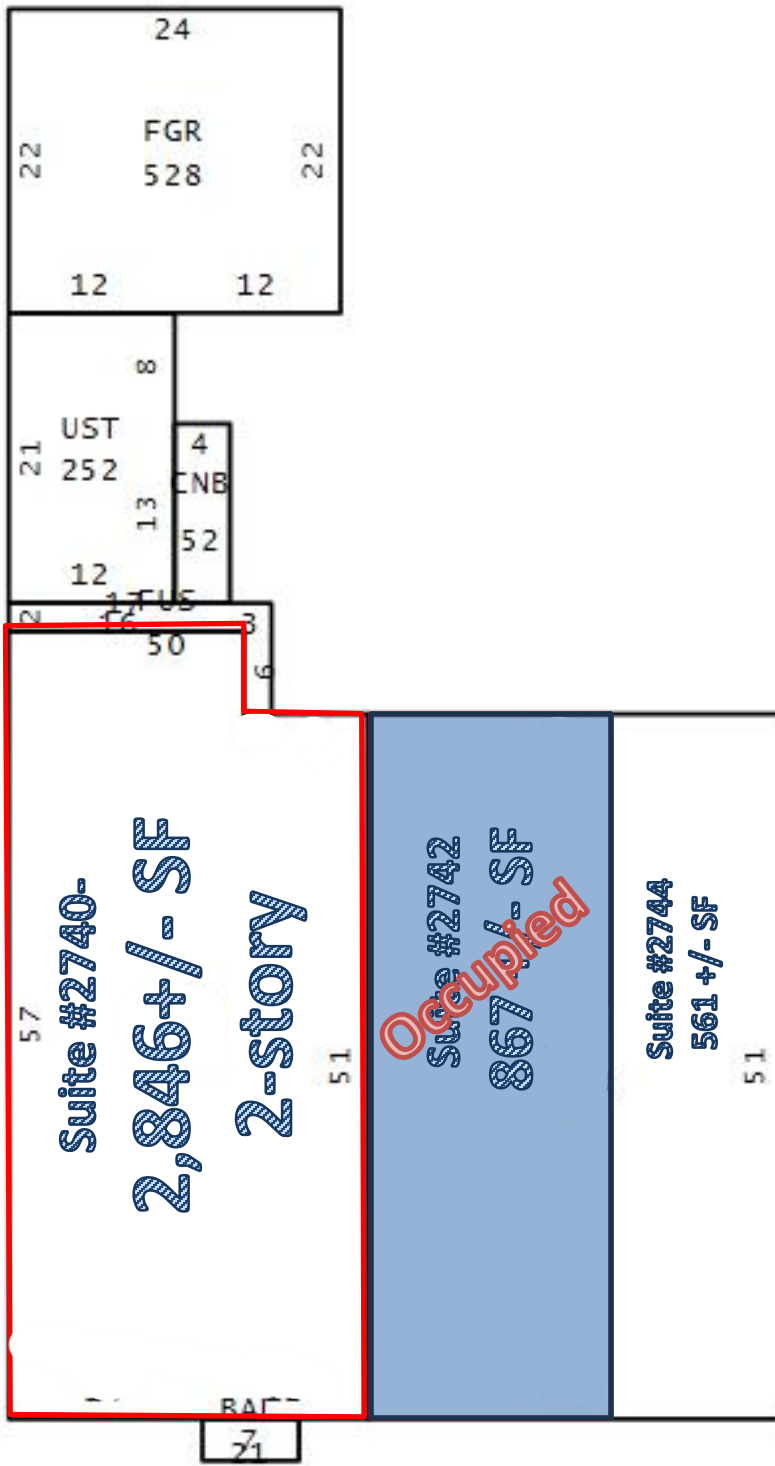


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FLOOR PLAN(SUBJECT TO VERIFICATION)



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