



live  
work  
& play

IN THE HEART OF TAMPA'S HISTORIC DISTRICT

1718 East 7th Avenue, Suite 201-C & E  
Tampa, FL 33605

**AVAILABLE: 195 SF & 270 SF PROFESSIONAL OFFICE  
SPACE IN HISTORIC YBOR CITY**

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!



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](mailto:TINA@FLORIDACOMMERCIALGROUP.COM)

FLORIDA COMMERCIAL GROUP 401 EAST PALM AVENUE, TAMPA, FL 33605 [WWW.FLORIDACOMMERCIALGROUP.COM](http://WWW.FLORIDACOMMERCIALGROUP.COM)

## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Lease Price: **\$1,250/ mo./ + S.T. (suite 201-C)**

Lease Price: **\$1,200/ mo./ + S.T. (suite 201-E)**

Lease Terms: 1 year minimum

Tenant Expenses: Wireless internet, renter's insurance, parking and janitorial services for tenant's suite

### LOCATION

Street Address: 1718 E. 7th Avenue

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets: 5,400 VTD (2024 AADT)

Angel Oliva Senior Street/ E. 7th Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City

### THE PROPERTY

Parcel ID#: A-18-29-19-500-000000-00003.0

Zoning: Zoning is YC-1 (Central Commercial Core)

This sub-district comprises the cultural, social, shopping and service heart of the Original Ybor City Historic District.

Current Use: Office Condos

Parking: Street, nearby paid parking lots and Centro Ybor Parking Garage

### QUALIFIED HUBZONE

A qualified HUBZone is a designated area by the Small Business Administration (SBA) for small businesses to receive preferential treatment in federal contracting. These zones are defined as "historically underutilized business zones" and are typically characterized by areas with high poverty, unemployment, or low income. Businesses located in or employing a certain percentage of their workforce from these zones are eligible for HUBZone certification, which provides access to set-aside contracts, sole-source awards, and price evaluation preferences.



**BROKERAGE DONE DIFFERENTLY**

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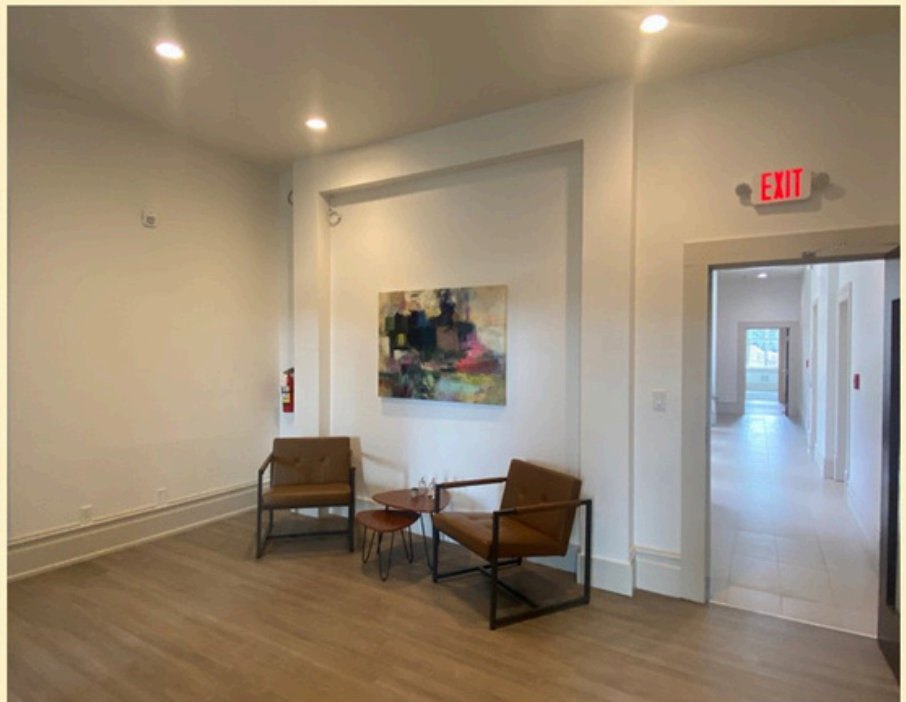
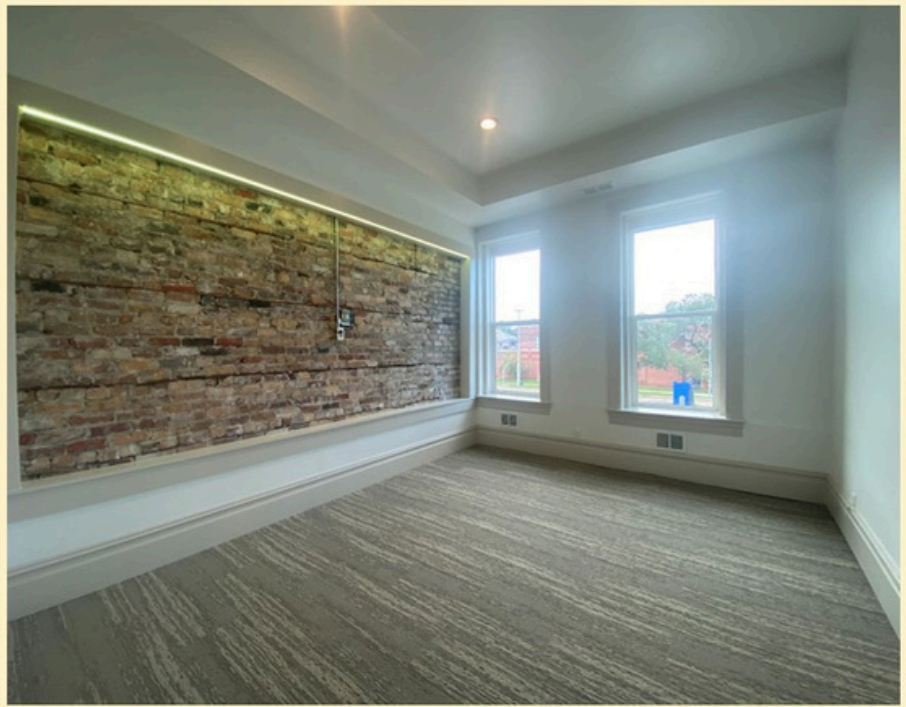




# LISTING PHOTOS

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

NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE





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## NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE

### Property's amenities include:

- Office Renovation at its finest
- 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 open air feel throughout
- Elevators
- 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

Neighboring businesses include: **Truist Bank, Due Amici, Pizza and Pasta Bar, Carmine's Restaurant & Bar- Ybor, Barrio Tacos Tampa, Acropolis Greek Taverna, La Herencia de Ybor, Gaspar's Grotto, La Terrazza Restaurant, Bad Monkey, Bernini of Ybor, Fat Tuesday Ybor City, Long Ash Cigars, Rasol Indian Cuisine and more**

## Beautiful Office Condos on 7th Ave in Bustling Ybor City



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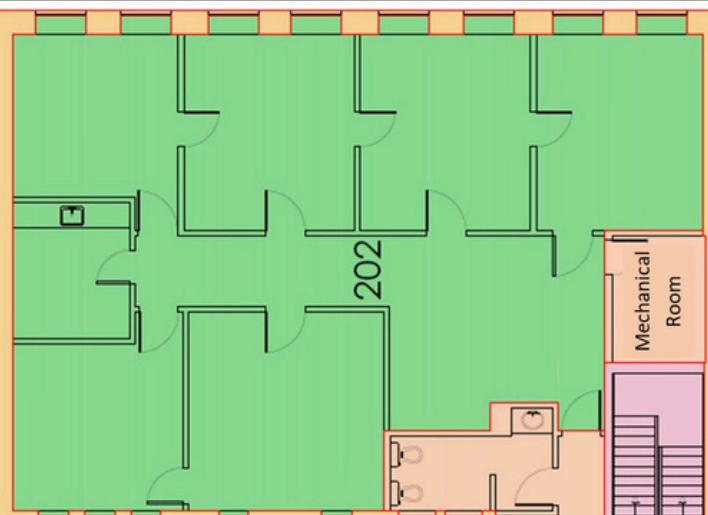


# FLOOR PLAN

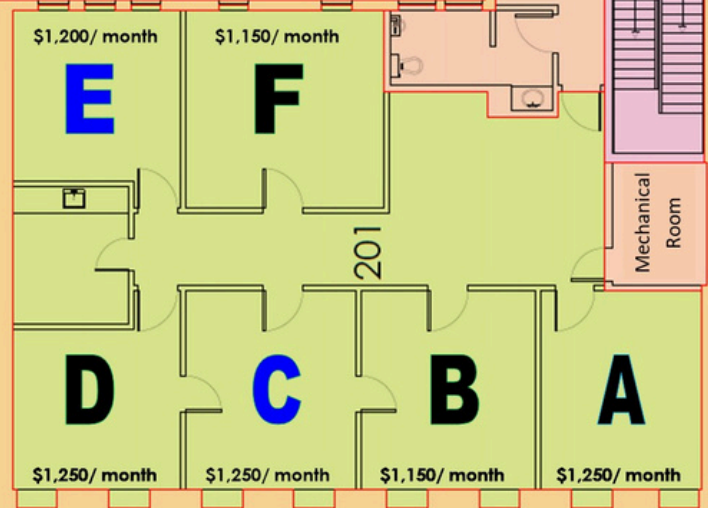
1718 E. 7TH AVE. | TAMPA, FL 33605

NEWLY RENOVATED EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE

<< 7th Avenue >>



- Suite 201 A: \$1,250/ month- **LEASED**
- Suite 201 B, D & F: \$1,250/ month- **LEASED**
- Suite 201 C: \$1,250/ month- **AVAILABLE**
- Suite 201 E: \$1,200/ month- **AVAILABLE**
- Suite 202: \$6,500/ month- **LEASED**

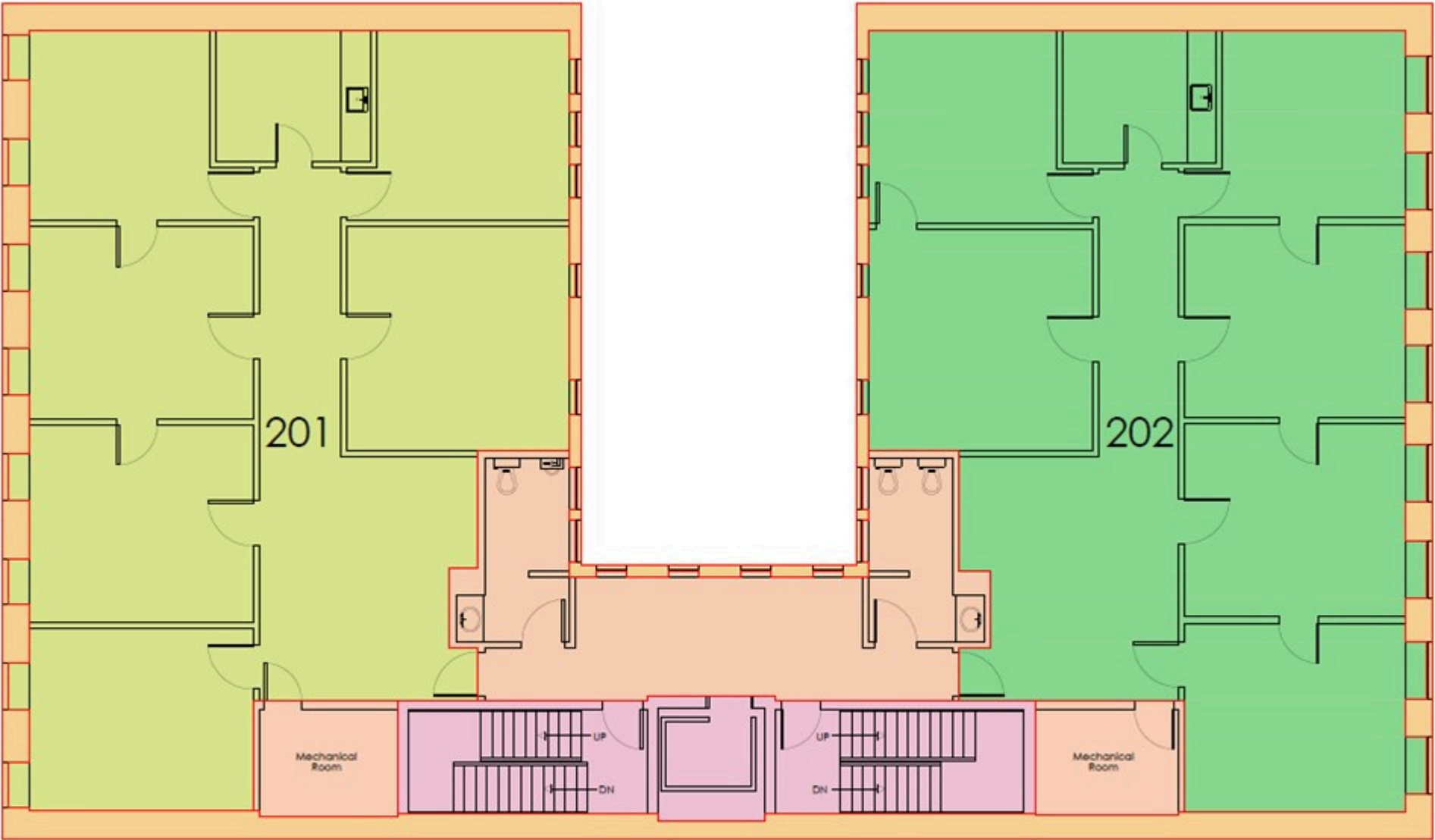


SUITE 201 OVERLOOKS 8TH AVENUE



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    | -Boundary Area - 4,182 Square Feet       |
| -Vertical Penetrations - 330 Square Feet | -Exterior Gross Area - 4,656 Square Feet |
| -Suite 201 - 1,651 Square Feet           |  |
| -Suite 202 - 1,655 Square Feet           |  |



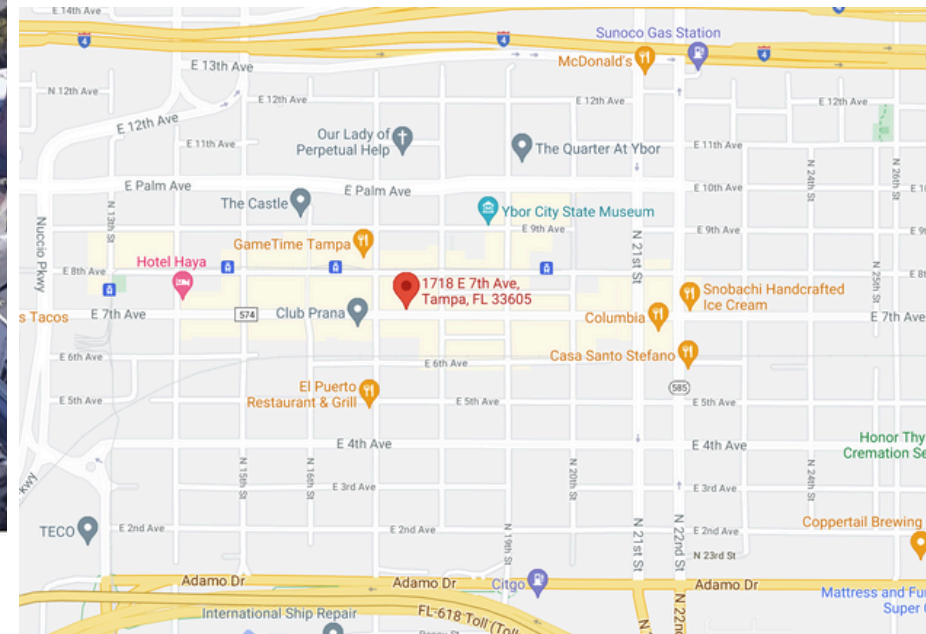
# MAPS & DIRECTIONS

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

## 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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