



# FOR LEASE

1925 E. 2ND AVENUE  
TAMPA, FL 33605

PRIME OFFICE LOCATION

Discover a promising opportunity in the heart of Tampa's historic Ybor City district. Located at 1925 E. 2nd Avenue, this property offers great potential for redevelopment or renovation, just minutes from downtown, major highways, and local attractions.



*Brokerage Done Differently*

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BROKER

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live  
work  
& play  
IN THE HEART OF TAMPA BAY



# EXECUTIVE SUMMARY

1925 E. 2ND AVENUE  
TAMPA, FL 33605

**LEASE PRICE**     **\$25 / SF+NNN / MONTH**

**PROPERTY SIZE**   12,500 SF OF MIXED-USE SPACE (OFFICE,  
RETAIL, OR A FUTURE USE OF BREWERY  
OR RESTAURANT)

## PROPERTY FEATURES

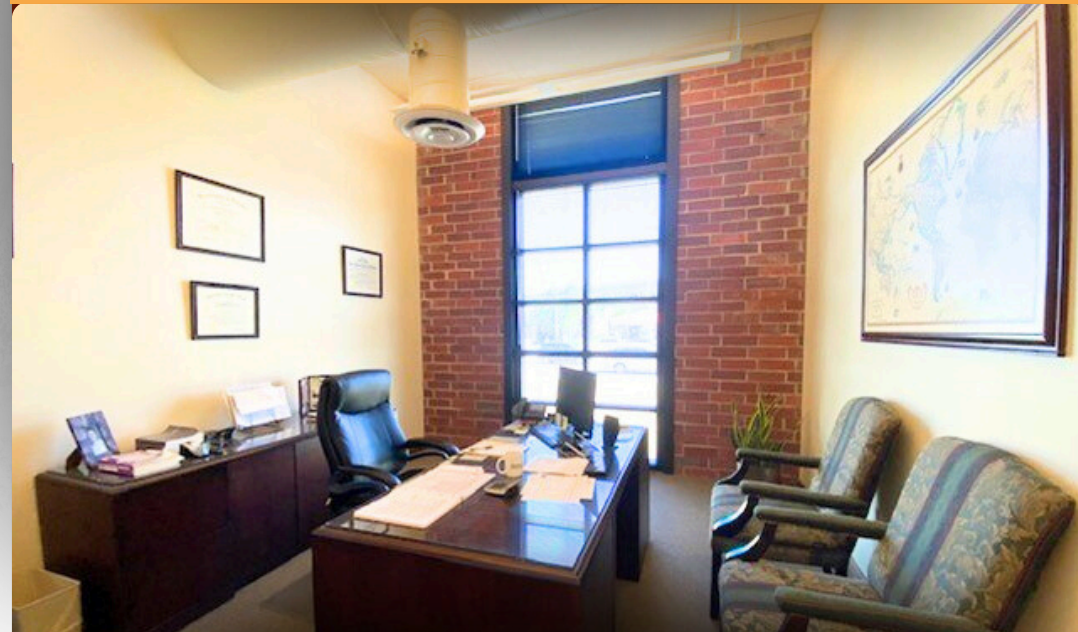
**Prime Mixed-Use Commercial Space in the Heart of Ybor City**

Located in the Historical Ybor City area. This property offers unmatched visibility, flexible layout options, and ample parking — making it ideal for office, retail, brewery, or restaurant use. Located just off bustling Adamo Drive, this location places your business in the path of tons of commuter traffic. This consists of dynamic community of innovators, professionals, and creatives.

- 12,500 SF of flexible mixed-use space (ideal for office, retail, brewery, or restaurant)
- High-visibility location with 275 feet of Adamo Drive frontage and premium signage
- Dedicated onsite parking with approximately 36 spaces
- Available occupancy: front half of the building
- Highest & best user: Co-working or hybrid workspace, traditional, executive or virtual office space. With a focus catering to techies, professionals, creatives and artists
- Located in a vibrant business area near SOFWERX, IKEA, Fifth Third Bank, and more



**INTERIOR**



**INTERIOR**

# LISTING DETAILS

## FINANCIAL TERMS

**LEASE PRICE** \$25.00/ PSF/ MONTH/ NNN

**NNN EXPENSES** CALL BROKER FOR DETAILS

## LOCATION

**STREET ADDRESS** 1925 E. 2ND AVENUE

**CITY** TAMPA

**COUNTY** HILLSBOROUGH

**TRAFFIC COUNT** 31,000 VTD (2024 MPSI) ADAMO DRIVE  
& N. 22ND STREET

**MARKET** TAMPA-ST. PETERSBURG

**SUB MARKET** YBOR CITY

## UTILITIES

**ELECTRICITY** TECO

**WATER** CITY OF TAMPA UTILITIES

**WASTE** CITY OF TAMPA UTILITIES

**COMMUNICATION** VERIZON/ FRONTIER/ SPECTRUM

## THE COMMUNITY

**NEIGHBORHOOD** CENTRAL YBOR AREA S OF I-4

**SUBDIVISION NAME** CLARKSON BROS ADDITION

**FLOOD ZONE AREA** X

**FLOOD ZONE PANEL** 12057C0358J

## THE PROPERTY

**FOLIO NUMBER** 190009-0000

**SITE IMPROVEMENT** SINGLE-STORY, COMMERCIAL BUILDING

**IMPROVEMENT SIZE** 48,736 GSF

**PROPERTY STYLE** FREE STANDING OFFICE BUILDING

**PROPERTY USE** COMMERCIAL OFFICE/ RETAIL

**ZONING** YC-7 (MIXED USE)

**LEASABLE SPACE** 12,500 SF

**LOT SIZE** 55,000 SF

**LOT DIMENSIONS** 275' X 200' (APPROX.)

**FRONT FOOTAGE** 275 FEET

**TOTAL ACREAGE** 1.26 ACRES (APPROX.)

**PARKING** ONSITE AND OFFSITE

**PARKING SPACES** 36 +/--DEDICATED

## TAXES

**TAX YEAR** 2024

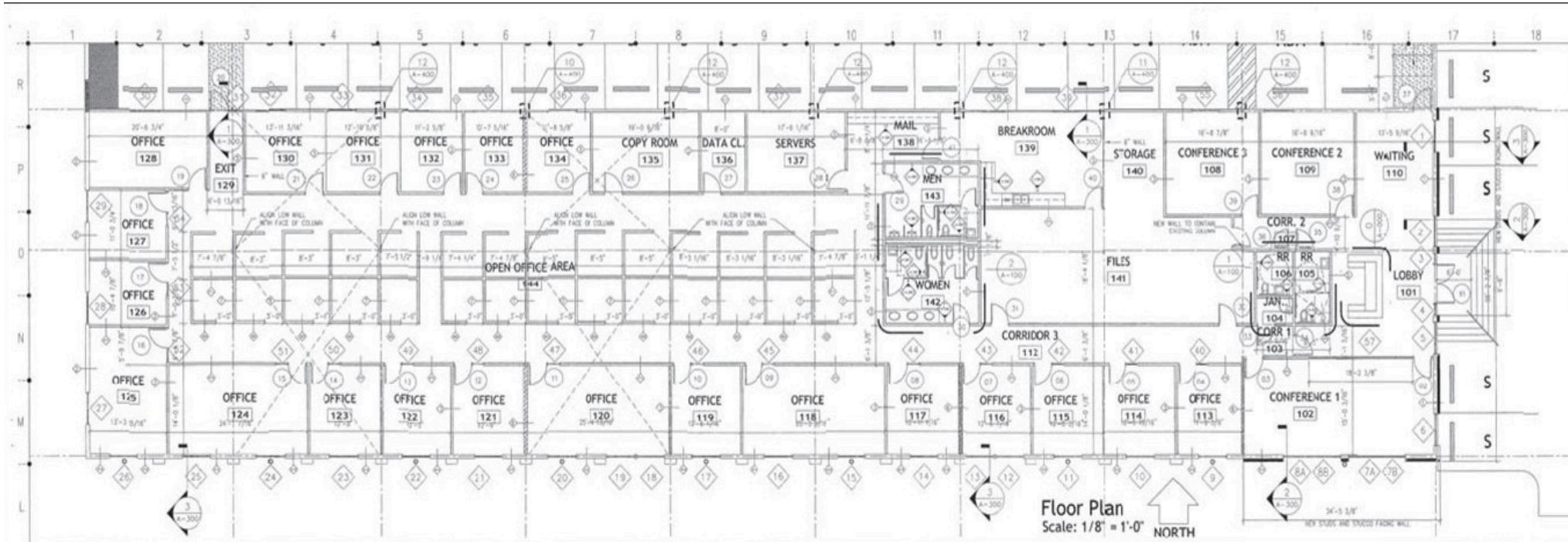
**TAXES** TENANT PORTION IS ¼ PRORATION OF ANNUAL TAXES





# BUILDING FLOOR PLAN

CALL FOR FULL SIZE FLOOR PLAN



## BUILDING FEATURES

- Welcoming Entrance: Grand lobby with waiting area
- Private Offices: 21 individual offices
- Conference Rooms: 1 large and 2 small meeting rooms
- Restrooms: Two ADA-compliant restrooms, each with 3 stalls
- Workstations: 27 cubicles located in a spacious open area
- Accessibility: Two ADA-compliant entry ramps
- Support Rooms:
  - Dedicated mailroom
  - Server room and Full Kitchen
  - Data closet
  - Copy/print room
  - Oversized file/storage room
- Strong surrounding population with over 106,000 residents within a 3-mile radius
- Building signage available facing Hwy 60/Adamo Drive as well as monument signage directly on 2nd Avenue



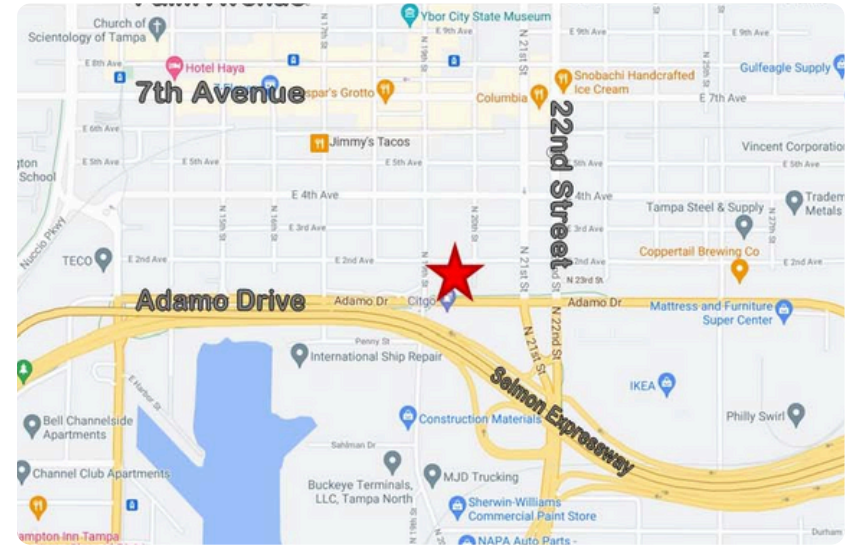
# PHOTOS





# MAPS AND DIRECTIONS

Ideally situated in the heart of Tampa's vibrant Ybor City district, 1925 E. 2nd Avenue offers excellent accessibility from all major routes, including I-4, I-275, and Adamo Drive (FL-60). The property is just minutes from Downtown Tampa, Port Tampa Bay, and key destinations like IKEA, Amalie Arena, and the historic Ybor entertainment corridor. Commuters and visitors benefit from its central location, with Tampa International Airport only 15–20 minutes away and multiple transit options nearby. Whether for office, retail, or mixed-use purposes, this location provides outstanding visibility, convenience, and connectivity in one of Tampa's fastest-growing urban neighborhoods.





# YBOR CITY: A THRIVING HUB OF CULTURE, BUSINESS, AND GROWTH

Located in the heart of Tampa's historic Ybor City, 1925 E. 2nd Avenue offers businesses the unique opportunity to be part of a rapidly growing and vibrant community. Known for its rich history and cultural significance, Ybor City has evolved into a dynamic mixed-use district that seamlessly blends modern development with its historic charm. The neighborhood is home to a wide range of dining, entertainment, and retail options, making it a highly attractive location for both business and leisure.

The area surrounding the property benefits from excellent accessibility, with major routes like Adamo Drive and I-4 providing quick connections to Downtown Tampa, the Port of Tampa, and other key areas. Just minutes away, you'll find well-established businesses, including SOFWERX, Box Factory Lofts, and Bay Area Legal Services, creating a thriving environment for professionals and entrepreneurs alike. Ybor City's central location and diverse mix of industries make it an ideal spot for a variety of business types.

With over 250,000 residents living within a 5-mile radius, the property enjoys strong local demographics that continue to grow as the neighborhood revitalizes. The area's proximity to major educational institutions, the Tampa International Airport, and other major employers offers excellent potential for long-term business success. Ybor City is quickly becoming one of Tampa's most desirable destinations for those looking to live, work, and invest in a rapidly changing urban landscape.





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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.

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**BROKER**

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