

Ybor Executive Office Building for Sale

1401 & 1409 E 22nd Ave., Tampa, FL 33605

EXECUTIVE SUMMARY



Summary:

Price:	\$1,999,900
Building Size:	8,534 SF
Furniture	Most furniture included in the sale
Opportunity Zone	Yes
Zoning:	RO-1(Building)/RS-50 (lot)
Future Land Use:	Residential – 20 (.50 FAR)
Land Size:	Total: 0.55 Acre
Visibility:	~2,700 Daily Traffic Counts(14 th St)
Parking:	20 striped spots
Current Use	Professional Office Center
Municipality:	City of Tampa
Signage:	Monument & Building
Year Built	1973
Wall Heights:	9' +/-
Construction:	Masonry/Frame Stucco
Utilities	Water/Sewer
Total Taxes (2024):	\$18,759
Folios:	186402-0000 & 186401-000
Roof replaced:	July, 2025

Overview:

Welcome to an exceptional opportunity to acquire a renovated commercial executive office building situated in the heart of Ybor City's thriving business district. Located in an Opportunity Zone the building is currently configured for office and leased to several individual office users but could also be a single user building as most leases are month to month. This contemporary single-story structure means no stairs or elevators.

Features:

- 1.Strategic Location:** Strategically positioned within blocks of Interstates 275 and I-4, facilitating easy access for employees and clients alike.
 - 2.Impressive Architecture:** A striking architectural design that seamlessly blends aesthetics with functionality, boasting a sleek facade and expansive glass windows that infuse the interior spaces with abundant natural light.
 - 3.Flexible Floor Plan:** The building features a flexible floor plan, catering to a diverse range of businesses and accommodating various office layouts, from open-concept workspaces to private executive suites. This allows a buyer to continue with leasing out individual spaces or using the spaces for the buyer's own company.
 - 4.State-of-the-Art Amenities:** Designed to meet the demands of modern businesses, the building offers an array of state-of-the-art amenities, including high-speed internet connectivity, advanced security systems, and energy-efficient features.
 - 5.Parking Facilities:** Ample on-site parking facilities ensure convenience for both employees and visitors, with designated parking areas for tenants and guests.
 - 6.Elevated Corporate Environment:** Elevate your corporate image by becoming a part of this prestigious business community, surrounded by renowned corporations, leading firms, and dynamic startups.
 - 7.Proximity to Amenities:** Enjoy proximity to a myriad of amenities, including upscale restaurants, boutique shops, hotels, and recreational facilities, fostering a vibrant and conducive work-life balance. Easy access to the 8.6 acres of Cuscaden Park. This park is perfect for walking and features sports facilities including 6 pickleball courts, a basketball court, a baseball court, and a swimming pool.
- Manage your company's growth needs:** This versatile building offers an owner/buyer the ability to manage their company growth needs by leasing out portions of the building. Whether you're an investor seeking a lucrative asset or a business owner looking to establish a prominent presence, this property is poised to exceed your expectations.

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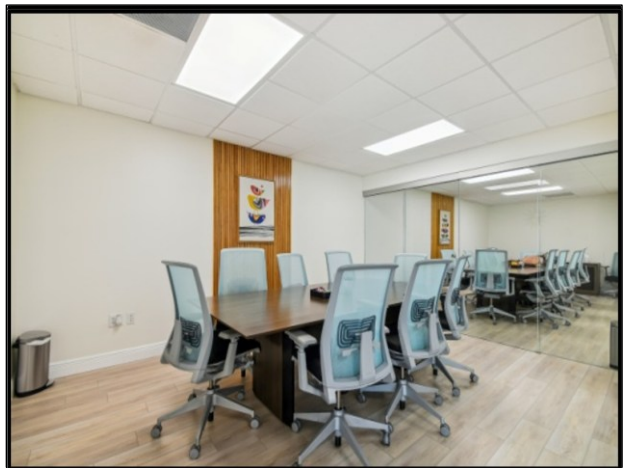
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Licensed Real Estate Broker
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PHOTOS



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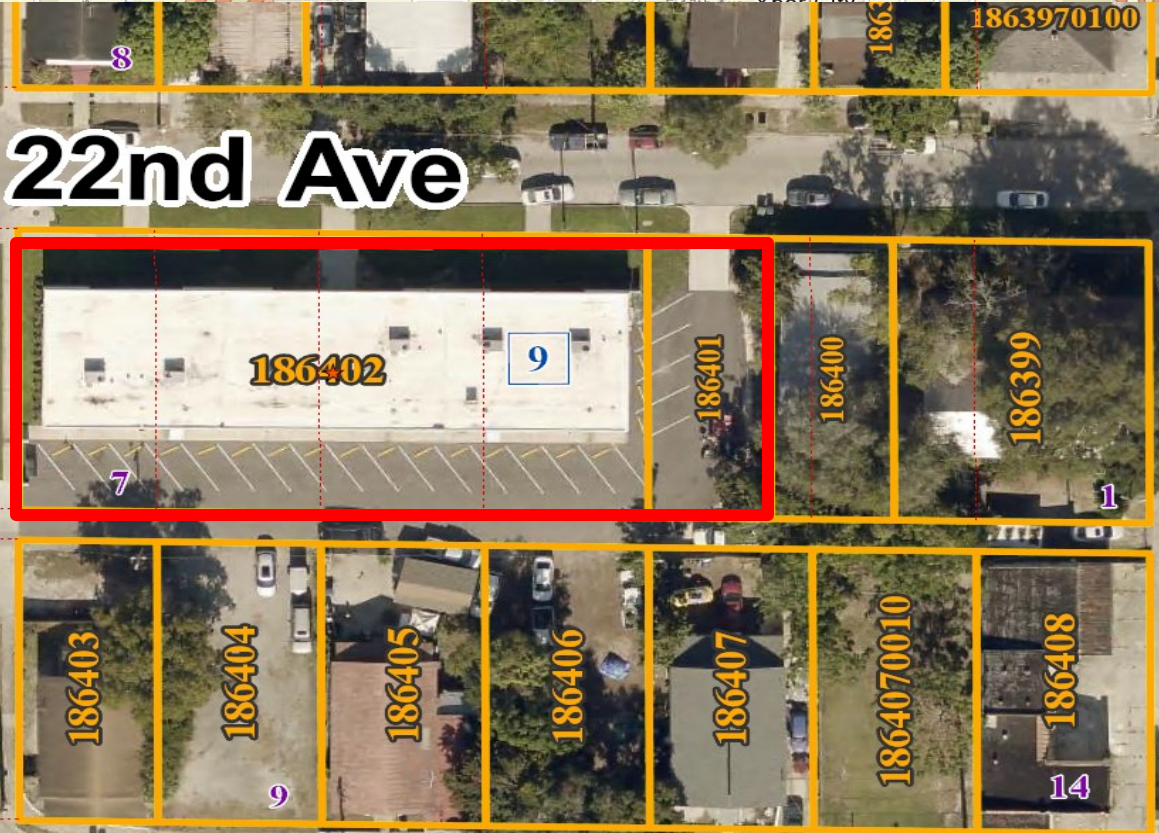
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LOCATION AND AERIAL MAPS



IN AV Republic
De Cuba
E 22nd Ave



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FLOOR PLAN



3853 Northdale Blvd
Suite 253
Tampa, FL 33624
813-600-5472
www.abcalc.biz

Vincore
Property
Redevelopment
Inc.

Client:

1401 E 22nd Ave
Tampa, FL 33605
813.842.1544

Property:
Ybor Professional Ctr
1401 E 22nd Ave
Tampa, FL 33605

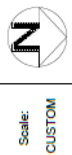
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Field Drawn By: JM

Drawn By: JM

Published Date: 10/25/22

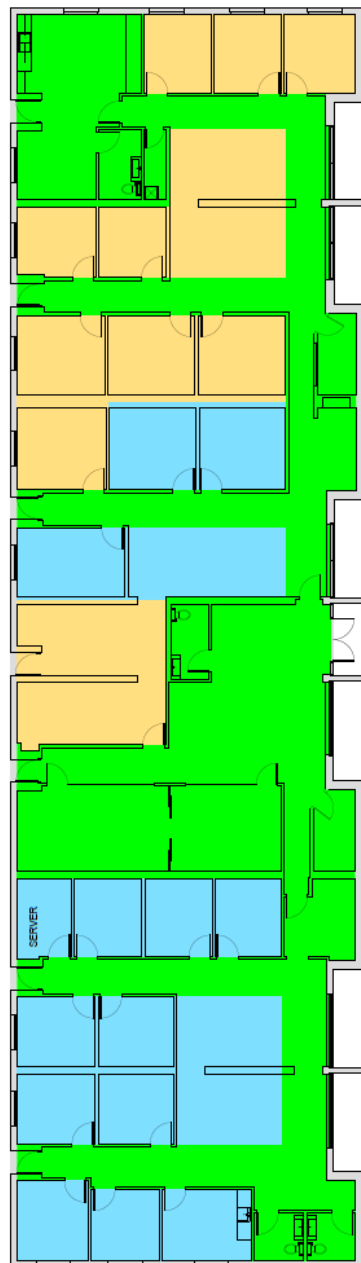
Revision Date: N/A



Scale:
CUSTOM

FIRST FLOOR

BOMA PLAN



ANSI / BOMA Z65.1-2017, METHOD A	
PIM LAW	- 1,943.31 SF
VINCORE	- 2,215.26 SF
BLDG SERV / AMEN AREA	- 3855.42 SF
FLOOR SERV / AMEN AREA	- 0.00 SF
FLOOR RENTABLE AREA	- 8,013.99 SF
VERTICAL PENETRATION	- 0.00 SF
BOUNDARY AREA	- 8,013.99 SF
ANSI / BOMA Z65.3-2018	
GROSS AREA 4 (LEASING)	- 8,462.75 SF
GROSS AREA 1 (CONST)	- 8,462.75 SF

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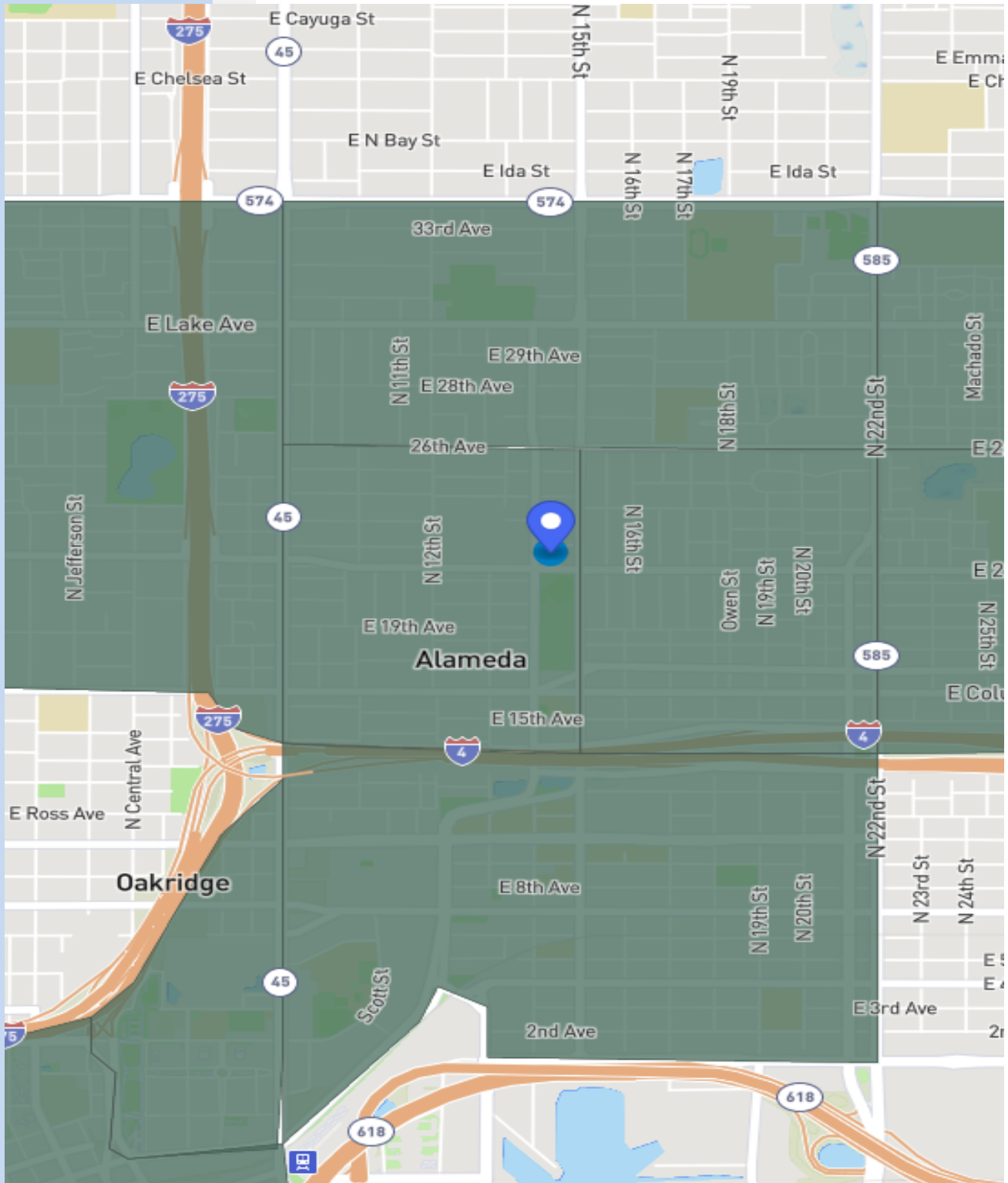
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OPPORTUNITY ZONE MAP



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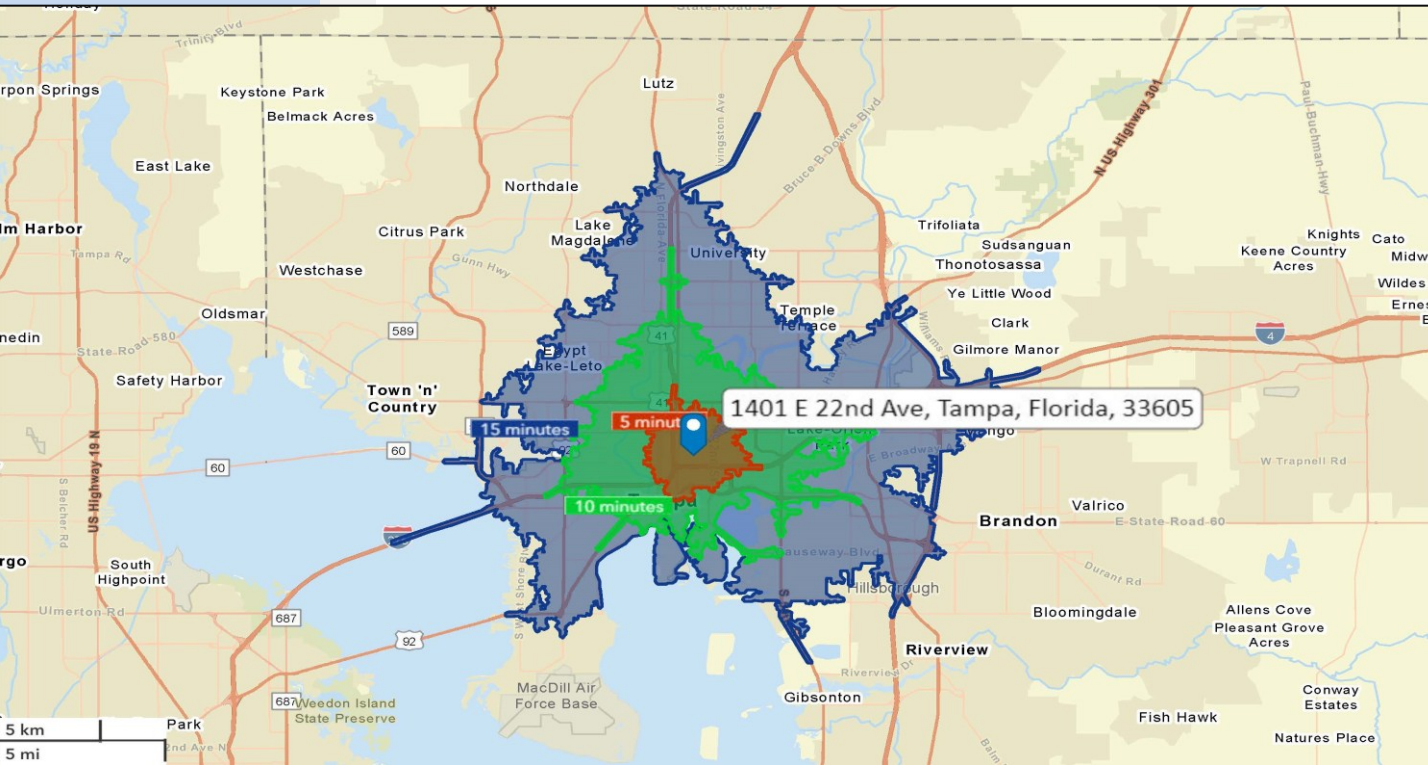
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DRIVE TIME AND DEMOGRAPHICS



2020 Census Summary

1401 E 22nd Ave, Tampa, Florida, 33605
Drive time: 5 minute radius



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

33,263 Total Population	15,632 Housing Units	5,037.4 Population Density	2.34 Average Household Size	13,960 Total Households	76.9 Diversity Index
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2010-2020 ANNUAL GROWTH RATE



1.11%
Population

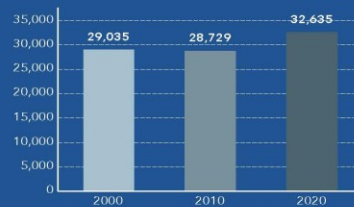


-5.16%
Group Quarters

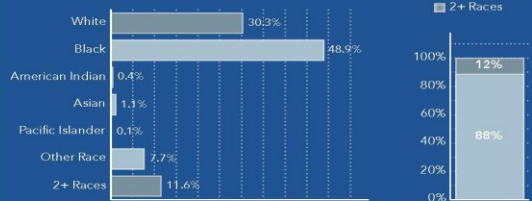


2.06%
Households

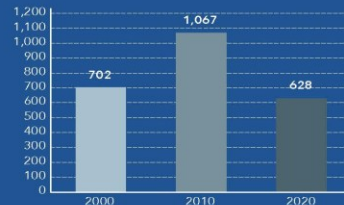
HOUSEHOLD POPULATION



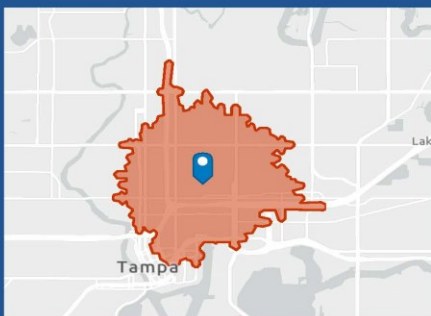
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	7,208	26,055
1 Race	6,361	23,056
White	1,149	8,919
Black	4,658	11,615
American Indian/Alaska Native	28	111
Asian	22	356
Pacific Islander	6	10
Some Other Race	498	2,045
2 or More Races	846	3,000



SOURCE: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

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