



**FOR  
LEASE**

2109 E. PALM AVE  
TAMPA, FL 33605

**PROFESSIONAL OFFICE BUILDING**

**OPEN YOUR DOORS NEXT TO SOME AMAZING NEIGHBORS:**

- PHYSICAL THERAPY OFFICE
- THERAPIST
- ATTORNEYS AT LAW
- MEDICAL SPA
- REAL ESTATE OFFICE
- PROFESSIONAL OFFICE USERS
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*Brokerage Done Differently*

401 EAST PALM AVENUE, TAMPA, FL 33602  
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BROKER**

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**live  
work  
& play**  
IN THE HEART OF TAMPA BAY

# EXECUTIVE SUMMARY

**2109 E. PALM AVENUE**  
TAMPA, FL 33605

LEASE PRICE

**\$22/ PSF/ NNN**

NOW LEASING

SUITE 103 • SUITE 205 •  
SUITE 300-B

## PROPERTY FEATURES

### PRIME OFFICE SUITES FOR LEASE IN THE HEART OF YBOR CITY

Ideal for professionals, tech innovators, consultants, entrepreneurs, and developers seeking a modern, well-connected workspace.

Enjoy a prime Ybor City address with direct access and frontage along 22nd Street and Palm Avenue, plus assigned and reserved parking on Palm Avenue, 9th Avenue, and 7th Avenue. This central location places you steps away from Centro Ybor, surrounded by the area's vibrant business and entertainment scene. Situated in a qualified HUBZone, providing long-term tax benefits to tenants and business owners. The property offers excellent travel connectivity — just ¼ mile from Interstate 4 and minutes from Downtown Tampa, the Channel District, Tampa Riverwalk, Hyde Park, Seminole Heights, and other major travel arteries and thoroughfares.

With over 108,000 residents within a 3-mile radius and an average household income exceeding \$85,000, this location provides strong visibility and growth potential. Perfect for professional offices, creative studios, or executive suites, these Ybor City spaces deliver flexibility, convenience, and style in one of Tampa's most dynamic neighborhoods.



**INTERIOR**



**INTERIOR**





# LISTING DETAILS

## FINANCIAL TERMS

**LEASE PRICE** **\$22/ PSF/ NNN**

**NNN EXPENSES:** CONTACT AGENT FOR INFO

## LOCATION

**STREET ADDRESS** 2109 E PALM AVE.

**CITY/MARKET** TAMPA- ST. PETERSBURG- CLEARWATER

**COUNTY** HILLSBOROUGH

**SUB MARKET** YBOR CITY

## UTILITIES

**ELECTRICITY** TECO

**WATER/WASTE** CITY OF TAMPA UTILITIES

**COMMUNICATION** VERIZON/ FRONTIER/ SPECTRUM

## THE COMMUNITY

**NEIGHBORHOOD/  
SUBDIVISION NAME** YBOR AREA S OF I-4

**FLOOD ZONE AREA** X

**FLOOD ZONE PANEL** 12057C0358H

## COMMON AREA FEES (CAM)

**INSURANCE** \$1 PSF

**REAL ESTATE TAXES** \$3 PSF

**OTHER FEES** \$2.45 PSF

\*ALL FEES SUBJECT TO CHANGE WITHOUT NOTICE\*

## THE PROPERTY

**FOLIO NUMBER** 197487-0000

**ZONING** YC-5 (YBOR GENERAL COMMERCIAL)

**PROPERTY USE** PROFESSIONAL OFFICE SPACE

**LOT DIMENSION & TOTAL SF** 100' X 67' :: 6,700 SF

**FRONT FOOTAGE** 100'

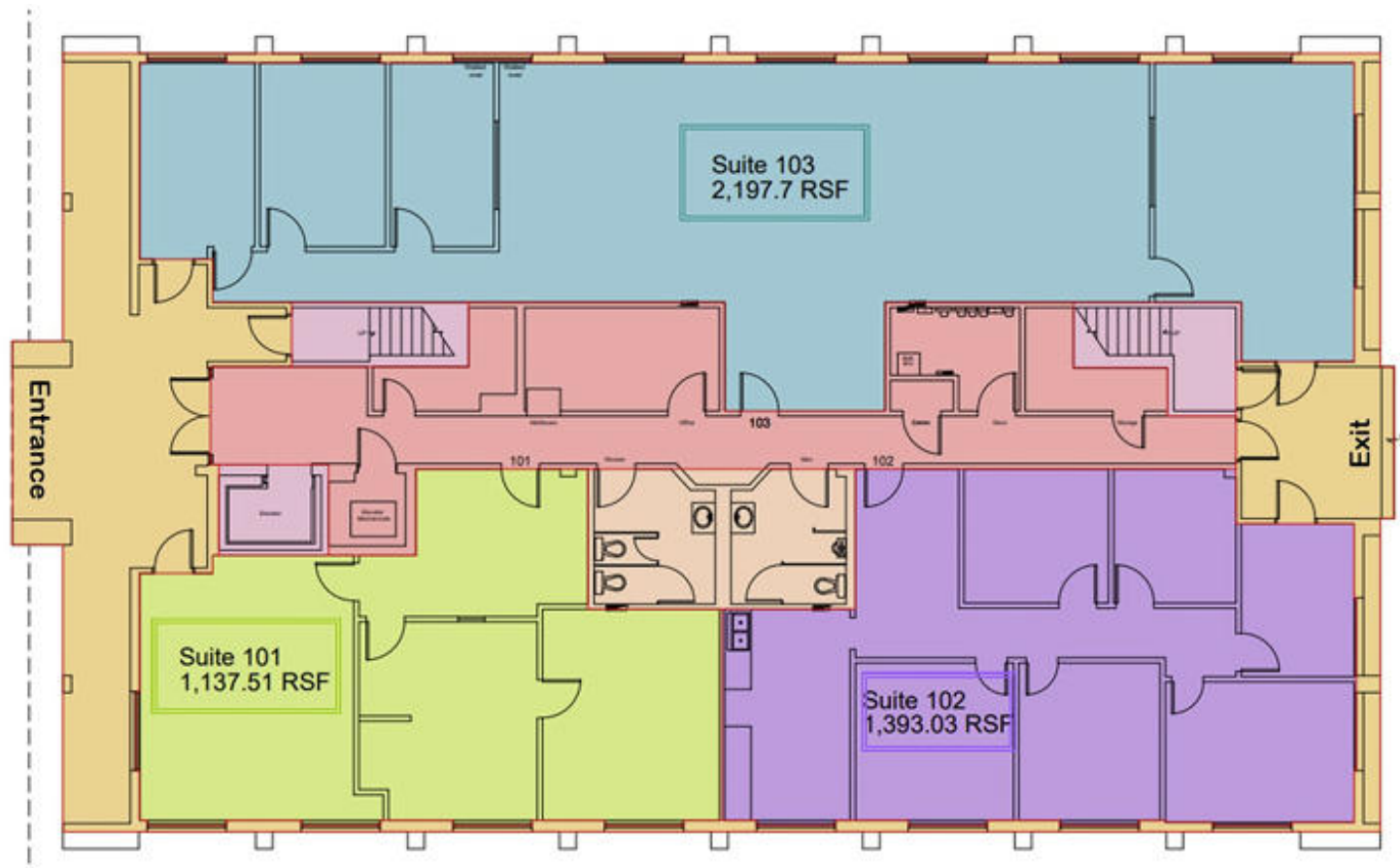
**PARKING** ONSITE, NEARBY, AND PAID PARKING



# FIRST FLOOR FLOOR PLAN AND AVAILABILITY

UNIT	LEASABLE SF	AVAILABILITY
SUITE 101	1,137.51 RSF	OCCUPIED
SUITE 102	1,393.03 RSF	OCCUPIED
SUITE 103	2,197.7 RSF	AVAILABLE

FIRST FLOOR IS A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY

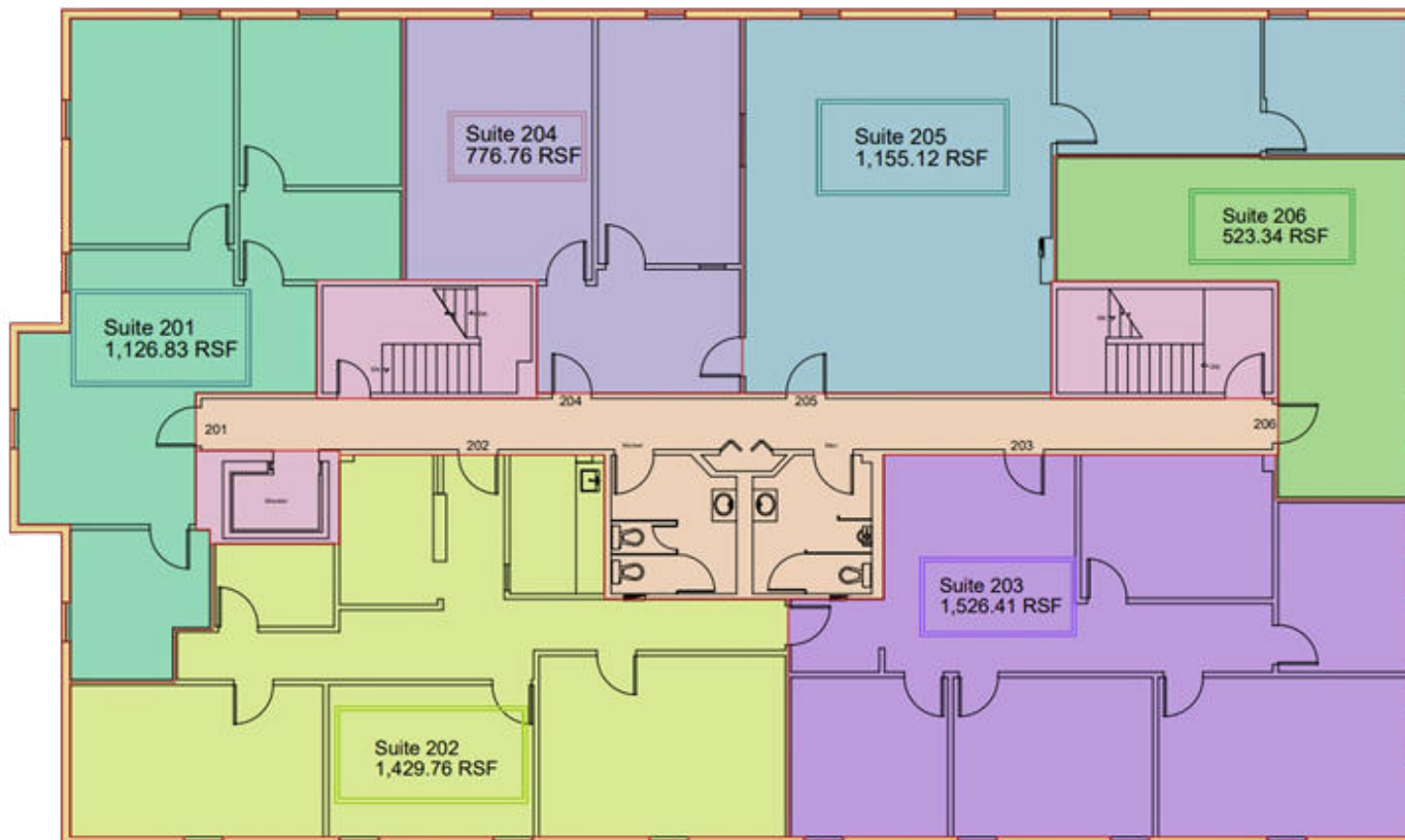


# SECOND FLOOR FLOOR PLAN AND AVAILABILITY

UNIT	LEASABLE SF	AVAILABILITY
<b>SUITE 201</b>	1,126.83 RSF	OCCUPIED
<b>SUITE 202</b>	1,429.76 RSF	OCCUPIED
<b>SUITE 203</b>	1,526.41 RSF	OCCUPIED

UNIT	LEASABLE SF	AVAILABILITY
<b>SUITE 204</b>	776.76 RSF	OCCUPIED
<b>SUITE 205</b>	1,155.12 RSF	<b>AVAILABLE</b>
<b>SUITE 206</b>	523.34 RSF	OCCUPIED

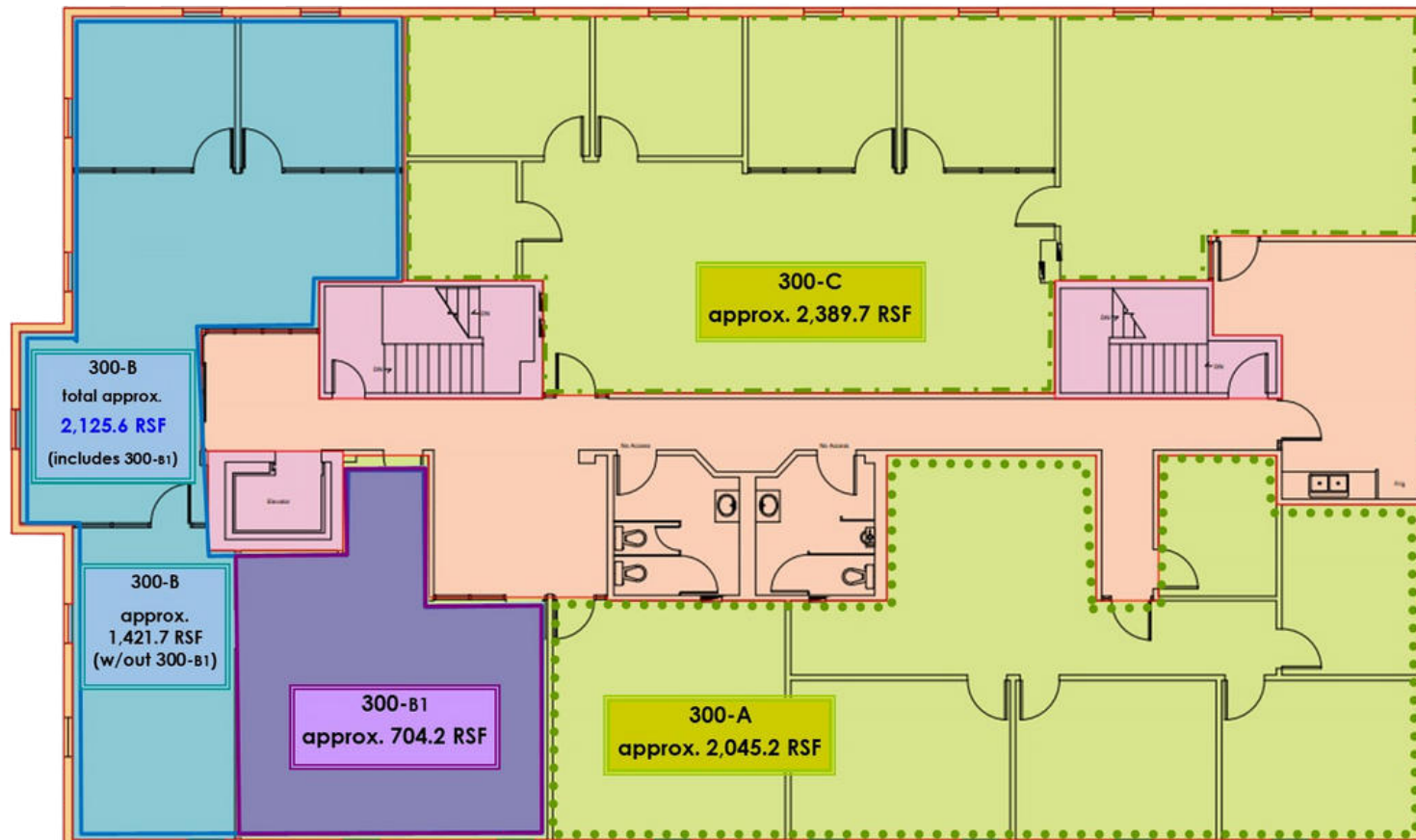
**SECOND FLOOR IS A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY**



# THIRD FLOOR FLOOR PLAN AND AVAILABILITY

UNIT	LEASABLE SF	AVAILABILITY
300-A	2,045.2 RSF	OCCUPIED
300-B	704.2- 2,125.6 RSF	AVAILABLE
300-C	2,389.7 RSF	OCCUPIED

THIRD FLOOR IS A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY

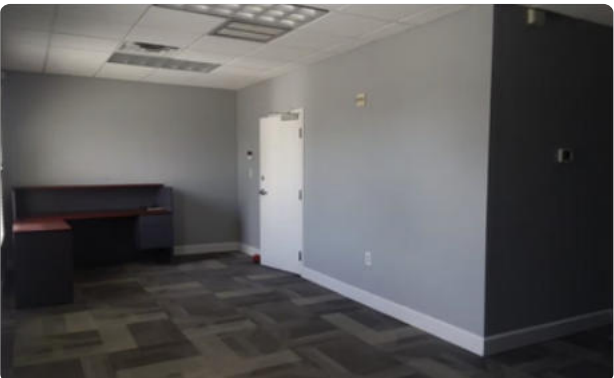


300-B1 MAY BE LEASED SEPARATELY





# INTERIOR PROPERTY PHOTOS



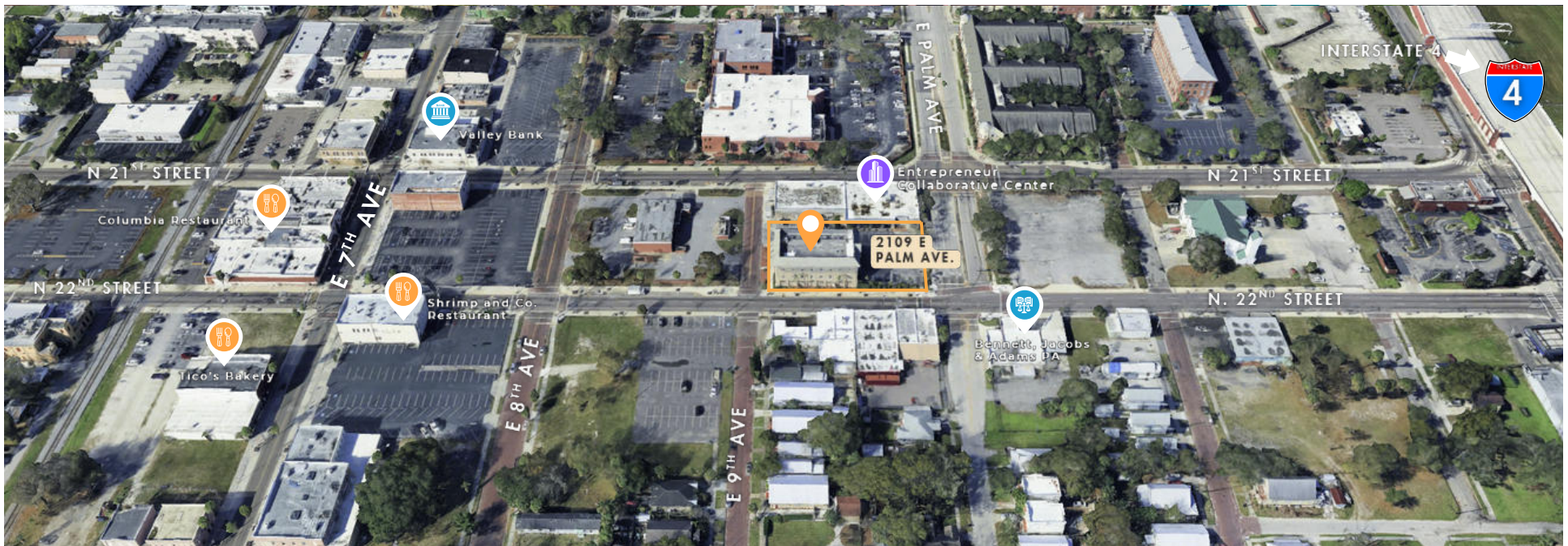


# ZONING INFORMATION

**Zoned YC-5 (Ybor General Commercial),** This sub-district comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area.

# DRIVING DIRECTIONS

**From Tampa:** Take Interstate 4 to Exit 1 (Ybor City) and merge onto 21st Street heading south. Turn left onto Palm Avenue— the building will be on your right, located between 22nd Street and 21st Street.





## PRIME CORNER LOCATION IN HISTORIC YBOR CITY EXCEPTIONAL VISIBILITY, ACCESSIBILITY, AND CHARM

Situated prominently on the corner of East Palm Avenue and 22nd Street, this property offers unmatched exposure in the heart of historic Ybor City. Its central location provides excellent visibility and convenient access for both tenants and their clients, making it an ideal choice for growing businesses seeking a strong presence in one of Tampa's most dynamic districts.

Surrounded by a diverse mix of businesses, restaurants, retail shops, and banking offices, this site benefits from consistent foot and vehicle traffic throughout the day. Several established residential neighborhoods are located nearby, further enhancing the property's accessibility and potential customer base. Centro Ybor and its many amenities are just a short walk away, adding to the area's vibrant, connected atmosphere.

With direct routes to 7th Avenue, Interstate 4, 22nd Street, Interstate 275, and the Lee Roy Selmon Crosstown Expressway, this location provides easy access to Channelside, Downtown Tampa, Hyde Park, Seminole Heights, Brandon, and St. Petersburg. Whether you're relocating or launching a new venture, 2109 E Palm Avenue offers the perfect combination of convenience, visibility, and opportunity in one of Tampa Bay's most sought-after commercial corridors.

**CALL TO SCHEDULE YOUR EXCLUSIVE SHOWING TODAY!**  
**813.935.9600**





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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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**CALL OUR TEAM TODAY!**  
**813.935.9600**



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- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential



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**BROKER**

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