

Ybor City Commercial Space for Lease

2211 E. 7th Ave., Suites "A" & "B", Tampa, FL 33605

EXECUTIVE SUMMARY



Summary:

Lease Rate:	Suite A: \$6,246/month Suite B: \$4,520/month (\$21 PSF Base + \$7 PSF CAM)
Availability:	Immediate
Space Size:	Suite A: 2,677 SF Suite B: 1,937 SF Suites A+B: 4,614 SF
First floor:	Means no elevators or stairs.
Parking:	Ample street & surface pay lots
Ceiling Heights:	12'+/-
Location:	Ybor City Historic District
Construction:	Concrete Block/Brick
Utilities	Water/Sewer City of Tampa Electric: Tampa Electric
Traffic Counts:	4,900 AADT

Overview:

WE HAVE OPTIONS!: Choose a 1,937 SF, 2,677 SF option or both for 4,614 SF. Come join the other businesses in the Ybor City Historic District. Located on 7th Avenue, bring your office, studio or retail use with immediate access to dozens of restaurants, bars, hotels, Centro Ybor, and other retail in Ybor City Historic District. The space is located a block away from the famous Columbia Restaurant. This space is currently configured for office and features 4 offices, a large conference/production room, 2 bathrooms and a break room. The space was completely renovated and is ready to go if you need an office. Volume ceilings throughout provide an open feel. This first-floor space means no stairs or elevators necessary! The building has great visibility with plenty of pedestrian traffic and almost 5,000 cars per day.

There are several proximate pay lots as well as street parking available. Interstate 4 and the Selmon Expressway are a short drive and provide good access to the surrounding areas. The Tampa Electric Streetcar stop is located just 4 blocks away making for an excellent way to get to Channelside, downtown and Harbour Island.

This space is perfect for a business looking for an Ybor City location with great visibility!

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Greg Andretta, SIOR
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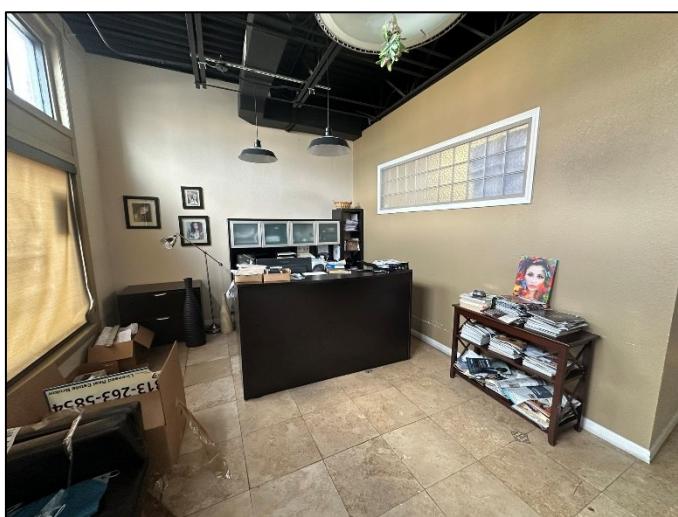
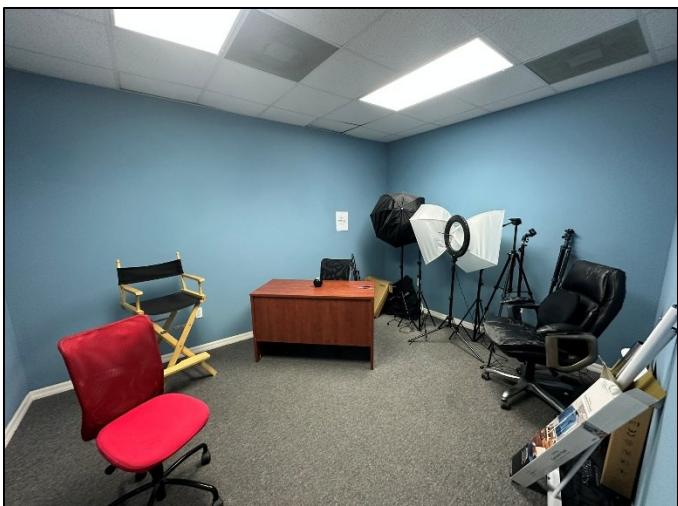
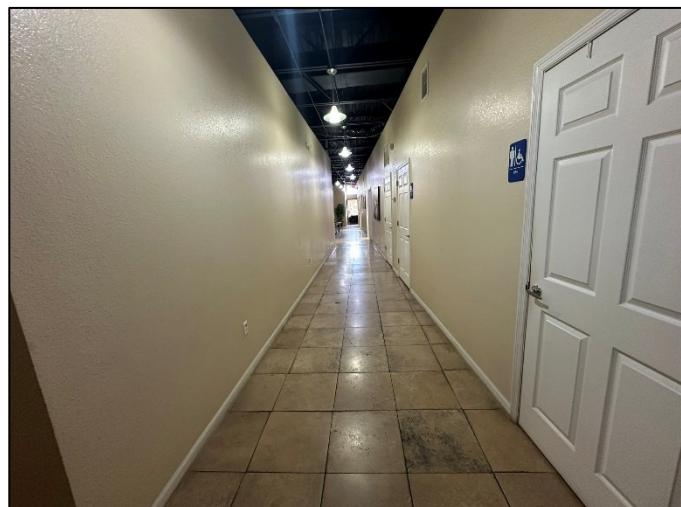
Andretta Properties
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PICTURES



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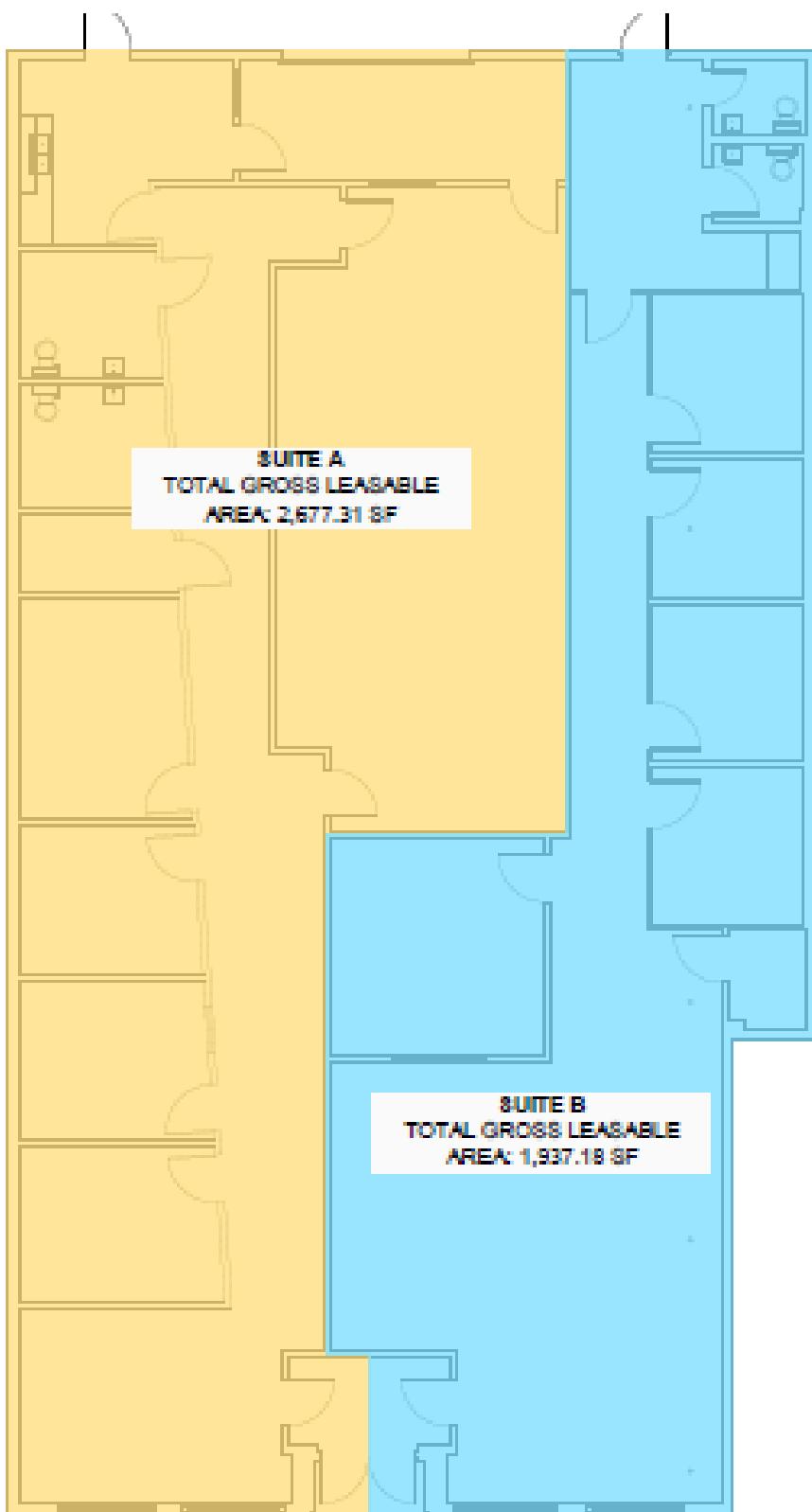
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FLOOR PLAN



SUITE A
TOTAL GROSS LEASABLE
AREA: 2,677.31 SF

SUITE B
TOTAL GROSS LEASABLE
AREA: 1,937.18 SF

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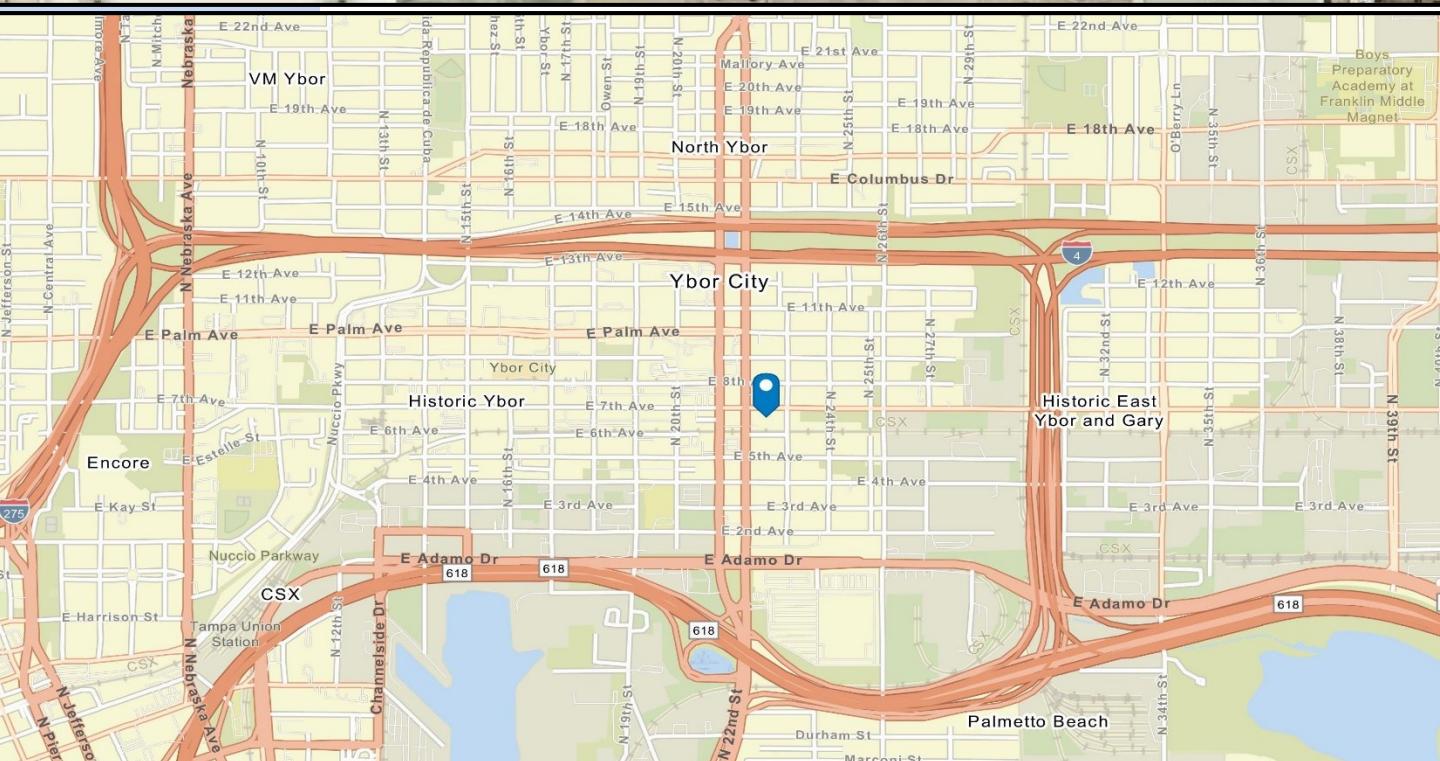
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AERIAL & AREA MAP



7th Avenue



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A
ANDRETTA
PROPERTIES

YBOR CITY & TECO STREETCAR MAP

HISTORIC YBOR CITY



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