



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
- CONTRACTOR OFFICE
- SECURITY STAFFING

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
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**TINA MARIE ELOIAN, CCIM
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- A (EXP) • 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'

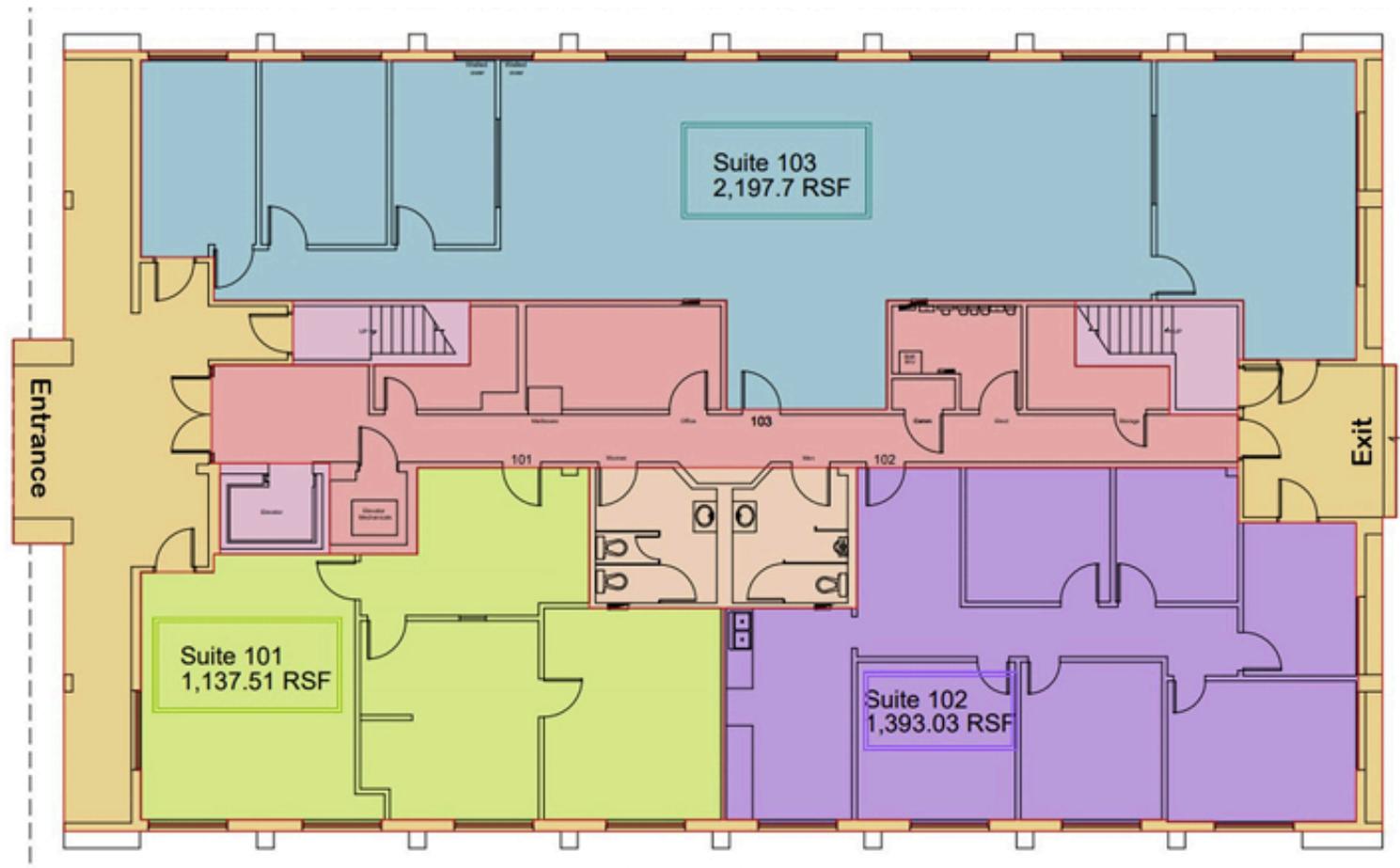
PARKING ONSITE, NEARBY, AND PAID PARKING



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

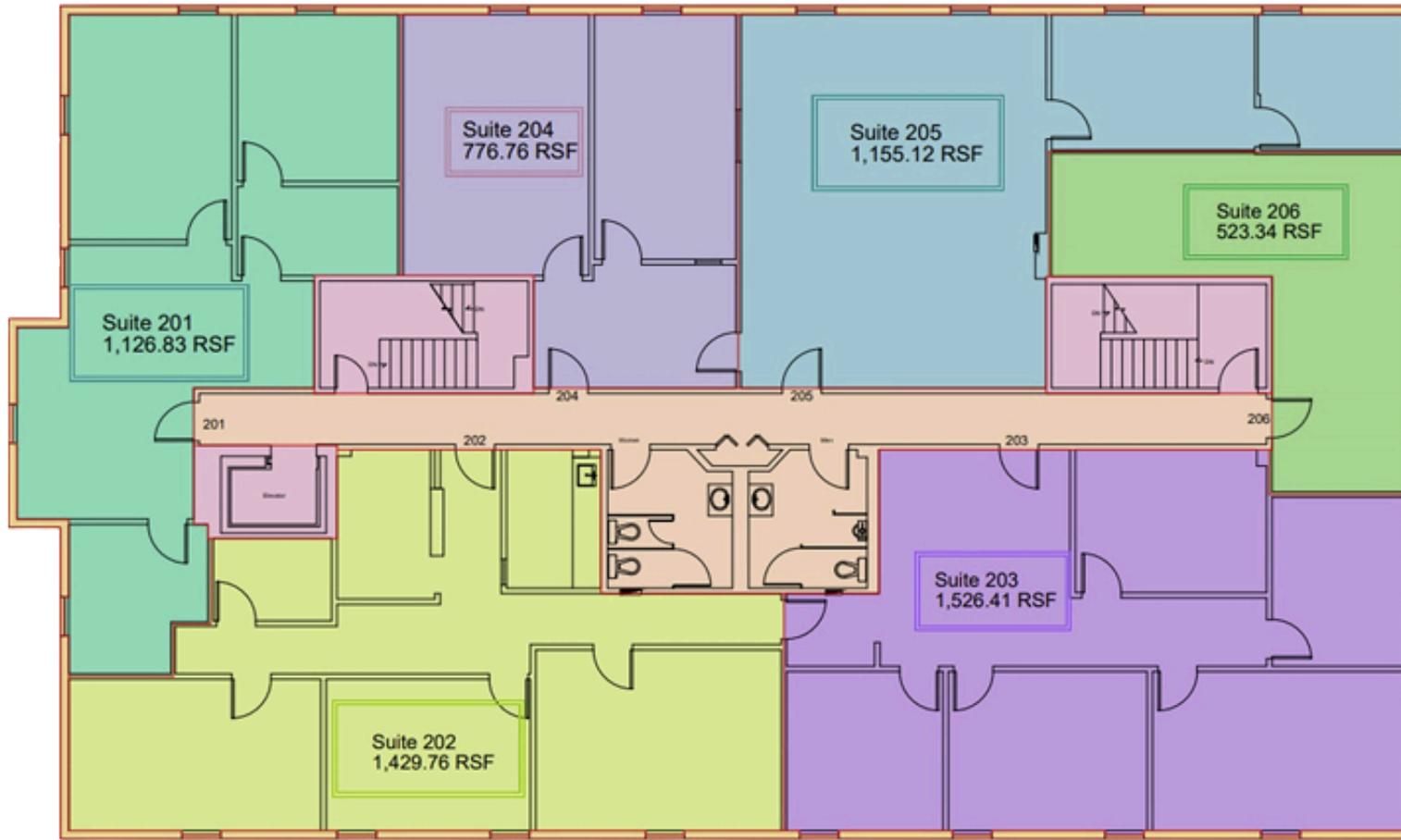


SECOND FLOOR FLOOR PLAN AND AVAILABILITY

UNIT	LEASABLE SF	AVAILABILITY
SUITE 201	1,126.83 RSF	OCCUPIED
SUITE 202	1,429.76 RSF	OCCUPIED
SUITE 203	1,526.41 RSF	OCCUPIED

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

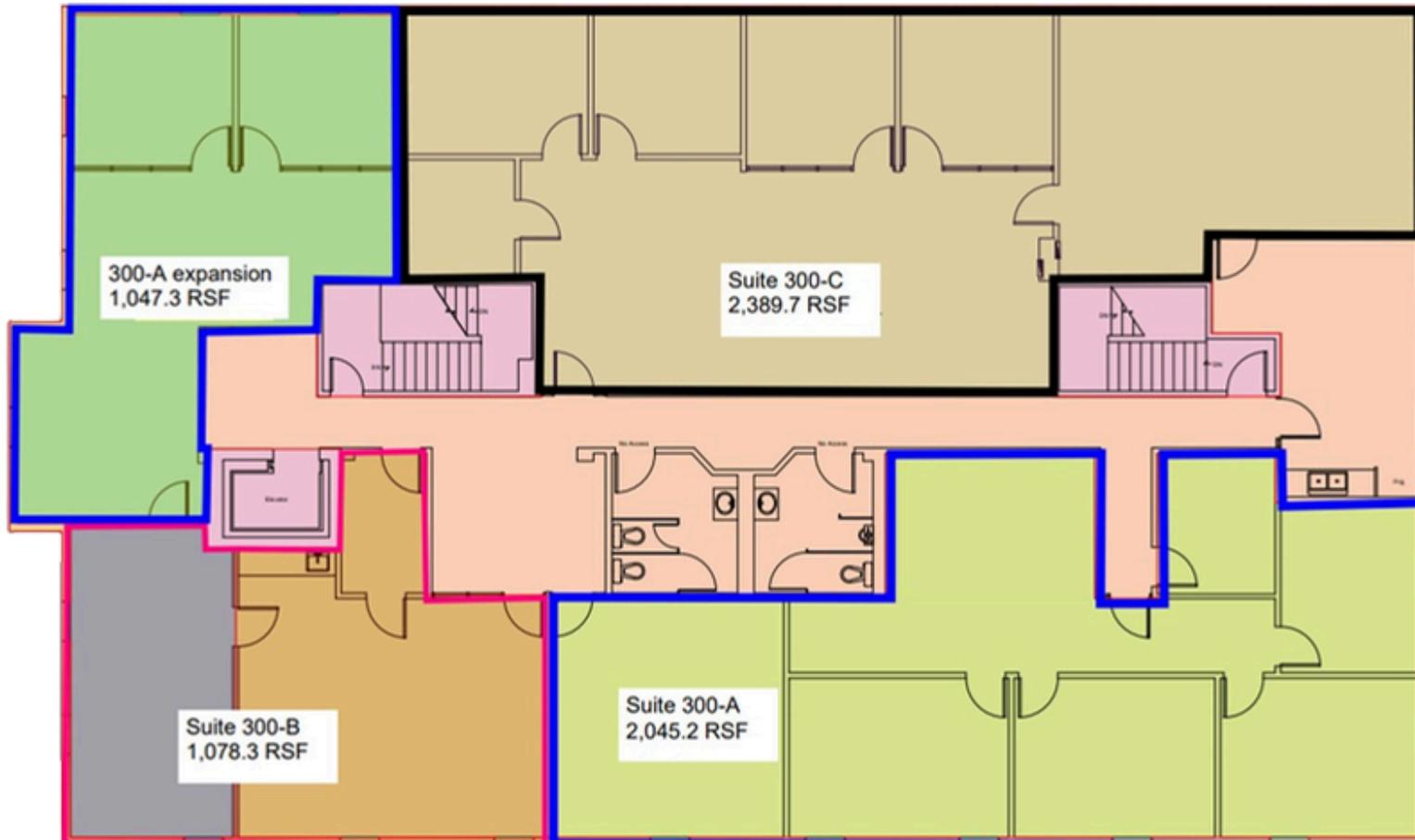
SECOND FLOOR IS A MIX OF PRIVATE OFFICES AND WORKSTATIONS WITH OPTIONS FOR FLEXIBILITY



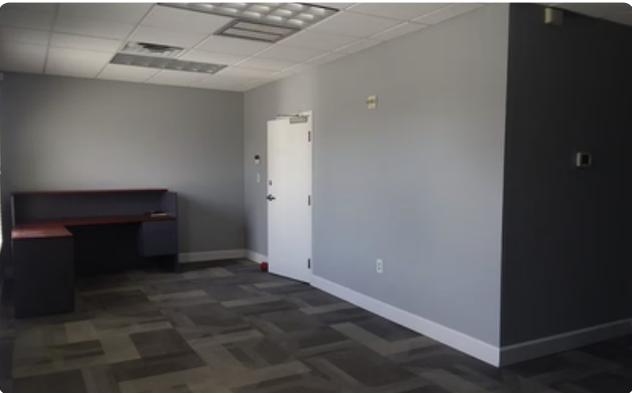
THIRD FLOOR FLOOR PLAN AND AVAILABILITY

UNIT	LEASABLE SF	AVAILABILITY
300-A	2,045.2 RSF	OCCUPIED
300-A (EXPANSION)	1,047.3 RSF	AVAILABLE
300-B	1,078.3 RSF	AVAILABLE
300-C	2,389.7 RSF	OCCUPIED

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



INTERIOR PROPERTY PHOTOS

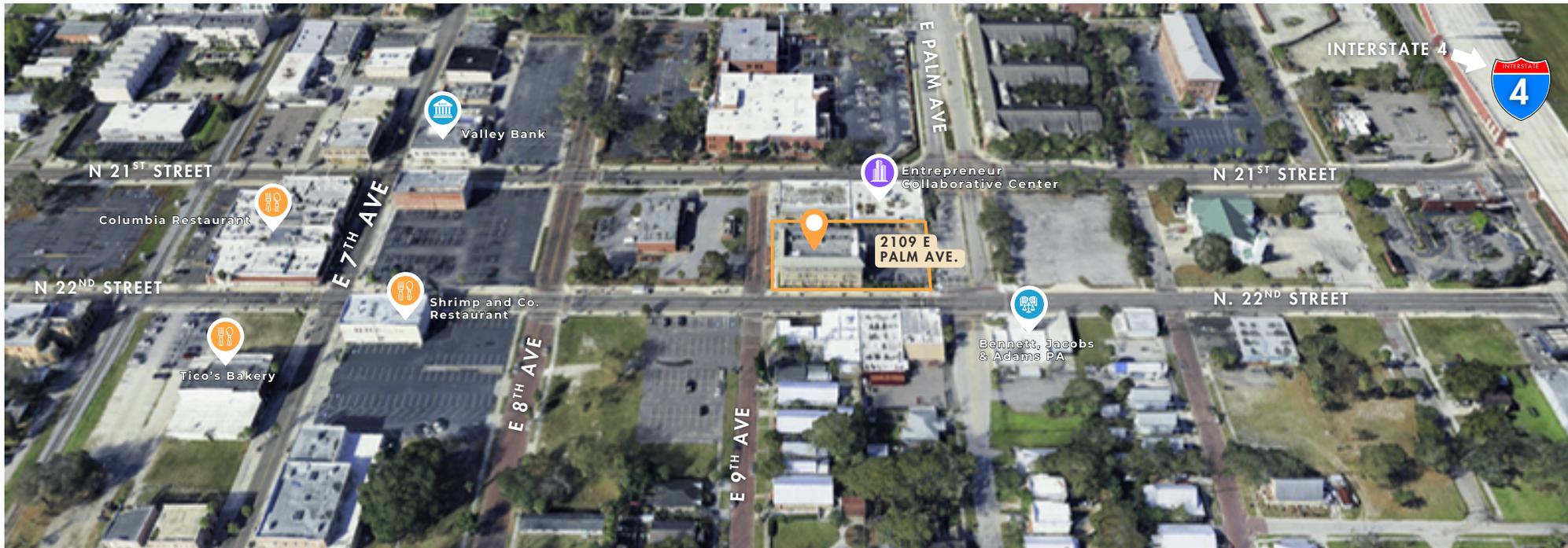


ZONING INFORMATION

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.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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