



1006-1008 N. FLORIDA AVENUE
TAMPA, FL 33605

2,880 SF OFFICE/ RETAIL SPACE

FOR LEASE

FULLY BUILT-OUT PROFESSIONAL OFFICE SPACE READY FOR IMMEDIATE OCCUPANCY

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

1006-1008 N. FLORIDA AVENUE
TAMPA, FL 33602

PRICE PSF: \$25 PSF / NNN/ + sales tax

LEASE PRICE \$6,000.00/ MO. (BASE RENT)

NNN EXPENSES (PROPERTY TAXES, INSURANCE, UTILITIES,
ALARM, LAWN/ MAINTENANCE, PEST CONTROL,
ETC...)

PROPERTY FEATURES

Prime Downtown Tampa Office/Retail Opportunity

Rare chance to lease a highly visible 2,280 SF ground-floor commercial space at the prominent corner of N. Florida Ave. and E. Tyler St. in Downtown Tampa. With exposure to approximately 23,500 vehicles daily and strong pedestrian traffic, this location offers outstanding visibility for office or retail users.

Currently configured as a modern office suite, the space includes four private offices, an open workspace for up to eight desks, a conference room with a 10-seat table and 72-inch display, and a custom employee lounge/break area. The flexible layout can easily accommodate a variety of business types.

Features include floor-to-ceiling storefront windows, abundant natural light, excellent street presence, wide sidewalks, convenient street parking, and nearby surface lots. Ideal for professional services, medical and wellness practices, creative firms, financial services, boutique retail, and other businesses seeking a prestigious downtown location.

A striking artist mural on the south-facing exterior adds unique character and landmark visibility in one of Downtown Tampa's most active commercial corridors.



PROPERTY VIEW

LOCATION HIGHLIGHTS

- Prime corner location at **N. Florida Avenue and E. Tyler Street**
- **Approx. 23,500 vehicles pass daily**
- Highest and best use as **professional office** but also suitable for **retail storefront use**
- **Total Available Space: 2,280 SF**
- Features **ceramic tile flooring** throughout
- **Highly visible corner** with large window exposure and exceptional street visibility
- **Heavy foot traffic**—ideal for specialty retail store, coffee shop, bakery, gallery, wellness studio or florist shop
- **Walking distance** to the Tampa Riverwalk, Straz Performing Arts Center, The Tampa Theater, John F. Germany Library, Marion Transit Station and more
- **Across from Hotel Flor**, Tampa- Downtown



LISTING DETAILS

FINANCIAL TERMS

PRICE PSF	\$25 PSF / NNN/ + sales tax
OFFERING PRICE	\$6,000.00 MO. (BASE RENT)
LEASE TERMS	MINIMUM 1 YEAR

LOCATION

STREET ADDRESS	1006-1008 N. FLORIDA AVENUE
CITY/MARKET	TAMPA-ST. PETERSBURG- CLEARWATER
COUNTY	HILLSBOROUGH
SUB MARKET	DOWNTOWN TAMPA

UTILITIES

ELECTRICITY	TECO
WATER/WASTE	CITY OF TAMPA UTILITIES
COMMUNICATION	SPECTRUM, FRONTIER AND VERIZON

THE COMMUNITY

NEIGHBORHOOD/ SUBDIVISION NAME	DOWNTOWN
FLOOD ZONE AREA	X
FLOOD ZONE PANEL	12057C0354J

THE PROPERTY

FOLIO NUMBER	193294-0000
ZONING	CBD-1 (CENTRAL BUSINESS DISTRICT, OFFICE RETAIL)
CURRENT USE	PROFESSIONAL OFFICE
LEASABLE SPACE	2,280 SF
FRONT FOOTAGE	105'/ N. FLORIDA AVENUE

PARKING

STREET/ OFFSITE SURFACE LOT PARKING: ACROSS THE STREET AT N. FLORIDA AVENUE AND E. HARRISON STREET. ALSO, PARKING AT E. TYLER STREET/ N. MARION STREET, E. HARRISON STREET/ N. FRANKLIN STREET AND N. FRANKLIN STREET / E. TYLER STREET

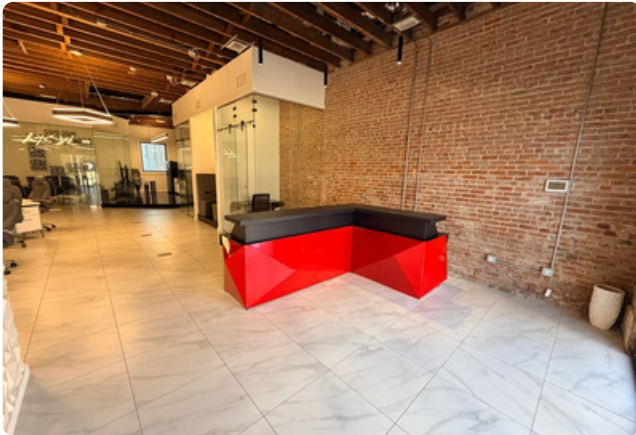


MINUTES FROM SEMINOLE HEIGHTS, TAMPA HEIGHTS, YBOR CITY, HYDE PARK, SOUTH TAMPA AND THE GREATER TAMPA AREA

- Stylish interior featuring exposed ceilings and exposed brick accents
- Open collaborative workspace complemented by multiple private offices
- Accommodates approximately 6-19 employees
- High-exposure setting ideal for branding and client recognition
- Approximately 105 feet of frontage along N. Florida Avenue
- ½ miles north (approx.) to Interstate 275 South via N. Florida Avenue
- 6/10^{ths} of a mile south (approx.) to W. Kennedy Blvd.
- 7/10^{ths} of a mile north of the Selmon Expressway on ramp
- 2023 Total Population | 26,486 - 1 Mile | 133,321 - 3 Mile | 272,350 - 5 Mile
- EXCELLENT LOCATION for a relocation, expansion or a new business startup location



PROPERTY PHOTOS



All measurements are approximate and will need to be verified by the lessee

AREA DETAILS

Position Your Business in the Heart of Downtown Tampa

Establish your presence in Downtown Tampa, one of Florida's fastest-growing business districts. This premier urban location offers entrepreneurs, professional firms, retailers, and service providers the opportunity to thrive where business, culture, entertainment, and residential growth intersect.

Downtown Tampa serves as the economic and cultural center of the Tampa Bay region, attracting major employers, startups, residents, visitors, and professionals year-round.

Location Highlights

- Prime Downtown Tampa (33602) location
- Approximately 10 minutes from Tampa International Airport
- Easy access to I-275, I-4, and the Selmon Expressway
- Minutes from the Tampa Convention Center, Amalie Arena, and Port Tampa Bay
- Convenient access to the TECO Streetcar and HART transit
- Surrounded by offices, residences, hotels, restaurants, and entertainment venues

A Dynamic Business Environment

Downtown Tampa continues to benefit from significant investment, population growth, and expanding employment opportunities. Businesses enjoy access to a diverse customer base of residents, office workers, tourists, convention attendees, and event visitors.

Ongoing development throughout Downtown, Water Street Tampa, the Channel District, and the Riverwalk corridor continues to increase residential density, workforce growth, and consumer activity.

Walkable Amenities

Located near many of Tampa's most popular destinations, including:

- Tampa Riverwalk
- Curtis Hixon Waterfront Park
- Amalie Arena
- Tampa Convention Center
- Sparkman Wharf
- Water Street Tampa
- Julian B. Lane Riverfront Park

• Numerous restaurants, cafés, hotels, fitness studios, and entertainment venues

The TECO Streetcar provides convenient connections to Downtown, the Channel District, and Ybor City.

Regional Connectivity

Enjoy quick access to:

- Channel District
- Water Street Tampa
- Harbour Island
- Hyde Park
- Tampa Heights
- Seminole Heights
- Westshore Business District
- Tampa International Airport

Surrounded by corporate offices, government buildings, luxury residences, hotels, cultural attractions, and waterfront destinations, this location offers exceptional visibility, accessibility, and long-term growth potential.

Opportunity

With a growing residential population, strong daytime workforce, and thriving tourism economy, Downtown Tampa provides an ideal environment for business success.

Whether expanding an existing company, opening a flagship location, or launching a new venture, this is an exceptional opportunity to establish a presence in one of Florida's most desirable urban markets.

ZONING IS CBD-1 CENTRAL BUSINESS DISTRICT

This zoning subdistrict is appropriate for CBD projects in areas with low- to mid- rise structures.

The purpose of the CBD district is to implement the goals of the Tampa Central Business District Land Use Policy Plan, a component of the comprehensive plan for the city. It is also the purpose of the central business district regulations to guide development design to establish the desired character of development for each of the twelve (12) CBD character districts identified in the CBD land use policy plan.

DRIVING DIRECTIONS

Downtown Tampa, property located at the northwest corner of N. Florida Avenue and East Tyler Street



Your Tampa Bay and Beyond Commercial Real Estate Experts

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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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