



1919 E. 6TH AVENUE
TAMPA, FL 33605

EXCELLENT N. 20TH STREET FRONTAGE AND EXPOSURE

OFFICES FOR LEASE

SEIZE YOUR OPPORTUNITY TO JOIN THE RENAISSANCE OF HISTORIC YBOR CITY –
WELCOME TO 1919 E. 6TH AVENUE.

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
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BROKER

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live
work
& play
IN THE HEART OF TAMPA BAY

LISTING DETAILS

FINANCIAL TERMS

LEASE PRICE 2nd FL: \$500-\$900/ month/ MG

LEASE OPTIONS Minimum 2 year lease

LOCATION

STREET ADDRESS 1919 E. 6th Avenue Tampa, FL 33605

COUNTY Hillsborough

MARKET Tampa- St. Petersburg- Clearwater

SUB MARKET Ybor City

UTILITIES

ELECTRICITY TECO

WATER/WASTE City of Tampa

COMMUNICATION Spectrum, Frontier and Verizon

THE COMMUNITY

NEIGHBORHOOD/SUBDIVISION

NAME Central Ybor Area S of Interstate 4

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0358J

**ALL MEASUREMENTS ARE APPROXIMATE AND
WILL NEED TO BE VERIFIED BY THE LESSEE**

THE PROPERTY

FOLIO NUMBER 189898-0000

ZONING YC-7 (MIXED- USE)

The YC-7 sub-district supports well-designed, balanced mixed-use development—including residential—aligned with the Tampa Comprehensive Plan. It encourages maximum development potential while limiting more intense commercial and industrial uses to sustain the historic district's economic vitality

*Located in a **Qualified HUBZone** is a business or area that meets U.S. SBA HUBZone Program requirements, which promote economic development and federal contracting in under served communities.*

AVAILABILITY 1st, 2nd and 3rd floor availability

PARKING Onsite- 4 designated parking spaces.
Offsite: street, garage and paid lot

2025 TAXES \$28,370.09

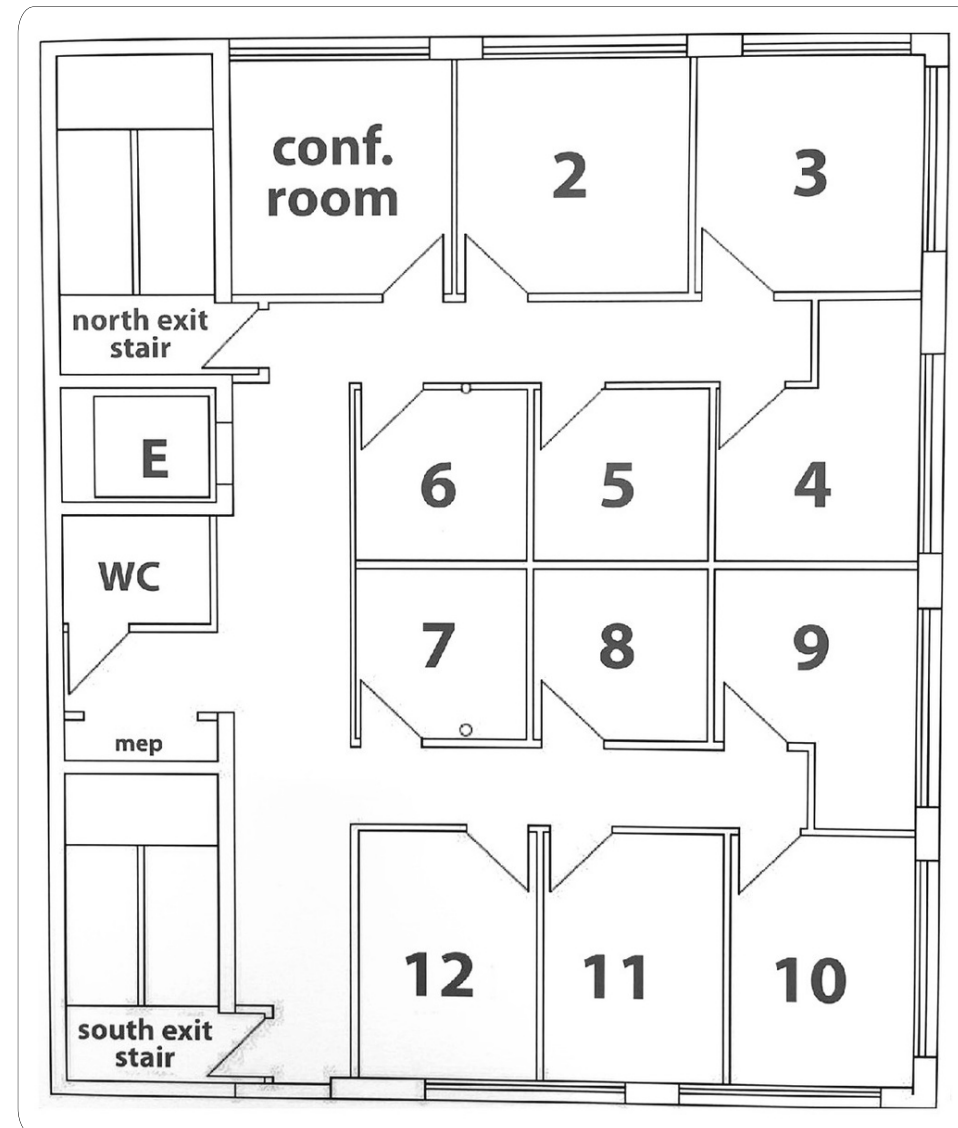


AVAILABILITIES

UNIT	FLOOR	Leasable SF	Availability	Rate
1925	1st	2,400 SF	Vacant	\$30/PSF/NNN
Conf. Room	2nd	132 SF	Contact Broker	Contact Broker
2	2nd	130 SF	Owner Occ.	\$900/mo./MG
3	2nd	130 SF	Vacant	\$900/mo./MG
4	2nd	110 SF	Vacant	\$800/mo./MG
5	2nd	75 SF	Vacant	\$500/mo./MG
6	2nd	75 SF	Vacant	\$500/mo./MG
7	2nd	75 SF	Vacant	\$500/mo./MG
8	2nd	75 SF	Vacant	\$500/mo./MG
9	2nd	110 SF	Vacant	\$800/mo./MG
10	2nd	115 SF	Occupied mon. to mon.	\$850/mo./MG
11	2nd	110 SF	Vacant	\$800/mo./MG
12	2nd	115 SF	Vacant	\$800/mo./MG
Balcony Suite	3rd	2,372 SF	Occupied	Occupied



2ND FLOOR LAYOUT



PROPERTY PHOTOS



*Located in a **Qualified HUBZone**, this program supports small businesses in historically underutilized areas by targeting at least 3% of federal contract dollars annually to certified companies. HUBZone certification offers preferential access to federal contracts and long-term benefits for tenants and business owners.*

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

AREA DETAILS

Seize your opportunity to join the renaissance of Historic Ybor City—welcome to **1919 E. 6th Avenue**.

This exceptional property offers artists, professionals, educators, consultants, retailers, and creatives the chance to establish themselves in one of Tampa's most vibrant and rapidly evolving business districts. Ybor City continues to flourish as a center for commerce, culture, and community, attracting steady local and regional traffic throughout the year.

East Tampa and Ybor City rank among the most desirable submarkets in the Tampa Bay area, known for their strategic location, commercial significance, and business-friendly environment. The property lies within both a **Qualified HUBZone**, presenting potential tax advantages and investment incentives.

Strategic Location Highlights

- Approximately 8 minutes to Downtown Tampa
- Approximately 15 minutes to Tampa International Airport
- Just 0.5 miles to I-4 (22nd Street exit)
- 0.45 miles to Selmon Expressway on-ramp (east/west)
- Exposure to over 172,000 vehicles per day via Interstate 4 and Interstate 275

Within a 3-mile radius, the area supports **42,460** households with an average household income exceeding **\$89,455**, providing a strong and diverse customer base.

Surrounding Growth & Development

Directly east of the property is **Gas Worx**, a landmark 50-acre mixed-use development that will introduce 7,500 new residential units and connect the Channel District to southwest Ybor City. This major project is expected to significantly boost foot traffic, demand for services, and overall neighborhood vitality.

Walkable Amenities & Attractions

The property is steps away from some of Ybor City's most popular dining and social destinations, including:

- 7th and Grove
- Roast on 7th
- Madame Fortune Dessert + HiFi Parlour
- Café 1920
- 1920 Aguila Restaurant
- Chill Bros Scoop Shop
- LARA Apothecary Bar and Bazaar
- Acropolis Greek Taverna

Just two blocks north, the **TECO Streetcar Line** along 8th Avenue offers convenient access to Downtown Tampa, the Channel District, and Harbour Island. **Central Access to Tampa Bay**

With immediate access to major corridors such as N. 22nd Street, E. 7th Avenue, N. Nebraska Avenue, Adamo Drive/Hwy 60, I-4, and I-275, this location ensures seamless connectivity throughout Tampa, including:

- Downtown Tampa
- Tampa Riverwalk
- Hyde Park
- Tampa Heights
- Seminole Heights
- The Channel District
- Tampa International Airport

The property is surrounded by professional centers, entertainment venues, financial institutions, schools, parks, retail hubs, and dense residential neighborhoods—maximizing visibility and accessibility.

Area Demographics (2024 Estimates)

- 1-Mile Radius: 11,067 residents
- 3-Mile Radius: 99,271 residents
- 5-Mile Radius: 238,614 residents

Whether you're expanding, relocating, or launching a new venture, this is a rare chance to be part of Ybor City's continued resurgence and establish your presence in one of Tampa's most iconic districts.

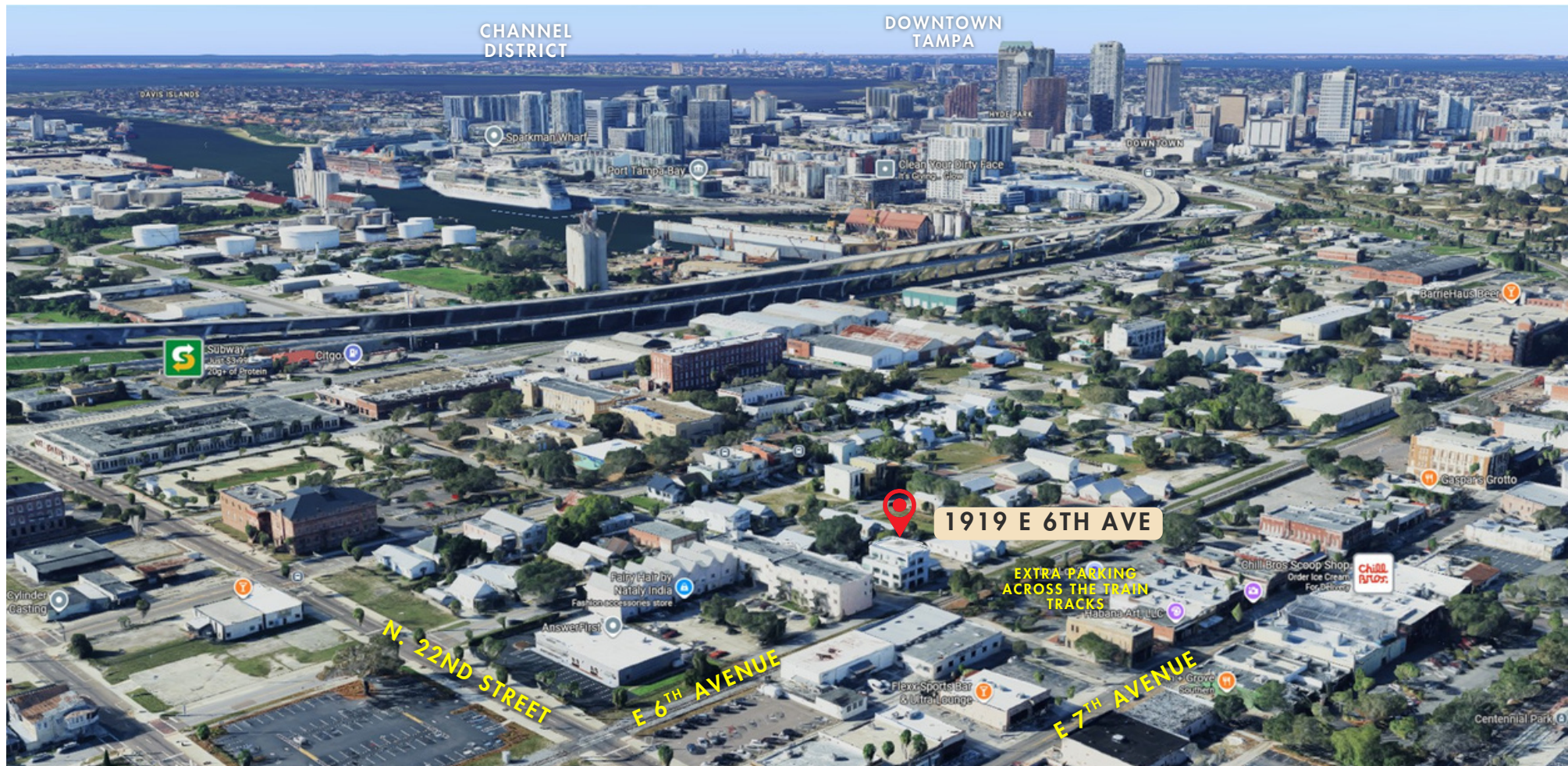
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DRIVING DIRECTIONS

From Downtown Tampa, head east on East Jackson Street toward North Nebraska Avenue, then turn left onto N Nebraska Avenue and continue north. Follow the road until you reach Nuccio Parkway, then turn right. Head east to 3rd Avenue, following the roundabout to the left to 4th Avenue. Head east to 19th Street. Turn left. Head North to 6th Avenue, turn right. Travel east to arrive at **1919 E. 6th Avenue**. The property will be on your right at the N. 20th Street stop sign.



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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This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



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