



POSITION YOUR BUSINESS IN A FLEXIBLE SPACE **FOR LEASE**

1,750 SF office/retail space offering a versatile layout, convenient access, and on-site parking in Tampa. Available for sublease through May 2028.



2115 N 22nd Street

Tampa, FL 33605

OFFERING PRICE
\$25.00 PSF

Brokerage Done Differently
FLORIDACOMMERCIALGROUP.COM

**TINA MARIE ELOIAN, CCIM
BROKER**

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EXECUTIVE SUMMARY

2115 N 22ND STREET

TAMPA, FL 33605

Versatile Office/Retail Space Available
for Sublease Through May 2028

PROPERTY FEATURES

Position your business in a versatile commercial space at 2115 N 22nd Street in Tampa, Florida. Offering approximately 1,750 SF, this single-story property provides a functional layout suited for a variety of office, retail, or service-oriented uses. The manageable footprint gives businesses the flexibility to create an efficient workspace while maintaining convenient accessibility for employees, clients, and customers.

Designed with everyday business operations in mind, the property offers 24-hour access, air conditioning, and on-site surface parking. Its flexible office/retail configuration makes it an attractive option for professional services, local businesses, or operators looking for a practical commercial location in Tampa. The space provides an opportunity to establish or expand your presence without taking on more square footage than your business requires.

Available for sublease through May 2028, this property presents a valuable opportunity for businesses seeking a shorter-term commercial solution compared with a traditional long-term lease commitment. Whether you're expanding into a new market, relocating an existing operation, or looking for a space to support your business over the next several years, 2115 N 22nd Street offers the flexibility and essential features to accommodate your needs.



PROPERTY VIEW

PROPERTY HIGHLIGHTS:

- **1,750 SF COMMERCIAL SPACE:** A functional single-story footprint providing ample space for a variety of business operations.
- **VERSATILE OFFICE/RETAIL USE:** Flexible commercial space suitable for professional office, retail, service-oriented, or similar business uses.
- **24-HOUR ACCESS:** Convenient around-the-clock access provides greater flexibility for varying business schedules and operational needs.
- **ON-SITE SURFACE PARKING:** Three surface parking spaces provide convenient access for employees, clients, and visitors.
- **SUBLEASE AVAILABLE THROUGH MAY 2028:** A defined sublease term offering businesses an opportunity to secure an established commercial space without the commitment of a traditional long-term lease.

LISTING DETAILS

FINANCIAL TERMS

SALE PRICE **\$25.00/PSF.**

LOCATION

STREET ADDRESS 2115 N 22ND ST

CITY/MARKET TAMPA-ST. PETERSBURG-CLEARWATER

COUNTY HILLSBOROUGH

SUB MARKET TURMAN'S EAST YBOR/ EAST YBOR AREA S OF I-4

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA

COMMUNICATION SPECTRUM, FRONTIER, VERIZON

THE COMMUNITY

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

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0212H

TAXES

TAX YEAR 2025

TAXES \$2,940.55

THE PROPERTY

FOLIO NUMBER 189130-0000

ZONING **YC-5 (YBOR CITY GENERAL COMMERCIAL)**
A FLEXIBLE COMMERCIAL ZONING DISTRICT DESIGNED TO ACCOMMODATE A VARIETY OF BUSINESS USES WITHIN THE YBOR CITY AREA, INCLUDING RETAIL, OFFICE, SERVICE, ENTERTAINMENT, AND OTHER COMMERCIAL ACTIVITIES, SUBJECT TO APPLICABLE CITY OF TAMPA REGULATIONS AND APPROVALS.

CURRENT USE RETAIL/OFFICE/LOFT CREATIVE SPACE
(RE/AD INTERIOR DESIGN STUDIO)

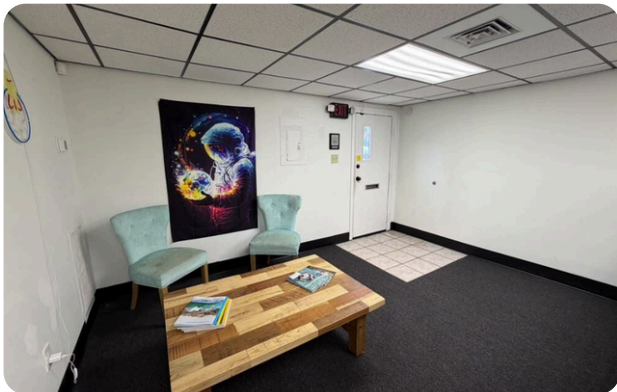
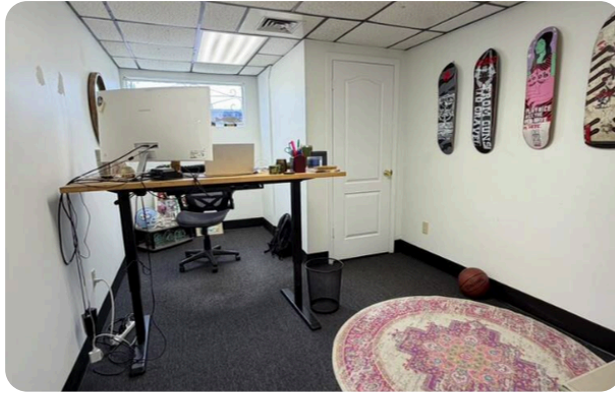
LOT DIMENSIONS: (APPROX.) 50' X 50'

LOT SIZE 2,500 SF

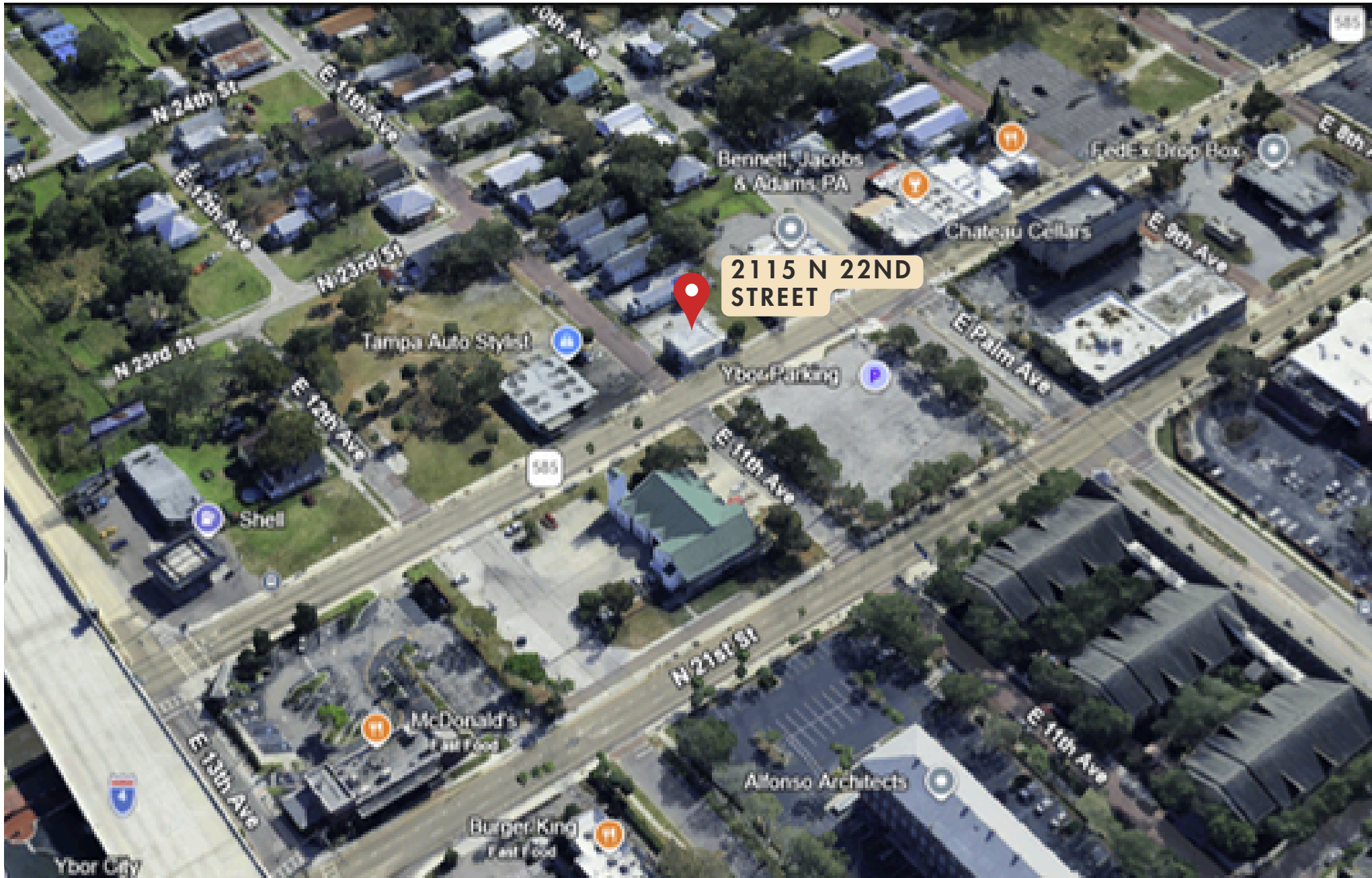
TOTAL ACREAGE .05 ACRES



PROPERTY PHOTOS



AERIAL MAP



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.



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

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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