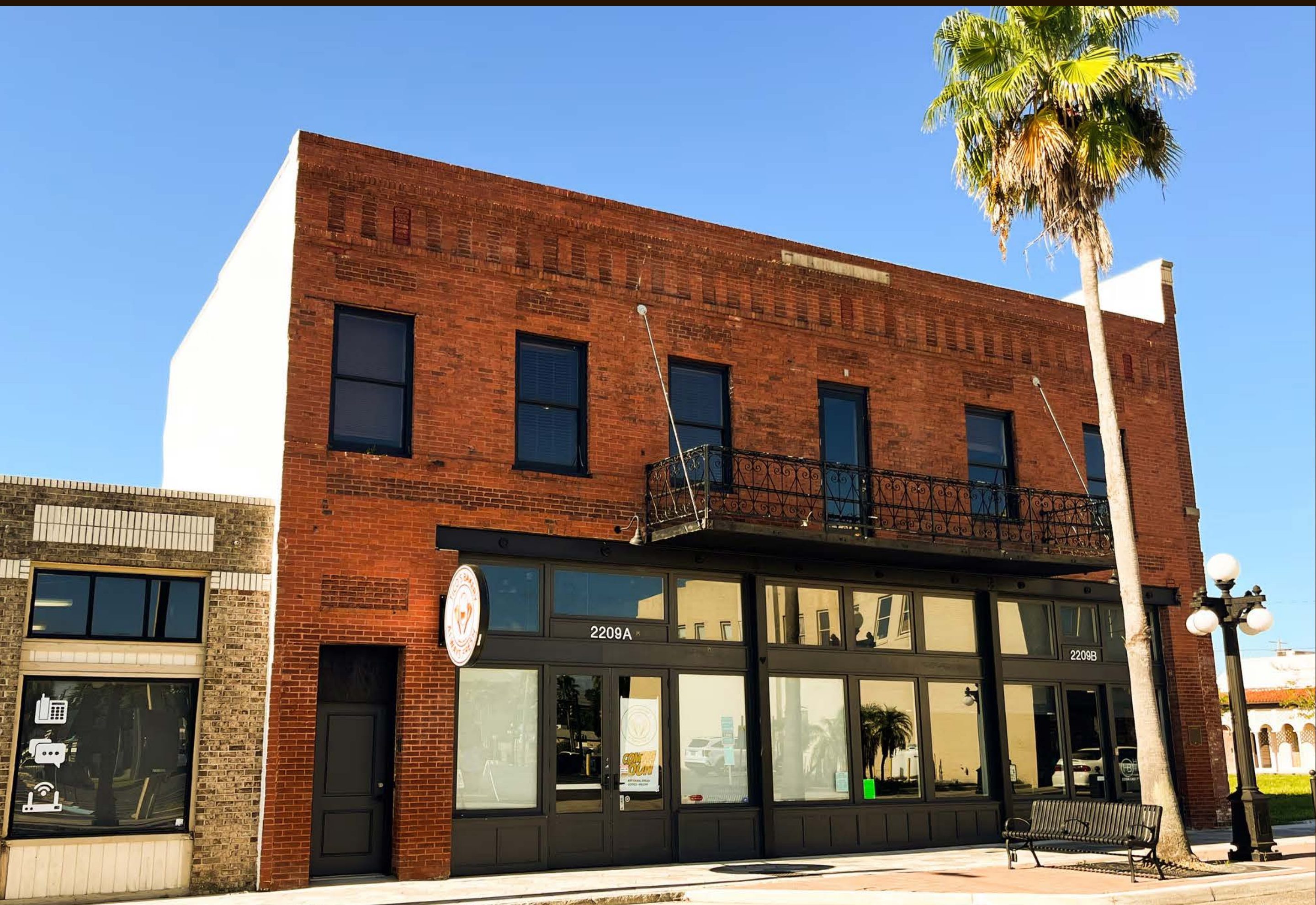


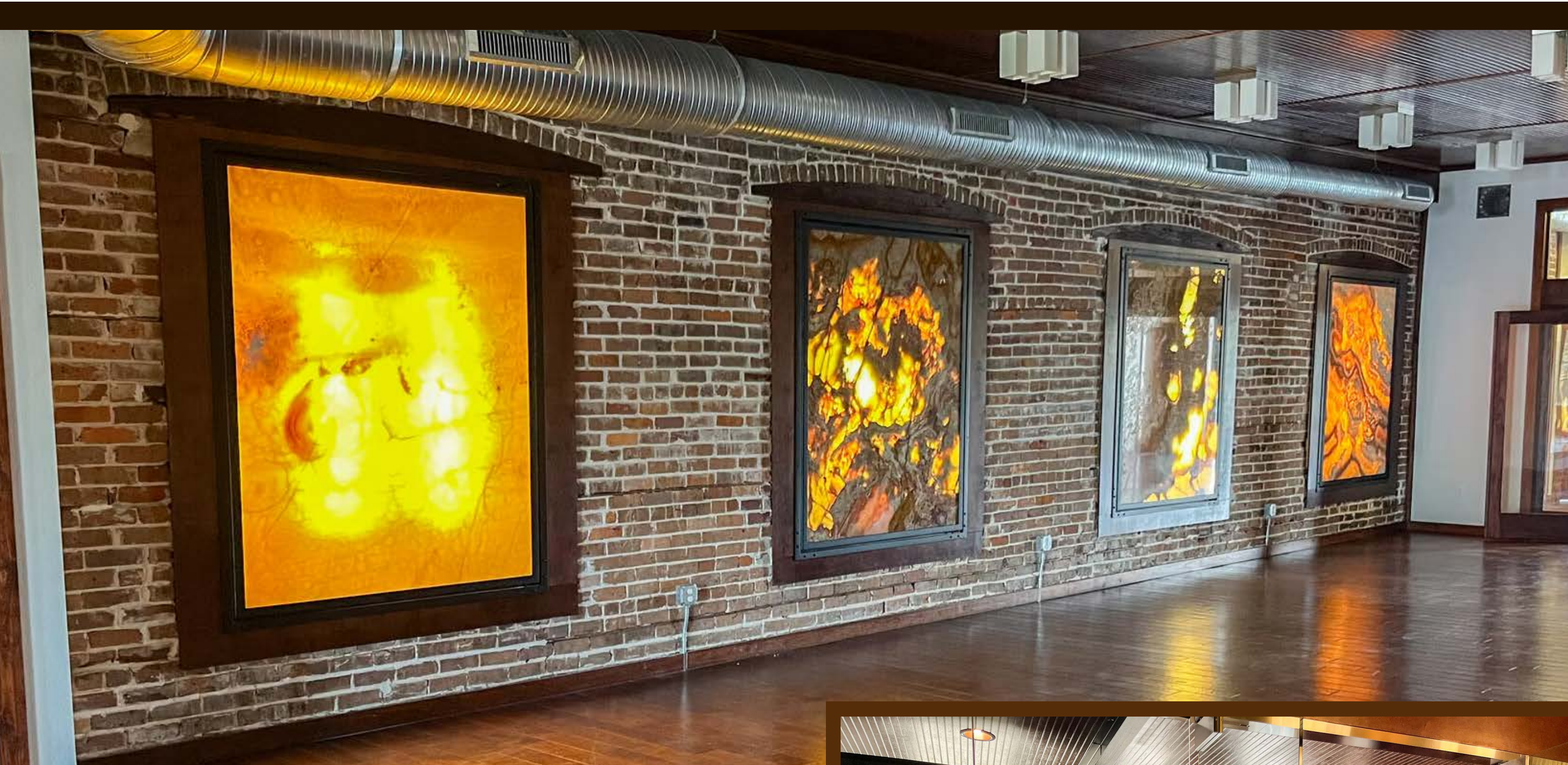
2209 E 7TH AVE TAMPA, FL 33605



**WHERE HERITAGE MEETS OPPORTUNITY:
DISTINCTIVE OFFICE IN YBOR CITY**

2209 E 7th Ave

Building Highlights



- **PRIME 7TH AVENUE FRONTAGE**

50 feet of direct frontage along vibrant 7th Avenue, with high visibility and signage opportunity.

- **HISTORIC ARCHITECTURE, MODERN UPGRADES**

Brick & masonry construction (built in 1913, renovated in 1995/2016), large storefront windows, exposed brick inside, high ceilings, upgraded lighting & flooring.

- **FLEXIBLE ZONING (YC-7)**

Permits uses ranging from professional offices, creative studios, galleries, to light retail.



2209 E 7th Ave

Available Space

Casa Ybor offers 4,754 SF of built-out office space at 2209 E 7th Ave, Suite C (2nd Floor) in historic Ybor City. The suite features an open layout with three conference rooms, private offices, and flexible work areas, highlighted by exposed brick, high ceilings, and natural light.

The space is move-in ready, with modern finishes and restored details that cut buildout costs. Zoned YC-7, it supports a variety of uses including professional services, creative studios, and light retail with office components, giving tenants flexibility for growth.

With 50 feet of prime frontage on 7th Avenue, tenants gain strong visibility and brand presence in one of Tampa's most iconic districts. The historic façade and balcony add to its presence, while nearby restaurants, retail, and entertainment create a dynamic environment for employees and clients.

Lease terms: ~4,754 SF available immediately at \$20/SF/YR (NNN). Built in 1913 and renovated in 1995, the property combines historic charm with modern updates. Parking is available curbside, in nearby garages, and through assigned options across the street—ensuring accessibility in this connected location.



4,754 Total RSF



1# of Buildings



0.11 Total Acreage



1913 Year Built

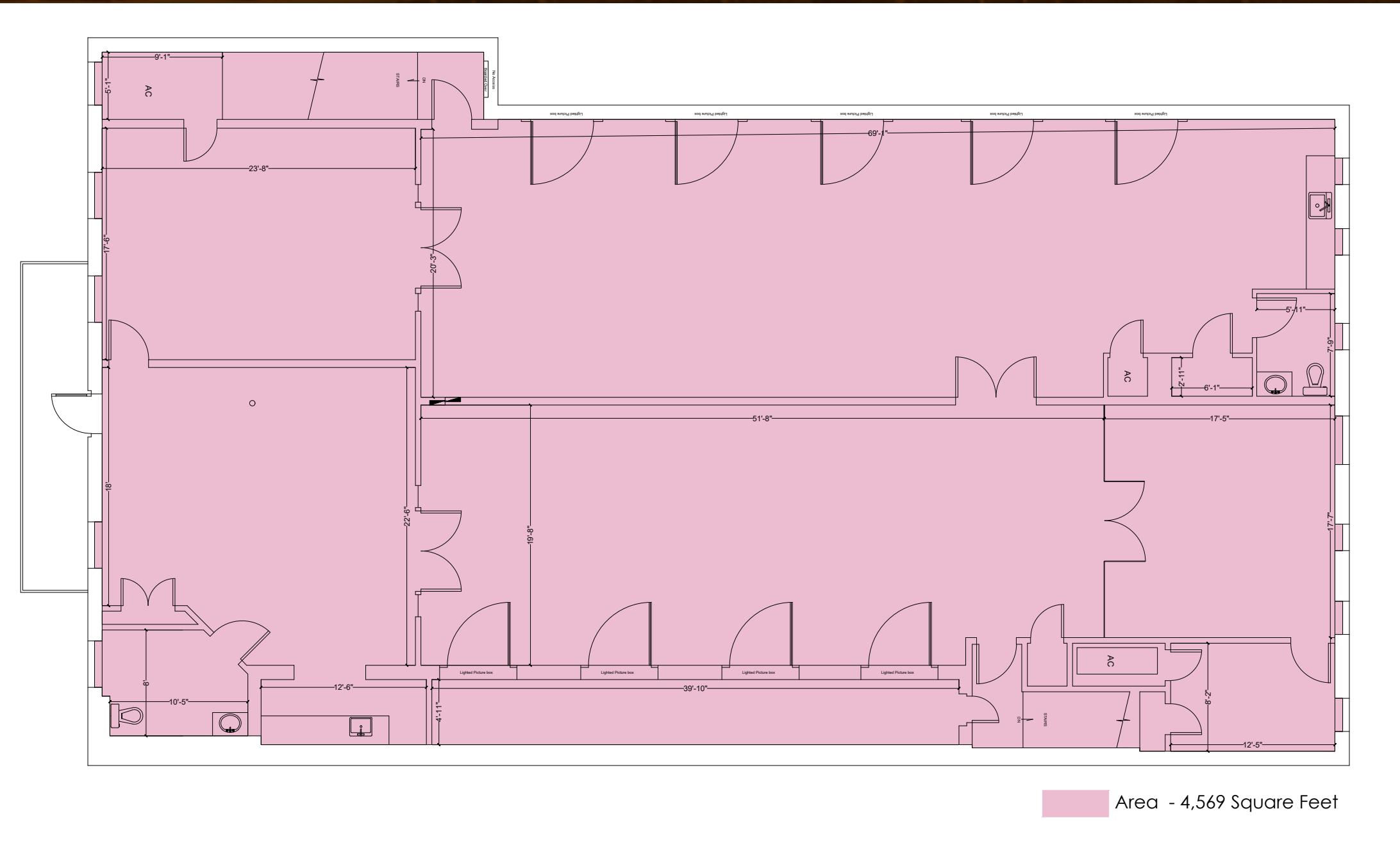


Paid Lots & Street Parking



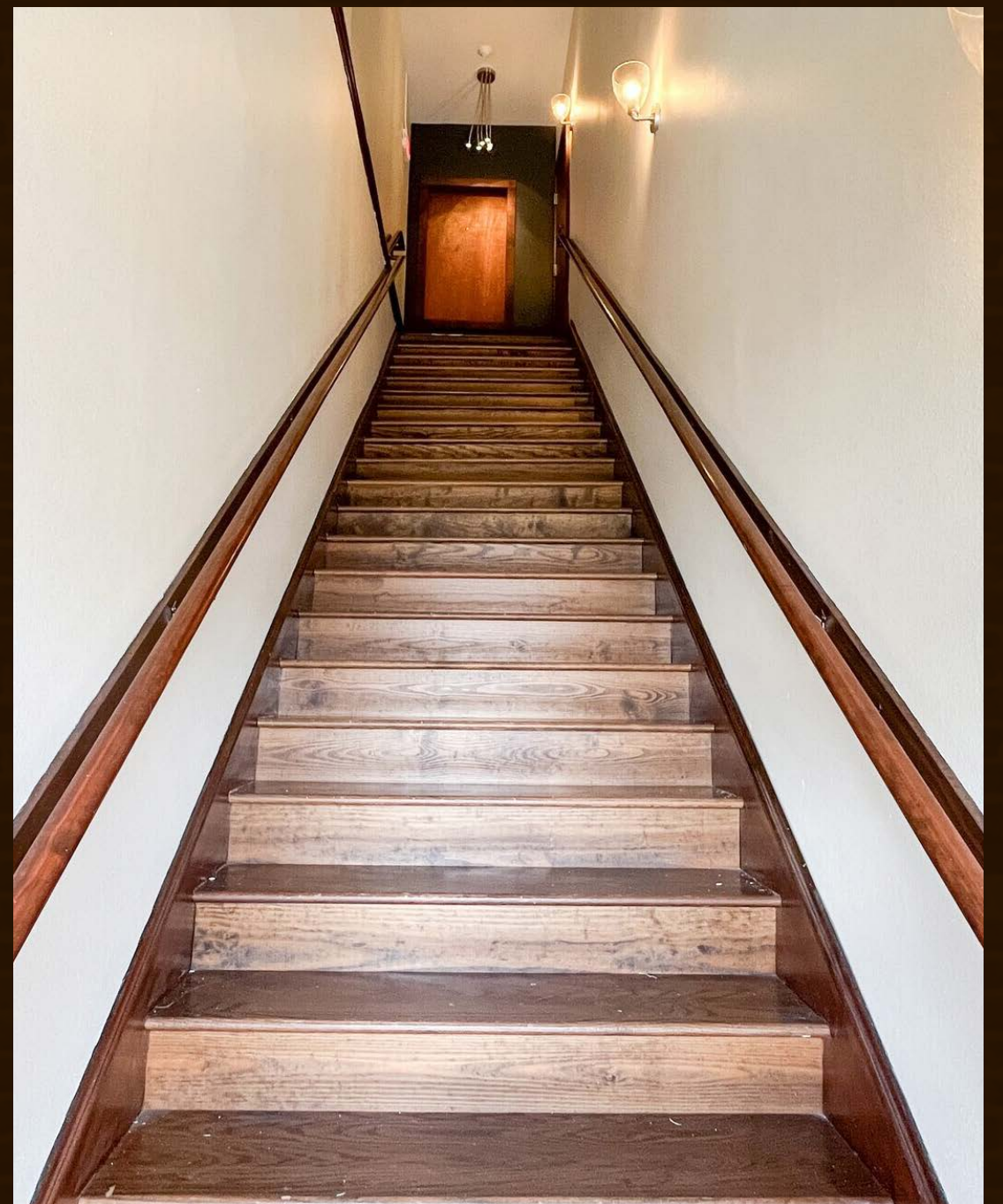
2209 E 7th Ave

Floorplans



2209 E 7th Ave

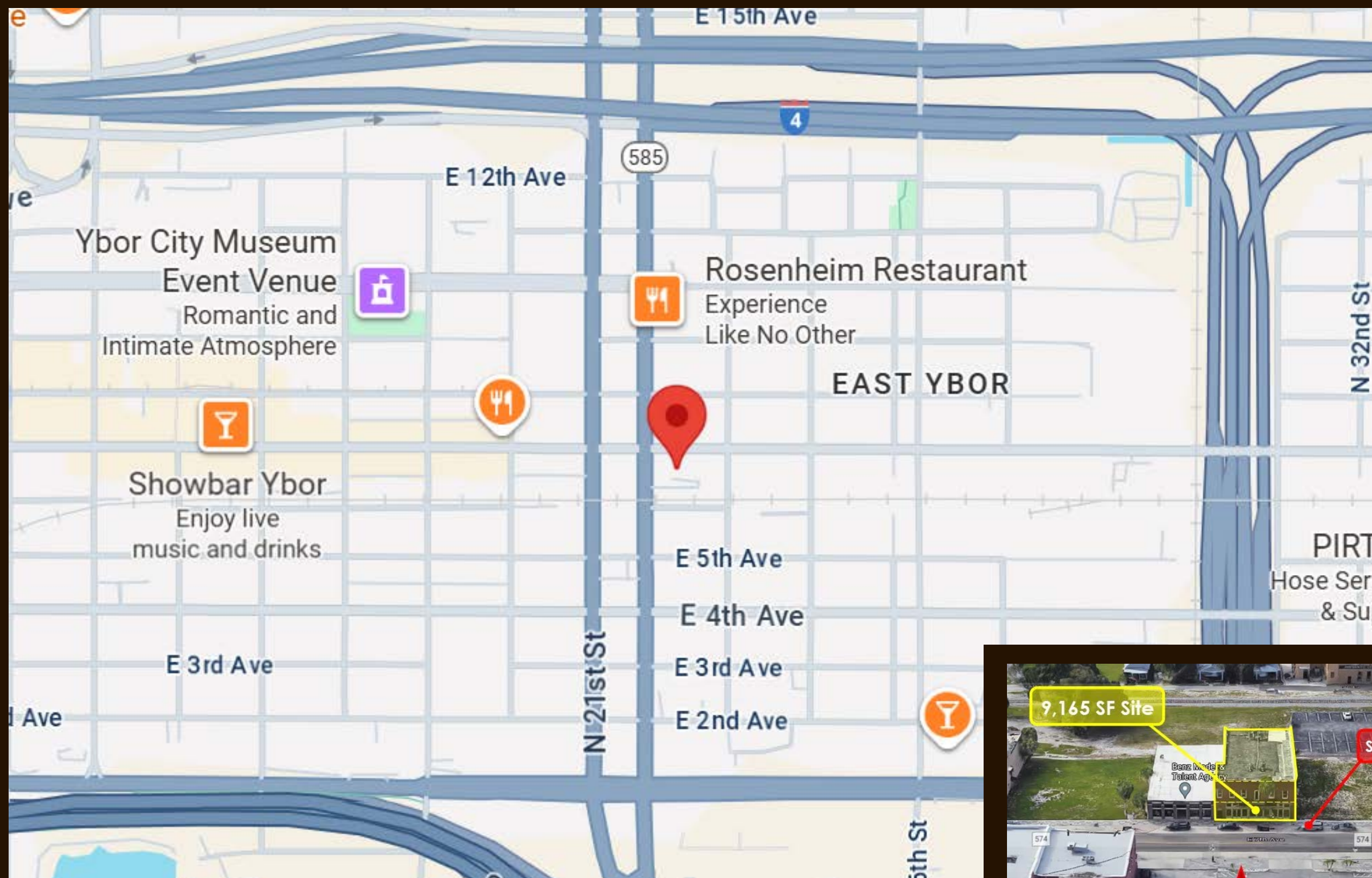
Gallery



Immediate Area

Ybor Community

Nestled in the heart of Ybor City, the building enjoys excellent accessibility to I-4, I-275, Hwy 60/Adamo Drive, Downtown Tampa, the Channel District, and Port Tampa Bay. Surrounded by a vibrant mix of restaurants, retailers, offices, and cultural destinations, the property benefits from heavy foot traffic and strong regional visibility. Neighboring landmarks include Columbia Restaurant, Casa Santo Stefano, Naviera Coffee Mills, and Hilton Garden Inn–Ybor.



CONTACT

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