

1213 E 6TH AVE TAMPA, FL 33605



**HISTORIC ROOTS, MODERN POSSIBILITIES:
UNLEASH YOUR BUSINESS POTENTIAL IN HISTORIC YBOR CITY**

1213 E 6TH AVE

Building Highlights



- **PRIME LOCATION IN HISTORIC YBOR CITY**

Situated in the heart of historic Ybor City, this property offers excellent visibility and accessibility, making it an ideal choice for businesses looking to benefit from the area's rich culture and active pedestrian traffic.

- **FLEXIBLE SPACE OPTIONS**

With immediate availability for spaces ranging from 409 to 10,865 square feet, the property can accommodate various uses such as creative offices, retail showrooms, and event spaces. The flexible buildout options provide a unique opportunity for tenants to customize the space to meet their specific needs.

- **OWNER-USER OPPORTUNITY**

This property presents a rare chance for an owner-user to acquire a prominent commercial space in Ybor City. With a total of 10,865 square feet available in the east wing, an owner-user can occupy part or all of this section while benefiting from potential long-term appreciation in this flourishing market.



Available Space

Floorplans

Casa Ybor proudly presents an exceptional opportunity at 1213 E 6th Ave, Tampa, FL 33605—a versatile commercial space in the vibrant heart of Ybor City.

This historic property is ideally situated within the YC-6 Community Commercial Zone, a district known for its blend of general and intensive commercial uses. Positioned on the southern fringe of Ybor City, 1213 E 6th Ave offers a seamless transition to the industrial areas south of the historic district, making it a strategic location for businesses seeking both visibility and accessibility.

With immediate availability across the first and second floors, this property provides flexible leasing options ranging from 409 to 10,865 square feet. Whether you're looking for a small, creative office or a larger, contiguous space, this property can accommodate your needs. The building's high ceilings, abundant natural light, and balcony access create an inviting atmosphere that can be tailored to suit a variety of business ventures.

Located within a HUBZone, 1213 E 6th Ave offers potential long-term tax benefits, making it an attractive option for tenants and business owners. The property boasts excellent visibility along 13th Street and 6th Avenue, ensuring your business will stand out in this flourishing neighborhood. Ybor City's unique blend of historic charm and modern amenities is right at your doorstep—with hotels, dining, entertainment, shopping, banking, lodging, and public transportation all within walking distance.



22653 Total RSF



1# of Buildings



0.63 Total Acreage



1900 Year Built



50% Leased



25 Parking Spaces

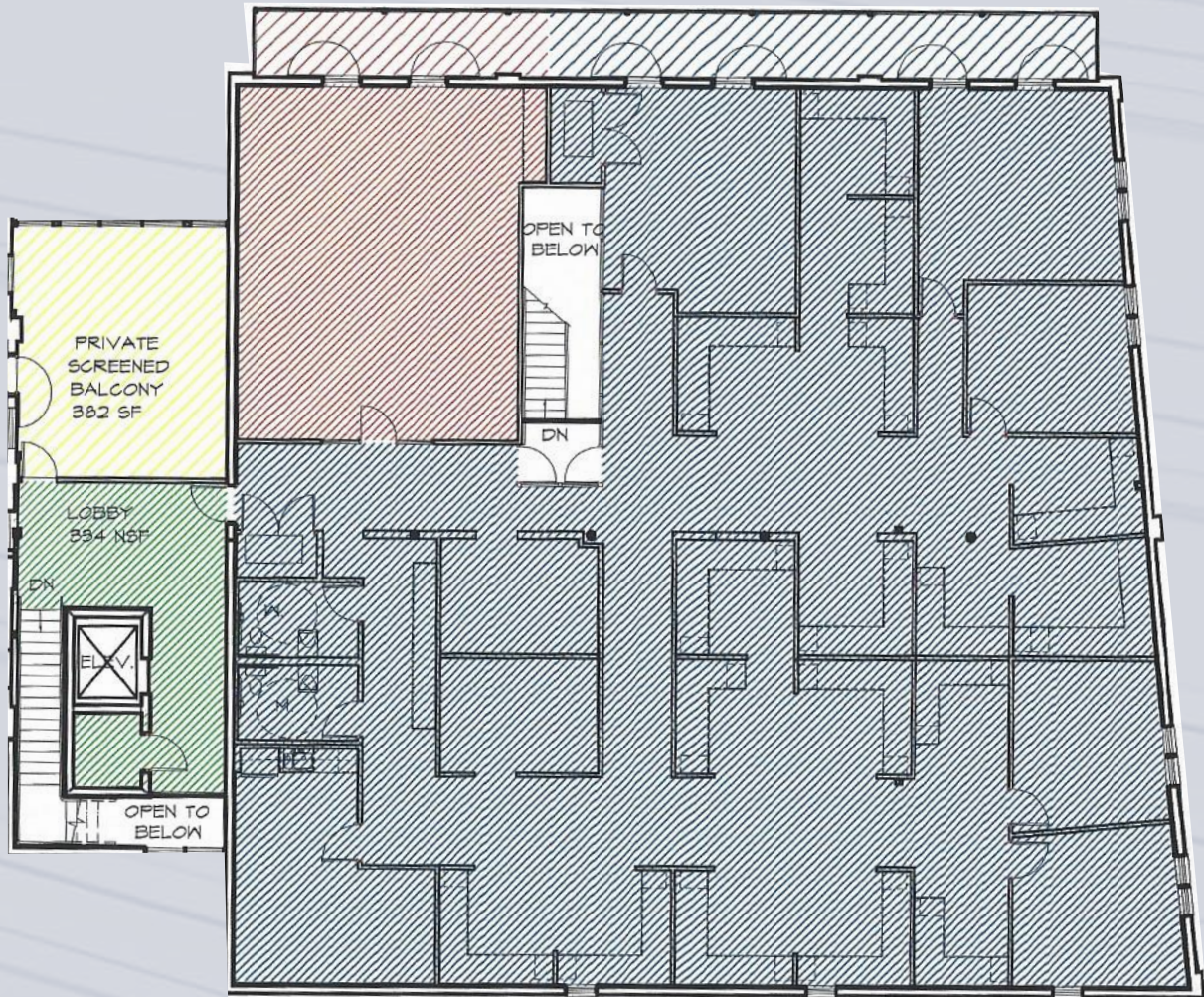
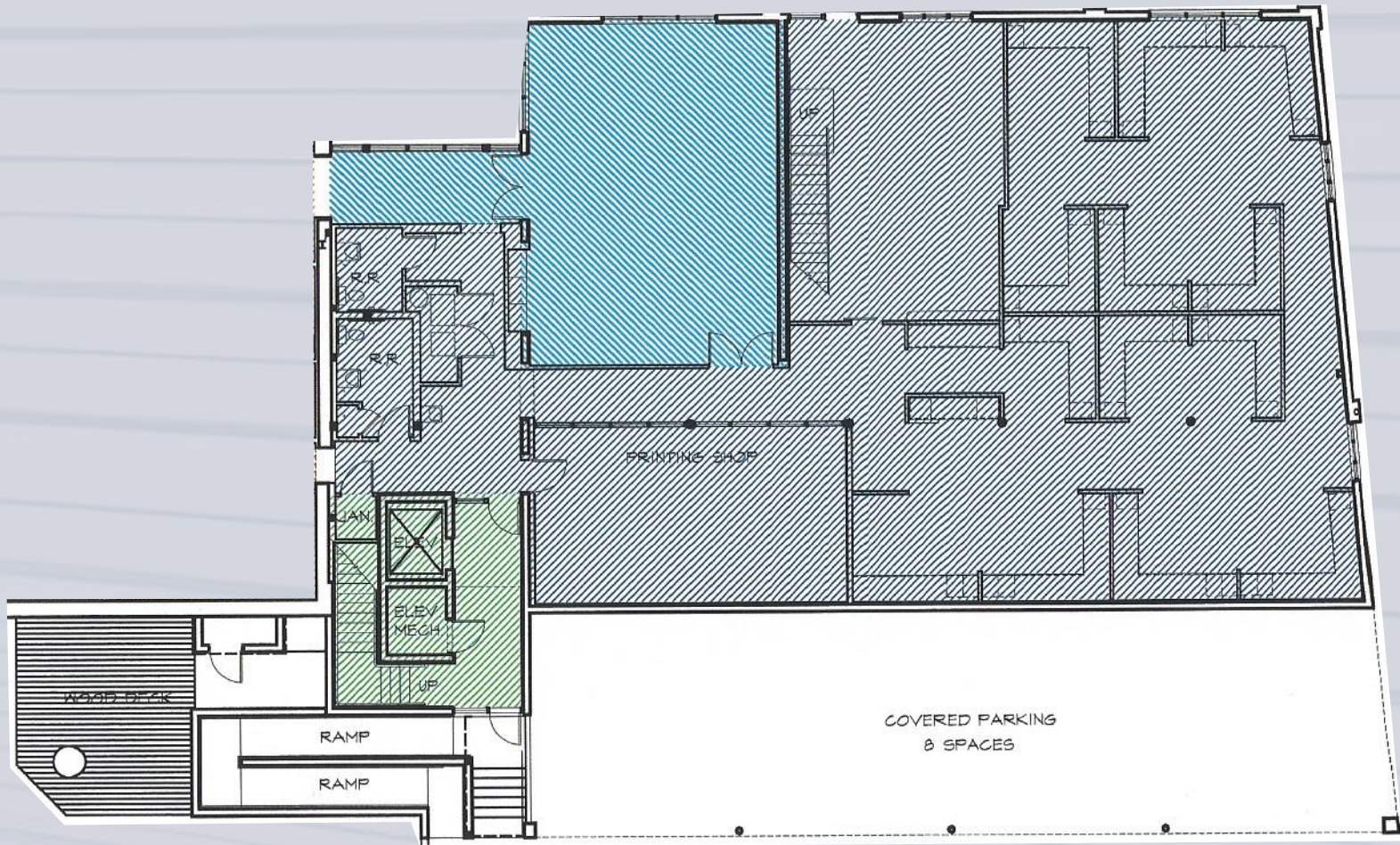


Floor Plans

East Building 1st & 2nd Floor | 2 Suites - Vacant

The east wing of the building comprises of multiple commercial spaces that can be leased individually or as a contiguous space. There is also a common area lobby with elevator, and a private patio for the residential apartment loft.

East Wing	SF	Floor
Commercial Office Downstairs	5203	1
Common Area Lobby	378	1
Residential Apartment Patio	378	2
Commercial Office Upstairs	6650	2

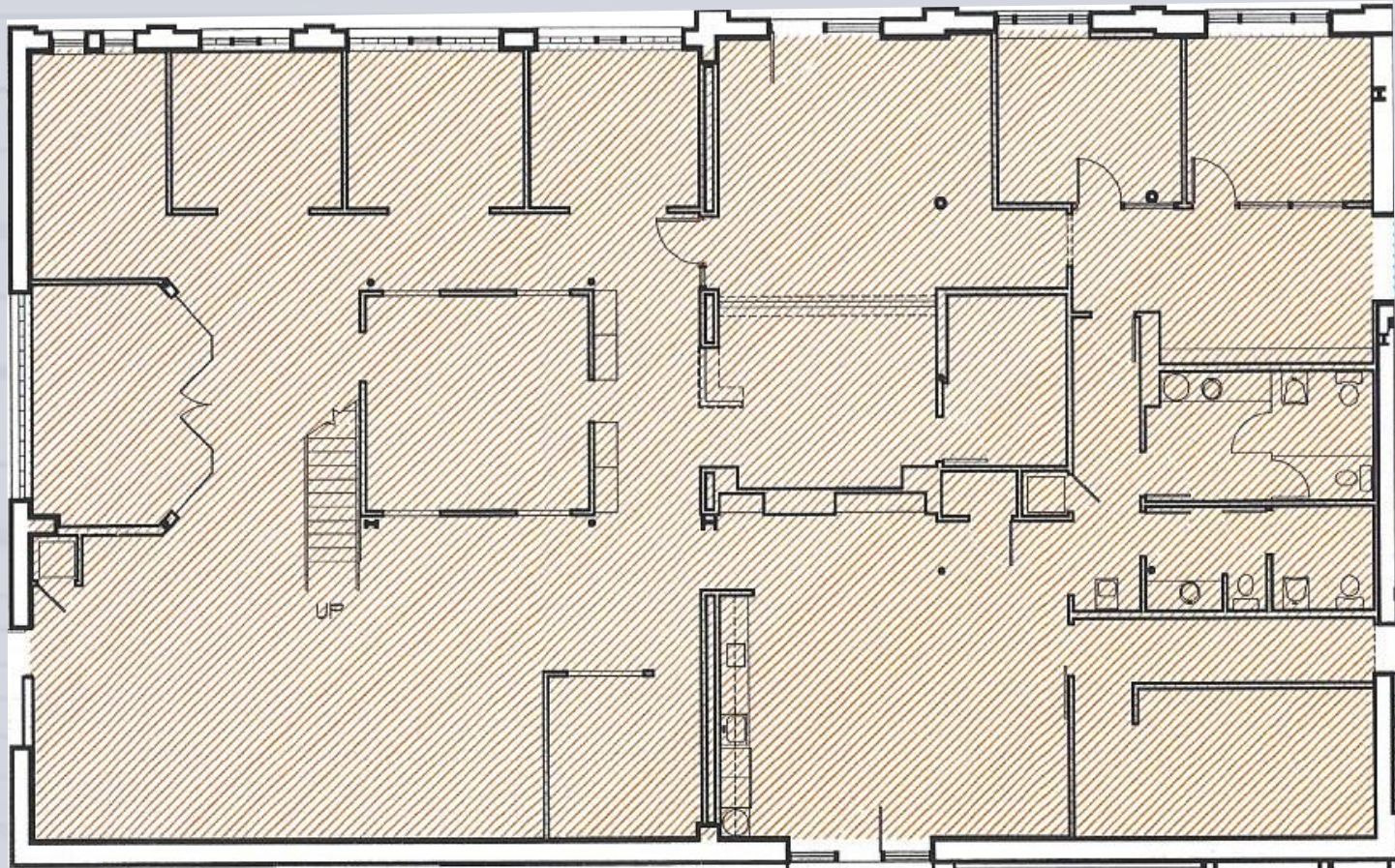


Floor Plans

West Building 1st & 2nd Floor | 2 Suites - 100% Leased

The west wing of the building comprises of one 2-story commercial suite and one residential loft.

West Wing	SF	Floor
Commercial Office Downstairs – GROH Architecture	5203	1
Commercial Office Upstairs – GROH Architecture	2438	2
Residential Apartment Loft	2576	2



West Building

100% Leased | 10,217 SF



GROH Architecture



Notable Tenants

CGHJ Architects started in 1975 when Gerry Curts formed an architectural firm with three partners which was called The Design Advocates. In 1992, Gerry invited Stephanie Gaines and Bob Hall to be his new partners, followed by Chuck a few years later and Curts Gaines Hall Jones Architects (CGHJ) was born. During their many years in business, talented architects, designers, draftsmen, administrators and technicians have passed through the firm. Many built their entire careers with CGHJ and others have been inspired to launch their own firms. One of those was Rob Glisson, who along with partner John Saldana, formed ROJO Architecture in 1998, another highly accomplished firm in Tampa. These two firms thrived in Tampa and built substantial bases of repeat clients.

Recently, the two firms merged to form a new company, GROH Architecture to strengthen both businesses and prepare for future growth. With the rebranding on November 1, 2022, Claudia Bernal of CGHJ Architects and Swapnali Salunke from ROJO Architecture were invited to become new principals of GROH Architecture.

East Building

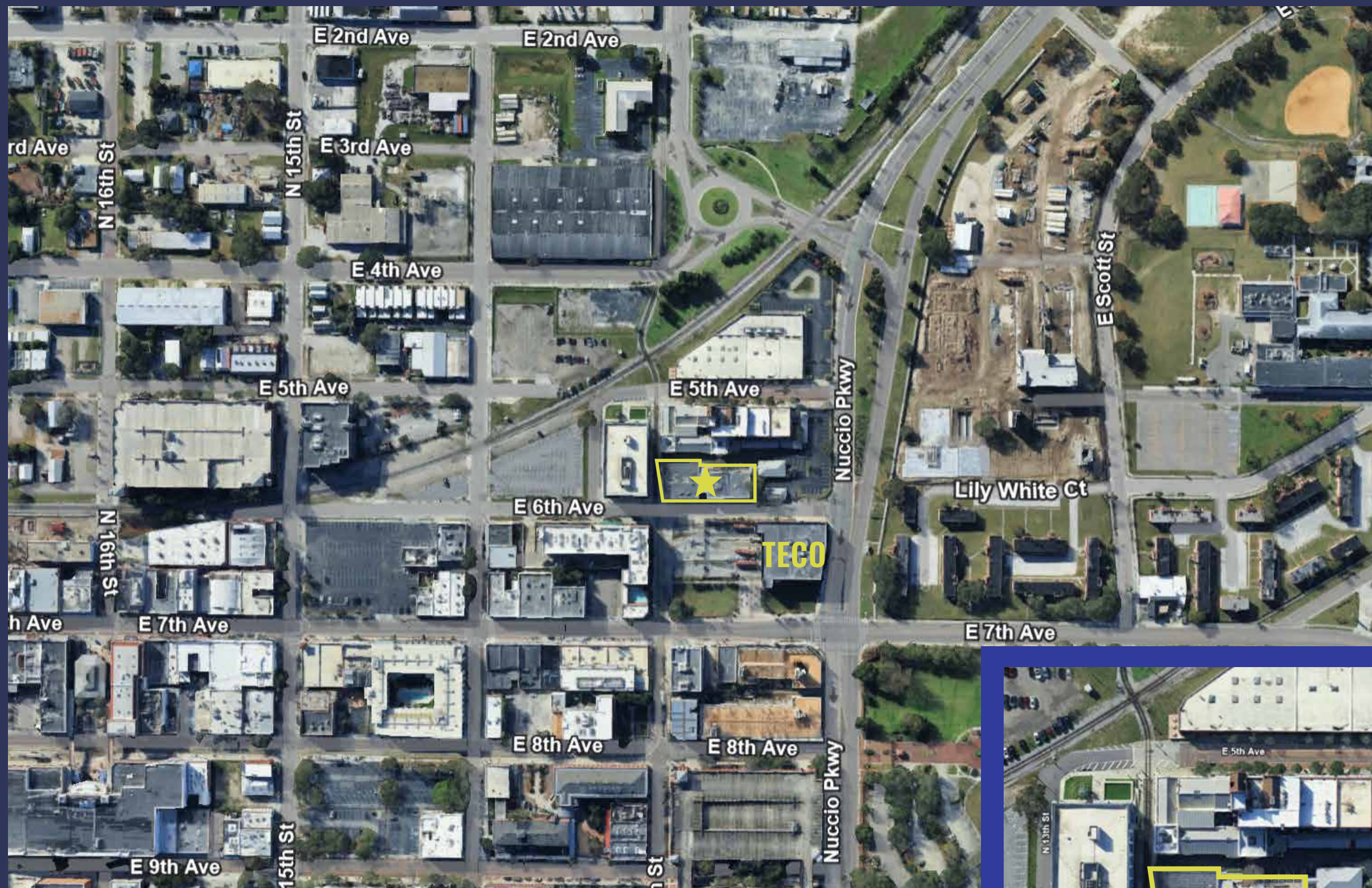
Vacant | 12,609 SF



Immediate Area

Ybor Community

Strategically located near the TECO Line Streetcar and other public transportation options, the Property provides easy access to the entire Tampa Bay region, including key business districts and popular residential areas. The surrounding neighborhood offers a vibrant mix of restaurants, entertainment venues, and retail spaces, attracting both residents and businesses alike.



Contact

TEE ANN BAILEY | TEE.BAILEY@CASAYBOR.COM | 844.926.7248

