

FOR LEASE

**HISTORIC ROOTS,
MODERN POSSIBILITIES**

1 2 1 3 E

6TH AVE

EAST BUILDING, TAMPA, FL



JPRE
DEVELOPMENT


CASA YBOR
RETAIL | RESIDENTIAL | OFFICE
EST. 2016 | YBOR CITY, FL

PROPERTY 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

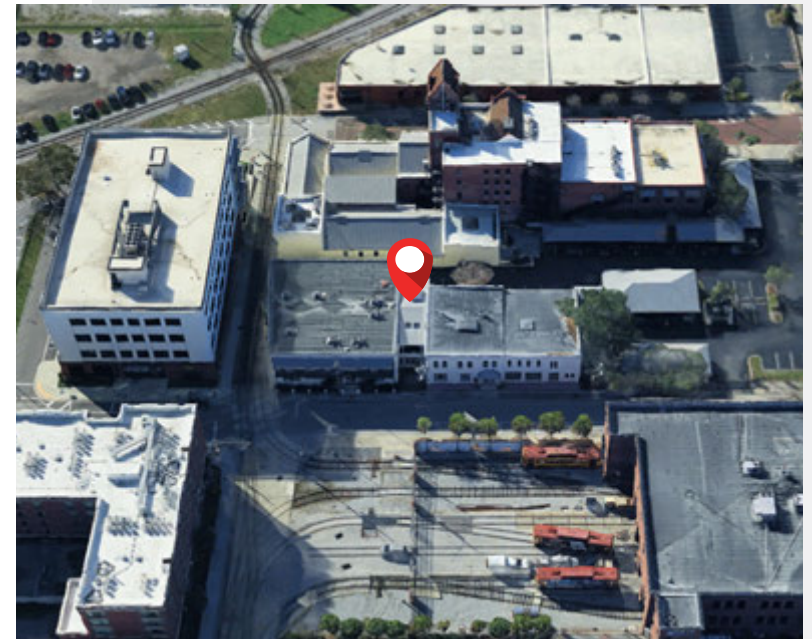
With immediate availability for spaces ranging from 409 to 10,865 square feet, the property can accommodate various uses such as creative offices, retail showrooms, and event spaces. The flexible buildout options provide a unique opportunity for tenants to customize the space to meet their specific needs.

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 owneruser can occupy part or all of this section while benefiting from potential long-term appreciation in this flourishing market.

PROPERTY OVERVIEW

PROPERTY ADDRESS:	1213 E 6th Ave, Tampa, FL 33605
TOTAL RSF:	22,653 SF
TOTAL ACERAGE:	0.63 Acres
YEAR BUILT:	1900
LEASED:	50%
PARKING SPACES:	25



AVAILABLE SPACE

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.

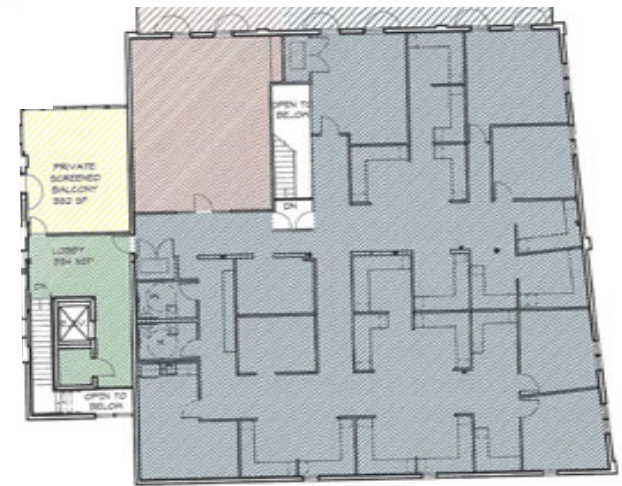
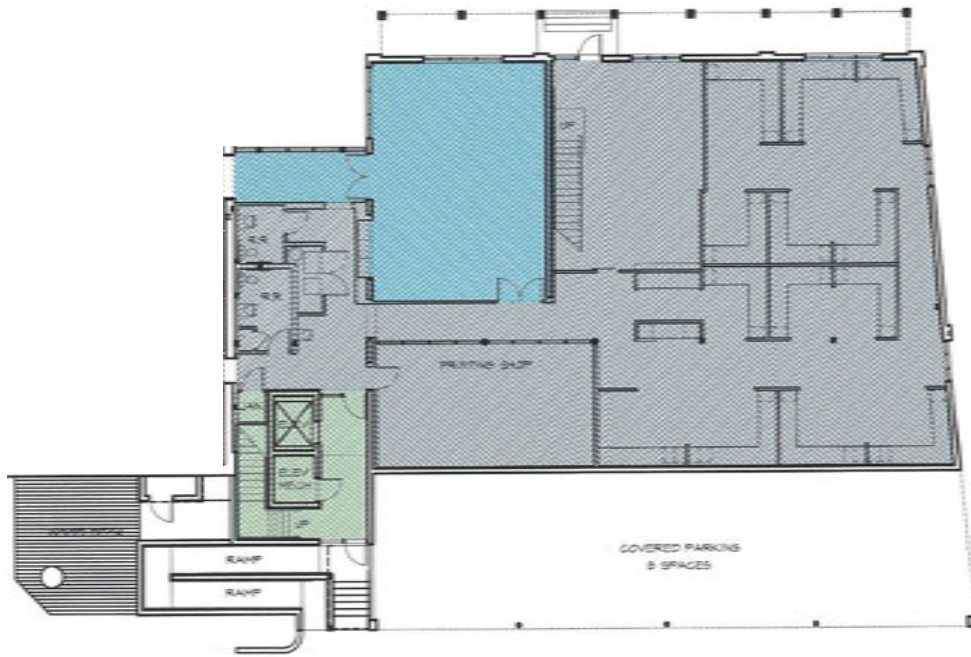
LEASE RATE

LEASE RATE:	Contact Broker
AVAILABLE SF:	409 - 10,865 SF (Divisible)
USER:	Office



FLOOR PLAN-EAST BUILDING

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.



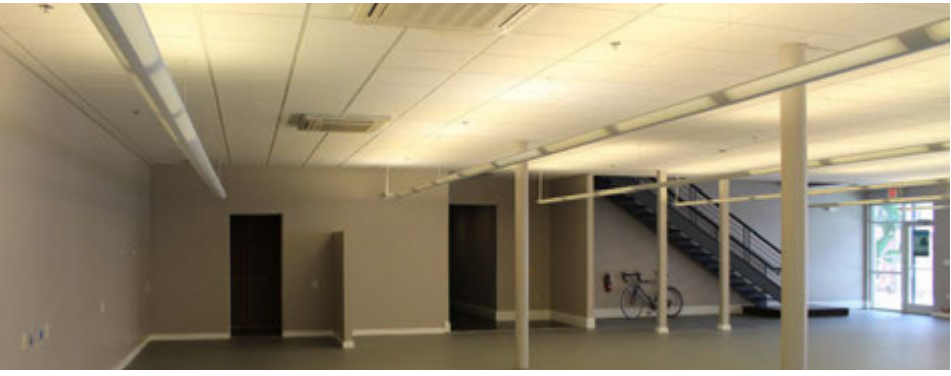
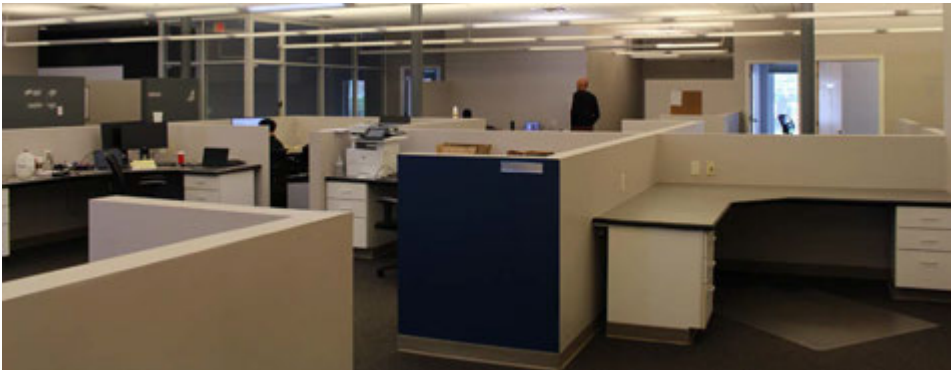
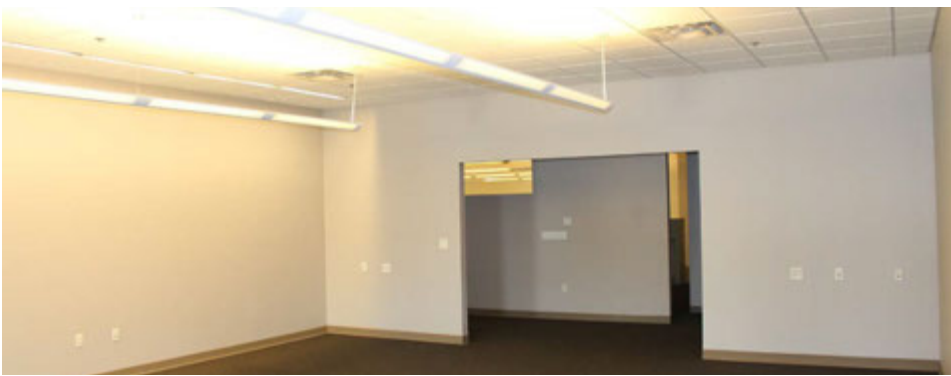
EAST BUILDING

SF

FLOOR

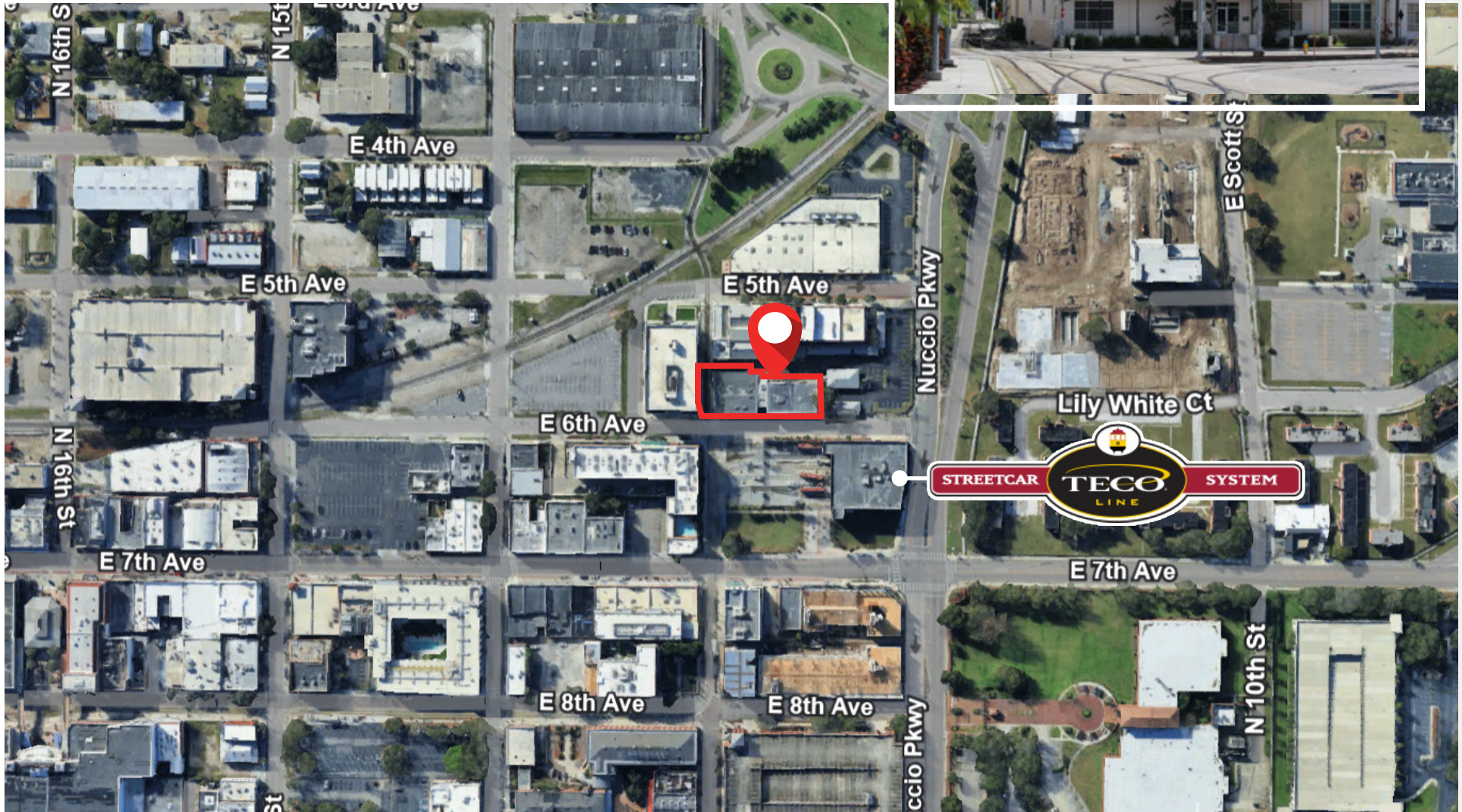
Commercial Office Downstairs	5,203 SF	1
Common Area Lobby	378 SF	1
Residential Apartment Patio	378 SF	2
Commercial Office Upstairs	6,650 SF	2

PROPERTY PHOTOS - EAST BUILDING



IMMEDIATE AREA

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.



TAMPA, FL

Click below to read how Florida, Tampa, and Ybor is THE AREA everyone is talking about!

#1

TAMPA NAMED BEST PLACE TO LIVE IN FLORIDA BY FORBES

Forbes
ADVISOR



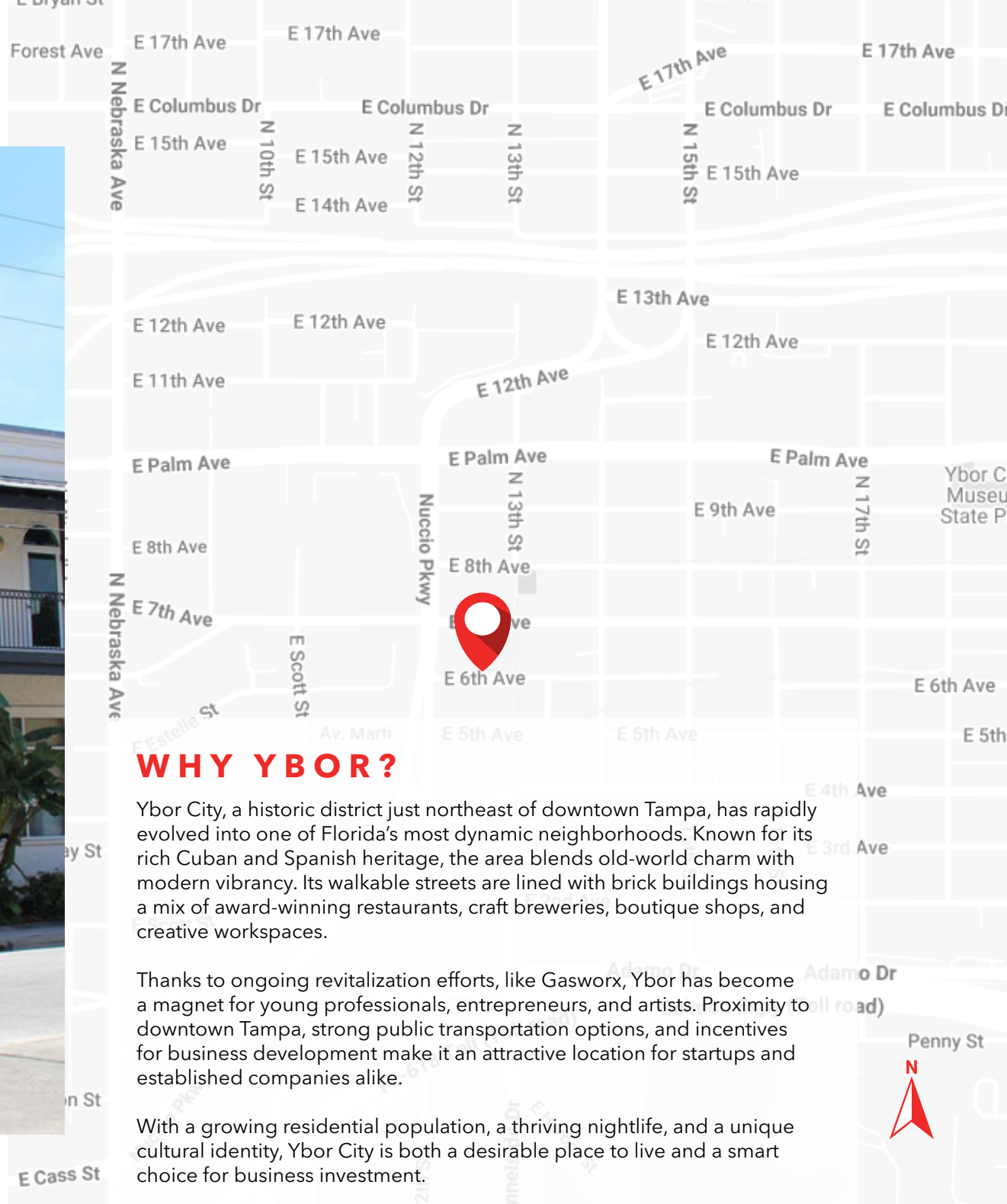
Tampa's next big splash: history-rich GASWORX, connecting Ybor City and more

Florida Ranks #1 in Total Net Migration

Florida ranked #1 in domestic migration, #2 in international migration, and #1 with the most people moving in per day at 1,218.



AREA MAP



WHY YBOR?

Ybor City, a historic district just northeast of downtown Tampa, has rapidly evolved into one of Florida's most dynamic neighborhoods. Known for its rich Cuban and Spanish heritage, the area blends old-world charm with modern vibrancy. Its walkable streets are lined with brick buildings housing a mix of award-winning restaurants, craft breweries, boutique shops, and creative workspaces.

Thanks to ongoing revitalization efforts, like Gasworx, Ybor has become a magnet for young professionals, entrepreneurs, and artists. Proximity to downtown Tampa, strong public transportation options, and incentives for business development make it an attractive location for startups and established companies alike.

With a growing residential population, a thriving nightlife, and a unique cultural identity, Ybor City is both a desirable place to live and a smart choice for business investment.

LOCAL DEVELOPMENT

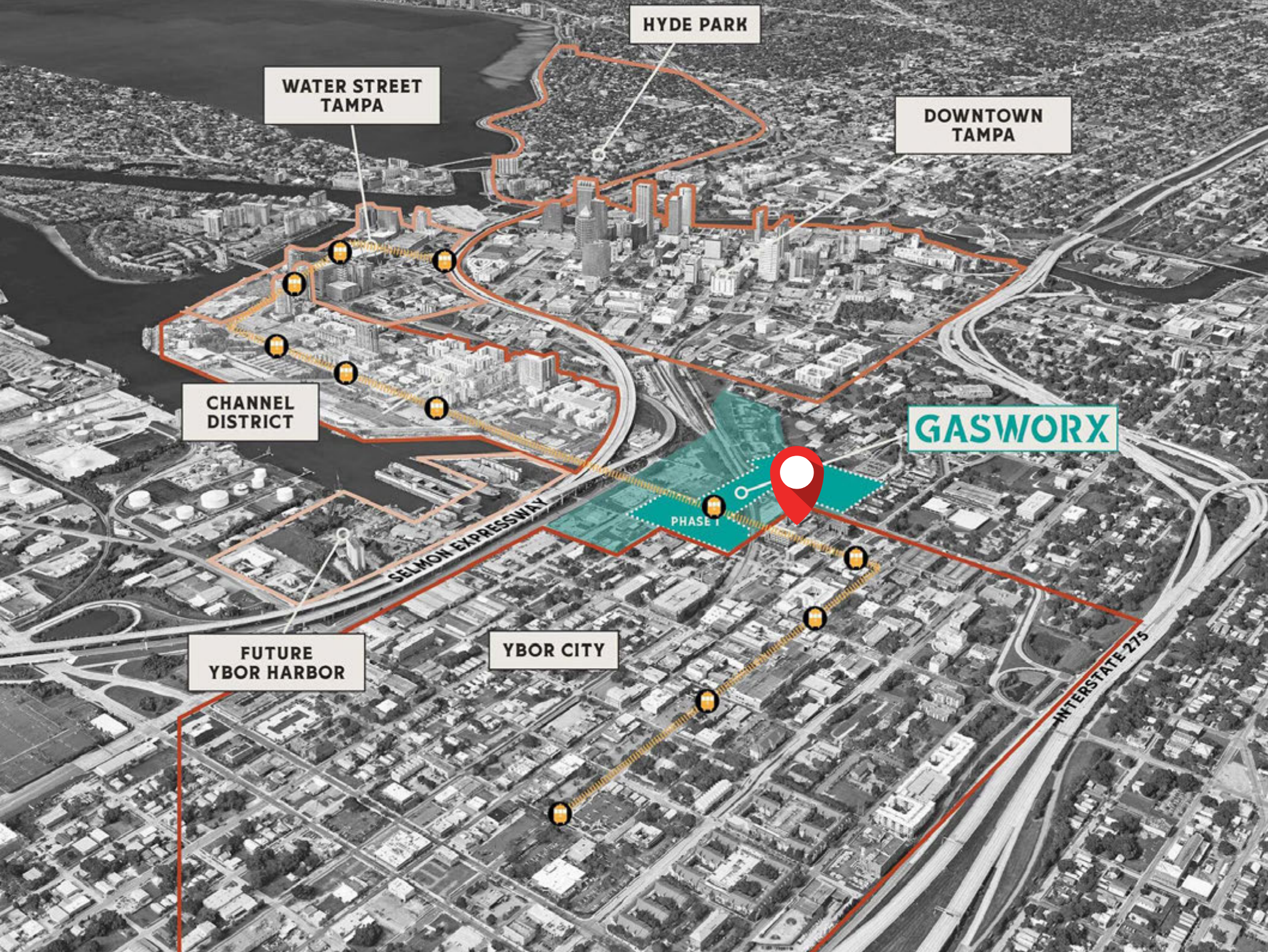
Welcome to Tampa's newest neighborhood, built to honor its oldest, Ybor City. **Gasworx** is a six-million-square-foot mixed-use development that will reconnect a community with its rich cultural heritage and restore Ybor City to its rightful place as one of America's truly great neighborhoods.

With an ambitious commitment to reshape the future of Ybor City, Gasworx spans over 500,000 square feet of office space, bringing 5,000 residences, and 150,000 square feet of retail to life. A blend of purpose and vision, enriched by generous public amenities and robust infrastructure, the neighborhood seamlessly bridges the past and present to create a dynamic, enduring community.

Gasworx sits at the crossroads of Tampa's most vibrant neighborhoods, effortlessly linking Ybor City to Water Street, Downtown, Hyde Park, and the Channel District. With 27 million annual visitors and easy access to major roadways, transit, and walkable streets, it offers seamless connectivity to the city's best dining, culture, and entertainment.

GASWORX





WATER STREET TAMPA

HYDE PARK

DOWNTOWN TAMPA

CHANNEL DISTRICT

GASWORX

PHASE I

FUTURE YBOR HARBOR

YBOR CITY

SELMON EXPRESSWAY

INTERSTATE 275

CONTACT

COOPER ROSARIO

COOPERROSARIO@JPREDDEV.COM

352.223.8319

JOSHUA PARDUE

JOSHPARDUE@JPREDDEV.COM

646.634.0888

CLAIRE CHAPIN

CLAIRECHAPIN@JPREDDEV.COM

646.764.3036

JPRED
DEVELOPMENT



PARDUE ADVISORY LLC

This document has been prepared by Pardue Advisory LLC for advertising and general information only and contains information from sources believed reliable but has not been verified for accuracy or completeness. Pardue Advisory LLC makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Pardue Advisory LLC excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.