

\$192,000 - 119 North 11th Street 300 A And B, TAMPA

MLS® #U8242382

\$192,000

0 Bedroom, 0.00 Bathroom, 6,000 sqft
Commercial Lease on 0.33 Acres

CITY BLUE, TAMPA, FL

Location, Location, Location! And a Net Lease with NO CAM TO PAY!! Is a 5 year lease to long? Ask us about a possible 3 year lease. The City Blue Building, 119 N 11th St., Tampa, FL 33602



Units 300 A and Bâ€“ Prime Office Space in Tampa Channel District

Donâ€™t miss out on the opportunity to grow your business in this prime location within the heart of the Tampa Channel District. Unit 300 A offers a grand 3500 sq ft of leasable office space and 300 B offers a spacious 2500 sq ft of leasable office space on the 3rd floor of a boutique building, featuring a grand lobby entrance with a keyed elevator providing direct access to the private 3rd floor lobby.

Location Highlights:

- â€¢ Strategically positioned just 1.5 blocks away from the famous Water Street Tampa Development and Sparkmanâ€™s Wharf
- â€¢ Surrounded by the ongoing transformation of Tampaâ€™s Channel District into a vibrant Live-Work-Play community.
- â€¢ Within a couple blocks of major attractions such as The Cruise Ship Port, Tampa Aquarium, Amalie Arena, The Tampa Riverwalk and an array of diverse restaurants and entertainment venues.
- â€¢ Within a few blocks of the newly anticipated Ybor Harbor Development, Ora 5-star condo-hotel, Moxy hotel and future professional soccer and ball parks

• Easy access to the Interstate and Tampa International Airport

Tampa's Growth Story: Tampa is experiencing remarkable populations and economic growth, attracting businesses like Toorak Capital and many others to relocate to the Tampa Channel District recognizing the area as an ideal location for their businesses to flourish. It has attracted investors like Bill Gates and Tampa Bay Lightning Owner Jeff Vinik to create amazing developments such as Water Street with 5-star hotels and restaurants.

Property Details:

• Size: 300 A 3500 sq ft / 300 B 2500 sq ft / or combined for 6,000 sq ft

• 3 on-site parking spots for each unit, with an additional 150 public spots in the adjacent parking garage.

• Secured grand lobby

• Keyed elevator opens directly to your office lobby.

• 12' ceilings with decorative exposed ductwork

• 15-minute loading zone directly in front of building

• Corner location, maximizing visibility and foot traffic.

• Can be combined or rented separately

• 2 ADA restrooms

• Signage available

Lease Terms:

• Rate: \$32.00 per sq ft net lease with NO ADDITIONL CAM to pay!

• Net lease includes all building expenses except individual electric meter for unit.

• Minimum lease term: Flexible

• 4% annual increase

This is an exceptional opportunity to establish

your business in a thriving and dynamic area of Tampa. Contact us today to schedule a viewing and secure your lease in this sought-after location!

Built in 2006

Essential Information

MLS® #	U8242382
Price	\$192,000
Sold Price	\$192,000
Date Sold	October 29th, 2025
Bathrooms	0.00
Square Footage	6,000
Acres	0.33
Year Built	2006
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Leased

Community Information

Address	119 North 11th Street 300 A And B
Area	Tampa
Subdivision	CITY BLUE
City	TAMPA
County	Hillsborough
State	FL
Zip Code	33602

Interior

Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Foundation	Slab
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Additional Information

Date Listed	May 10th, 2024
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Days on Market	537
Zoning	CD-1

Listing Details

Listing Office	REALTY CENTER INTERNATIONAL
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Listing information last updated on November 13th, 2025 at 10:19pm EST