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[Home](#) / [news](#) / [local](#) /

## Lots Have Future As Office Buildings

By **KATHY STEELE**, *The Tampa Tribune*

EAST TAMPA - A vacant lot and a small single-family home at 18<sup>th</sup> Avenue and 21<sup>st</sup> Street will become offices.

The city council rezoned the properties recently from residential to planned development. The parcels are within the East Tampa redevelopment area and will meet the community's design guidelines.

'Hopefully this will be a catalyst for redevelopment in this somewhat blighted area of this community,' said Mark Bentley, an attorney for partners Uptown Realty Investment Co. and Cigar City Investment Co. No tenants have been named.

Uptown Realty owns 2901 N. 21<sup>st</sup> St., at the northeast corner of 18<sup>th</sup>. A 2,400-square-foot office with eight parking spaces will be built on the vacant lot.

Cigar City owns a 750-square-foot house at 2811 N. 21<sup>st</sup> St., at the southeast corner of 18<sup>th</sup>, which will be remodeled for an office with two parking spaces.

Cigar City President David Anton said the company typically builds to tenants' specifications. The company was founded nearly 20 years ago and with Uptown Realty, formed about 10 years ago, it buys properties in Ybor City, West and East Tampa, and Plant City.

Among guidelines for the East Tampa overlay district is a ban on chain-link fences. The zoning approval requires replacing chain-link fences on both properties

'I have really high hopes for East Tampa, especially the portion around I-4 in the area,' Anton said.

His company rehabilitated two other neighborhood properties for offices.

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