

OFFICE SPACE FOR LEASE



FLORIDA ARCADE BUILDING

449 CENTRAL AVENUE, ST. PETERSBURG, FL 33701

PROPERTY HIGHLIGHTS

- Four small office suites available in the heart of Downtown St. Pete on Central Avenue

Suite 202 - 1,525 RSF

Suite 203 - 1,107 RSF

- \$27.00/ RSF on a modified gross lease (net electrical, HVAC repairs/maintenance, interior maintenance & increases over the Base Year for taxes & insurance)
- Features: High ceilings, some suites have hard wood floors and brick walls
- Central Avenue location in the core of downtown St. Petersburg in the Central Arts District. Directly across the street from 400 Central, the tallest building in Pinellas County.



2ND FLOOR PLAN

Available Suites:

Suite 202/204 - 1,525 RSF

Suite 203 - 1,107 RSF

*Landlord prefers to lease Suites 202 and 204 together totalling 1,525 RSF

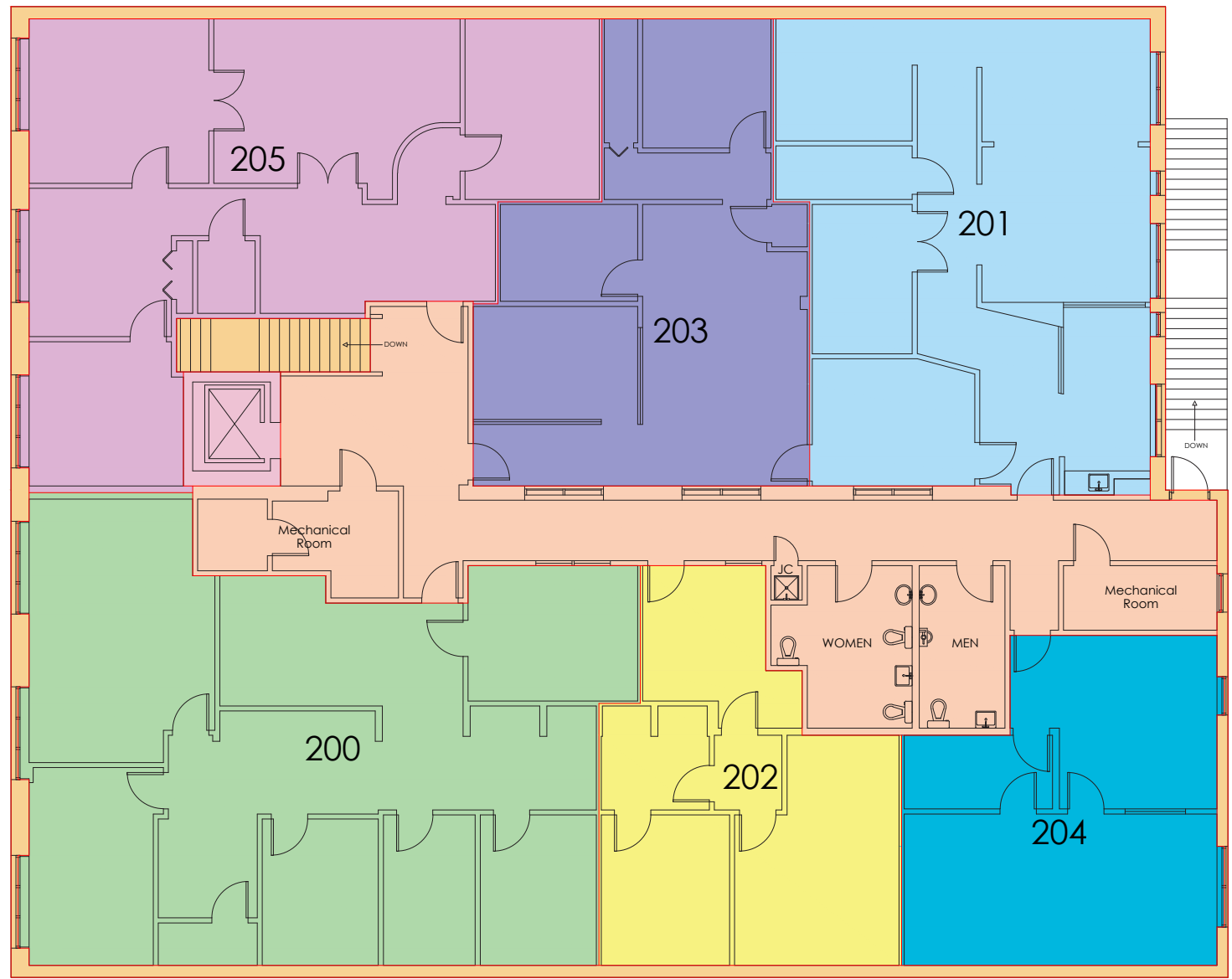


PHOTO GALLERY



AERIAL VIEW

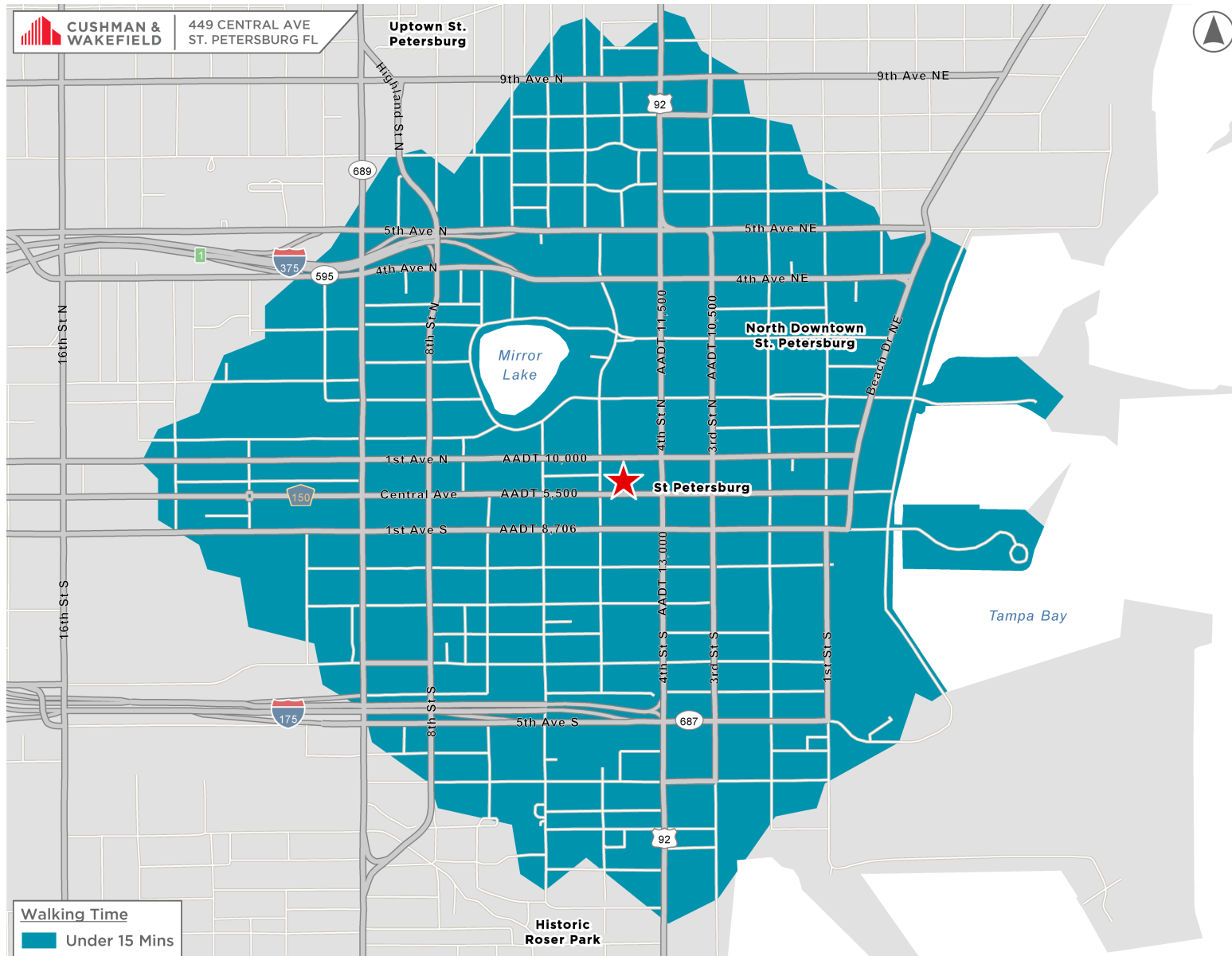


LOCATION

- Central Avenue frontage
- Within 1 block
 - 400 Central Red Apple 46 story condo building
 - Post Office
 - City Hall
 - Courthouse
 - City MSC
 - Restaurants & Galleries
- Within 3 blocks
 - Hyatt Place
 - James Museum
 - Publix
 - St. Pete College
 - American Stage
 - Second District Court of Appeals
 - AC Marriott
 - Jannus Landing

THREE (3) SMALL OFFICE
SPACES AVAILABLE
**IN THE HEART OF
DOWNTOWN ST.
PETERSBURG** RANGING
FROM 1,007 TO 1,525 RSF

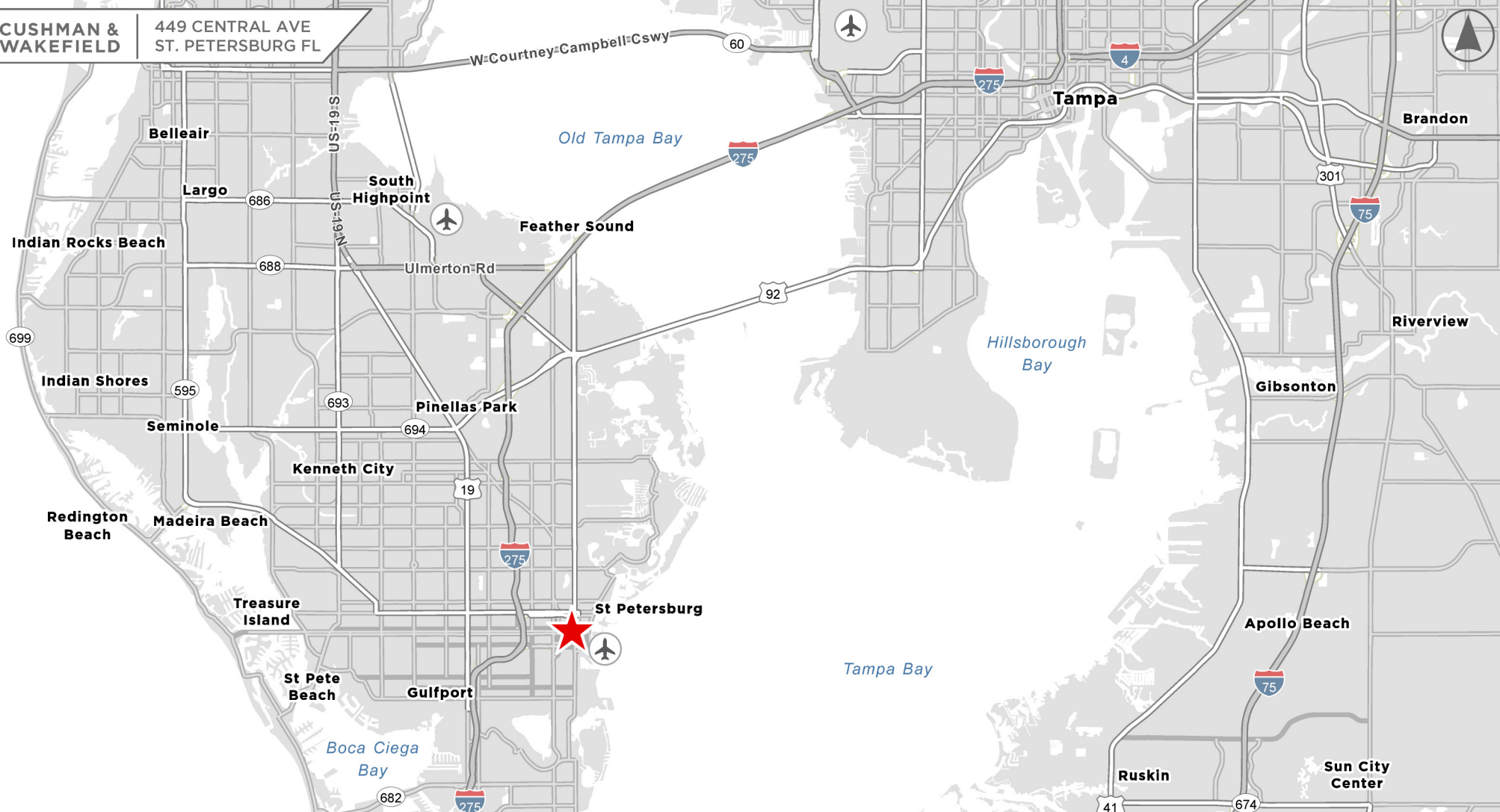
NEARBY





**CUSHMAN &
WAKEFIELD**

449 CENTRAL AVE
ST. PETERSBURG FL



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