

# OFFICE FOR LEASE

## METROPOINT COMMERCE CENTER SUBLEASE

1780 102nd Ave N, Suite 500, St Petersburg, FL 33716



### PROPERTY DESCRIPTION

Special Incentives are Available! We are pleased to offer Suite 500 at the Metropointe Commerce Center for Direct Lease or Sublease. The Metropointe Commerce Center is a premier industrial center in Saint Petersburg, offering modern offices with climate controlled warehouses for upscale industrial and distribution solutions. The building features a standard warehouse design with brick accents, numerous large windows, convenient grade-level door and ample parking for tenants and guests. The space consists of 12,923 SF and can be subdivided and/or shared with multiple configurations depending on need and use. The space features a full buildout with modern features. The office ratio to warehouse is higher, but can be modified for the next tenant.

### PROPERTY HIGHLIGHTS

- Central Location with Immediate Access to I-275
- Modern Office Space
- Fully Climate Controlled Warehouse
- 1 Grade Level Door

### OFFERING SUMMARY

Lease Rate:	\$12.10 SF/yr (NNN)
Number of Units:	1
Available SF:	6,695 - 12,923 SF
Lot Size:	138,929 SF
Building Size:	25,080 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	503	2,821
Total Population	245	865	5,119
Average HH Income	\$79,514	\$79,514	\$82,487

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### HAL HOLDER

Agent  
O: 727.241.1307  
halholder@gmail.com  
FL #SL3416459

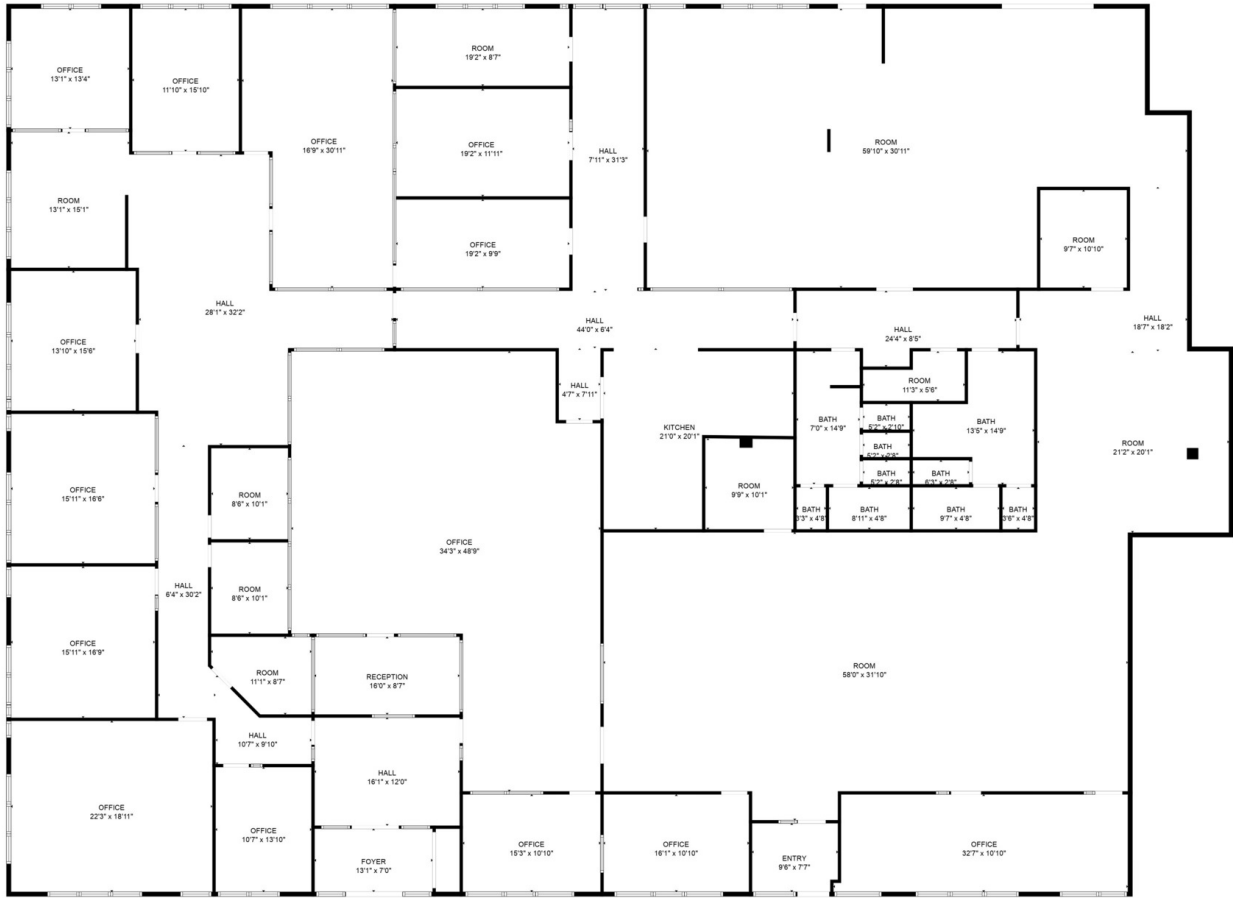
**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
Ste 600  
St. Petersburg, FL 33701

Each Office Independently Owned and Operated

# WAREHOUSE OFFICE FOR SUBLEASE

## METROPOINT COMMERCE CENTER SUBLEASE

1780 102nd Ave N, Suite 500, St Petersburg, FL 33716



**TOTAL: 12504 sq. ft**  
FLOOR 1: 12504 sq. ft  
EXCLUDED AREAS: WALLS: 234 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

**HAL HOLDER**  
Agent  
O: 727.241.1307  
halholder@gmail.com  
FL #SL3416459

**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
Ste 600  
St. Petersburg, FL 33701

Each Office Independently Owned and Operated

# WAREHOUSE OFFICE FOR SUBLEASE

## METROPOINT COMMERCE CENTER SUBLEASE

1780 102nd Ave N, Suite 500, St Petersburg, FL 33716



*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

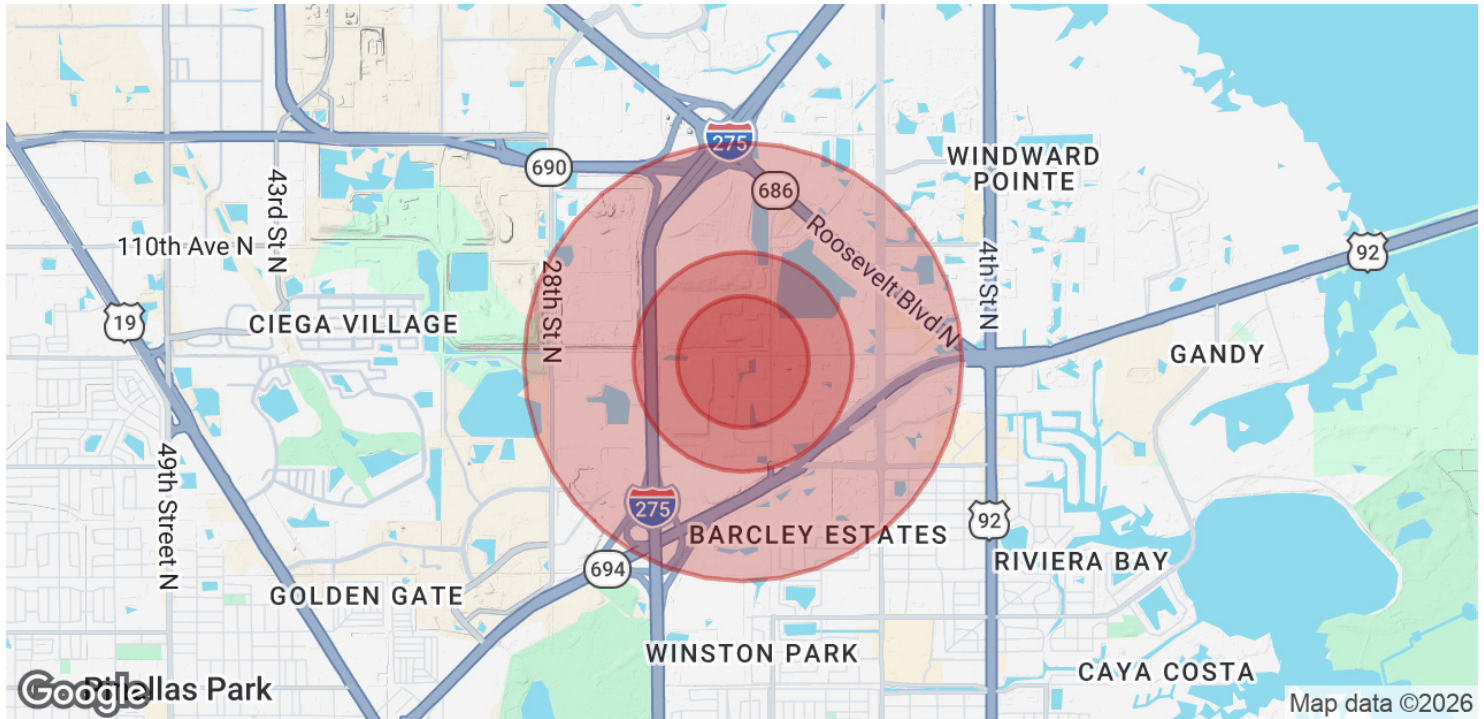
**HAL HOLDER**  
Agent  
O: 727.241.1307  
halholder@gmail.com  
FL #SL3416459

**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
Ste 600  
St. Petersburg, FL 33701

Each Office Independently Owned and Operated

**METROPOINT COMMERCE CENTER SUBLEASE**

1780 102nd Ave N, Suite 500, St Petersburg, FL 33716



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	245	865	5,119
Average Age	37	37	42
Average Age (Male)	37	37	41
Average Age (Female)	37	37	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	142	503	2,821
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$79,514	\$79,514	\$82,487
Average House Value	\$282,143	\$282,143	\$304,539

*Demographics data derived from AlphaMap*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**HAL HOLDER**  
 Agent  
 O: 727.241.1307  
 halholder@gmail.com  
 FL #SL3416459

**KW COMMERCIAL**  
 360 Central Avenue, Suite 600  
 Ste 600  
 St. Petersburg, FL 33701

**Each Office Independently Owned and Operated**