



# Move-in Ready Office Space

*Rare 6,479 SF and 7,691 SF Available Near Downtown*

## \$32.00 psf Full Service

*3251 3rd Ave N, St. Petersburg, FL 33713*

 [727-822-4715](tel:727-822-4715)

 [www.cprteam.com](http://www.cprteam.com)



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# PROPERTY OVERVIEW





**DOWNTOWN  
ST PETERSBURG**

**TROPICANA FIELD  
(REDEVELOPMENT SITE)**

**SUBJECT  
PROPERTY**

**3RD AVE N**

**34TH ST N  
(AADT: 44,500)**





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# GENERAL SUMMARY

BUILT IN

**1971**

SITS ON A

**3.01**

ACRE PARCEL

Size

**46,708**

SF



Centrally located in St. Petersburg's North Kenwood corridor, this **±46,708 SF multi-tenant office property** sits on a 3.01-acre site near Downtown. Originally constructed in the early 1970's, it offers flexible layouts suited for a variety of office and service users, along with convenient on-site parking and easy access.

Positioned near **major corridors including 5th Avenue N and 34th Street N (±44,500 AADT)**, the property benefits from strong commuter traffic and excellent connectivity to surrounding residential neighborhoods and commercial hubs. Its central location supports both employee convenience and client accessibility, making it an ideal option for businesses seeking a well-located, functional workspace in a growing area.



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# HIGHLIGHTS



6,479 SF  
7,691 SF



Heating And  
Cooling Package



Private, In-Suite  
Restrooms



120 Parking  
Spaces



Flexible Floor  
Plan(s) to match  
Tenant's need



Flood Zone X



Recent \$6M  
Renovation



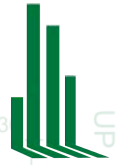
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*Information herein is not warranted and subject to change without notice.  
We assume no liabilities for errors and omissions.*

COMMERCIAL PARTNERS REALTY







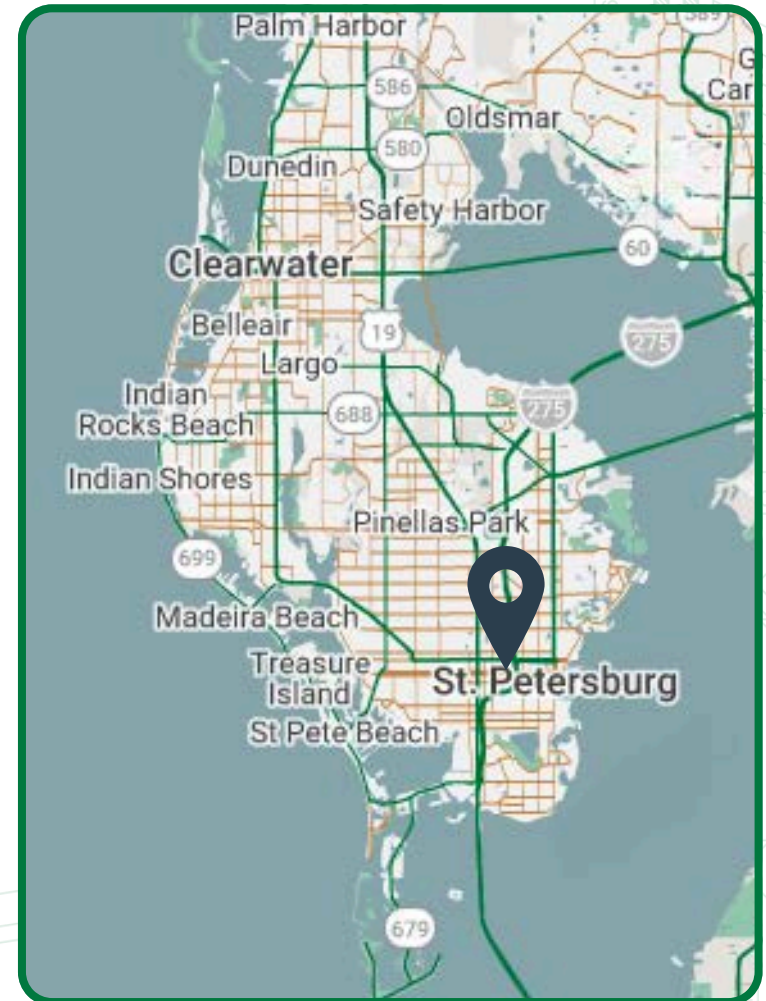
# ZONING DESCRIPTION

## CORRIDOR COMMERCIAL SUBURBAN 2 (CCS-2)

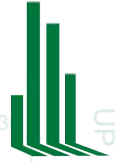
The property is zoned CCS-2, Corridor Commercial Suburban, a flexible commercial designation intended to support a wide range of retail, office, and service-oriented uses along key transportation corridors. This zoning allows for uses such as professional and medical office, retail establishments, restaurants, and personal services, while also accommodating select light commercial and mixed-use components subject to city approval. CCS-2 districts are designed to balance visibility and accessibility with compatibility to surrounding neighborhoods, making them well-suited for businesses seeking exposure along high-traffic corridors with convenient access and on-site parking.

## POTENTIAL USES

- Professional office (legal, financial, consulting, or insurance)
- Medical or wellness users (therapy, chiropractic, aesthetics, or specialty care)
- Boutique retail or showroom space
- Creative studio or flex office (marketing, design, co-working, or tech)







Positioned along a well-traveled corridor connecting Downtown St. Petersburg to surrounding neighborhoods, this location offers a dynamic opportunity for a wide range of users.

- Close Proximity to St. Anthony's & Bayfront Hospital
- Ideal for medical, wellness, and therapy users
- Strong referral network opportunity
- Central location for workforce-heavy tenants
- Recently renovated \$6M asset—limited large-block availability

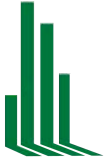




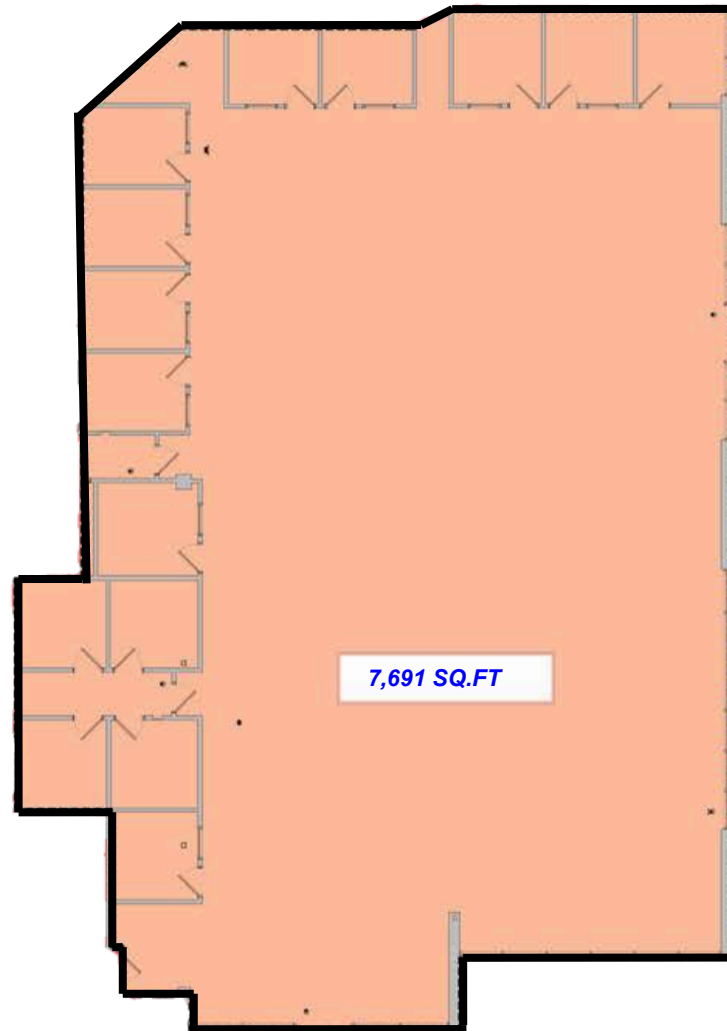
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# FLOOR PLANS





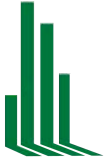
# Floorplan 1



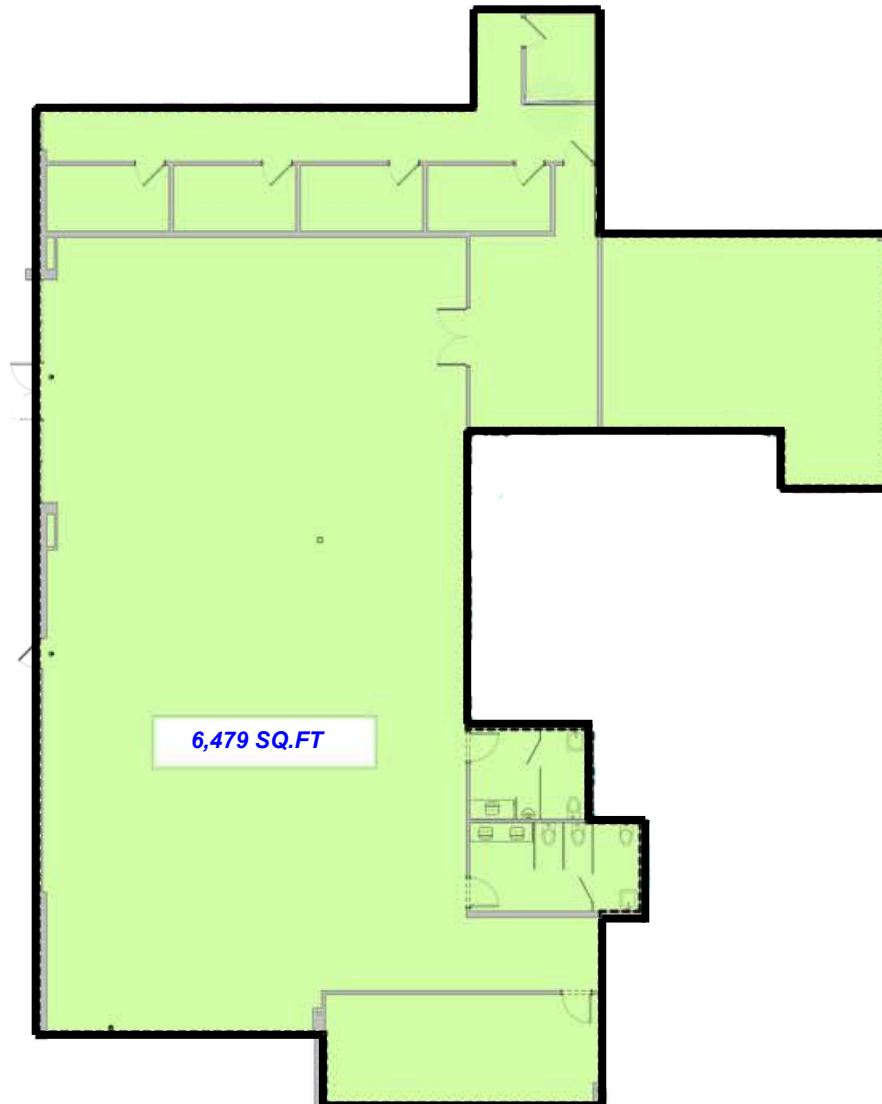








# Floorplan 2







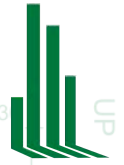




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# DEMOGRAPHIC DATA



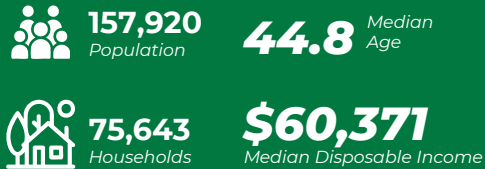


# DEMOGRAPHIC SUMMARY

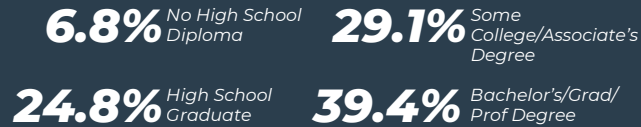
3251 3rd Ave N, St. Petersburg, FL 33713  
DRIVE OF 10 MINUTES



## KEY FACTS



## EDUCATION



## INCOME



## EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

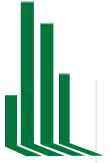


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