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**SUBLEASE**

# Prime Waterfront Office Sublease in City Center

- Turn-Key, Plug-and-Play Opportunity
- First Year Sublease Rate: \$36.00 PSF FS

**Betsy Shafer**  
Associate Vice President  
Office Services | Tampa Bay  
+1 813 871 8520  
Betsy.Shafer@colliers.com

**Colliers**  
4830 W. Kennedy Blvd.  
Suite 300  
Tampa, FL 33609

## City Center Sublease in Downtown St. Pete

City Center is a premier waterfront office destination offering sweeping views of Tampa Bay and the downtown St. Petersburg skyline. This Class A property has been thoughtfully updated with a modernized lobby and a full suite of tenant amenities, including a state-of-the-art fitness center, on-site café, tenant lounge, and conference facilities.

Situated in the heart of downtown, City Center places tenants steps from an active and desirable waterfront setting. The surrounding area offers a mix of recreation, culture, and entertainment—from the St. Pete Pier and sports venues to renowned museums and parks. This location provides a balance of business convenience and lifestyle appeal.

Property address	100 2 <sup>nd</sup> Ave. S., St. Petersburg, FL 33701
Suite	Suite 1202
SF	4,380 SF
Lease Rate	\$36.00 PSF FS
Available Term	11/1/2026 – 10/31/2027*

*\*Landlord will consider a long-term lease in conjunction with sublease*



# 12<sup>th</sup> Floor Suite

**SWEEPING VIEWS OF TAMPA BAY  
AND DOWNTOWN ST. PETE**

**MOVE-IN READY, PLUG-AND-PLAY**

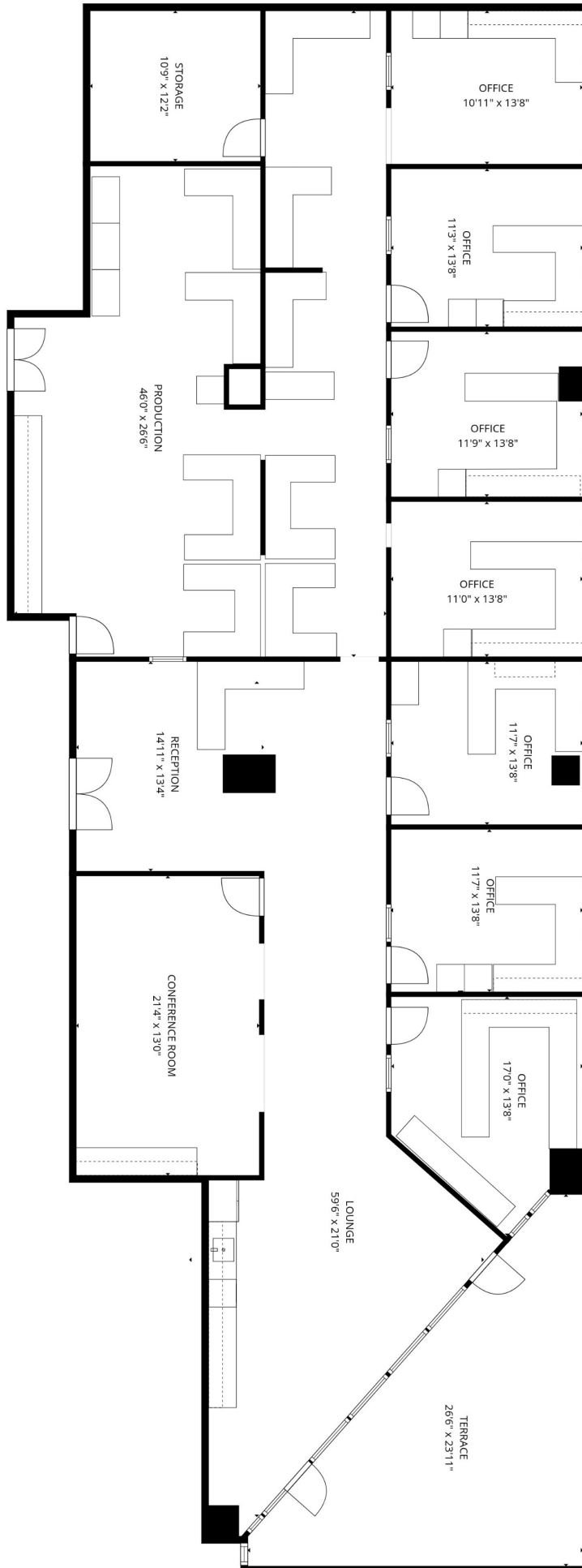
**ALL FF&E AVAILABLE FOR PURCHASE  
WITH SUBLEASE**

### SUITE LAYOUT INCLUDES:

- Large open reception area
- 7 private offices with views of the water and downtown St. Pete
- 9 open offices
- Large conference room
- IT/Storage room
- Lounge/break room
- Outdoor terrace/balcony



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## SUITE 1202

4,380 SF

- Large reception
- 7 private offices
- 9 open offices
- Conference room
- IT/Storage room
- Lounge
- Outdoor terrace

THE SUITE



Lounge



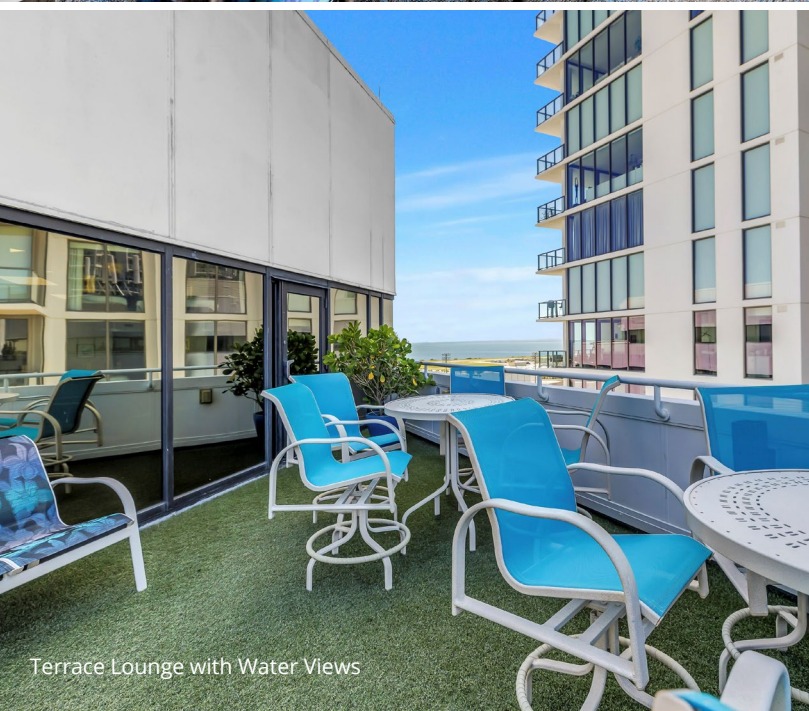
Open Workstations



Executive Office



Conference Room



Terrace Lounge with Water Views



Office with View of Tampa Bay

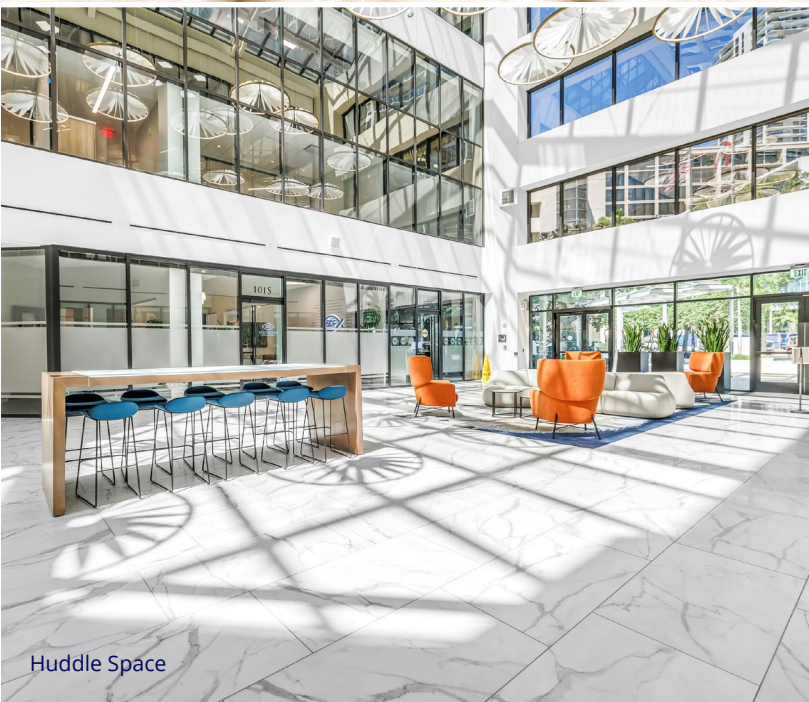
THE BUILDING



Reception



Lobby Lounge



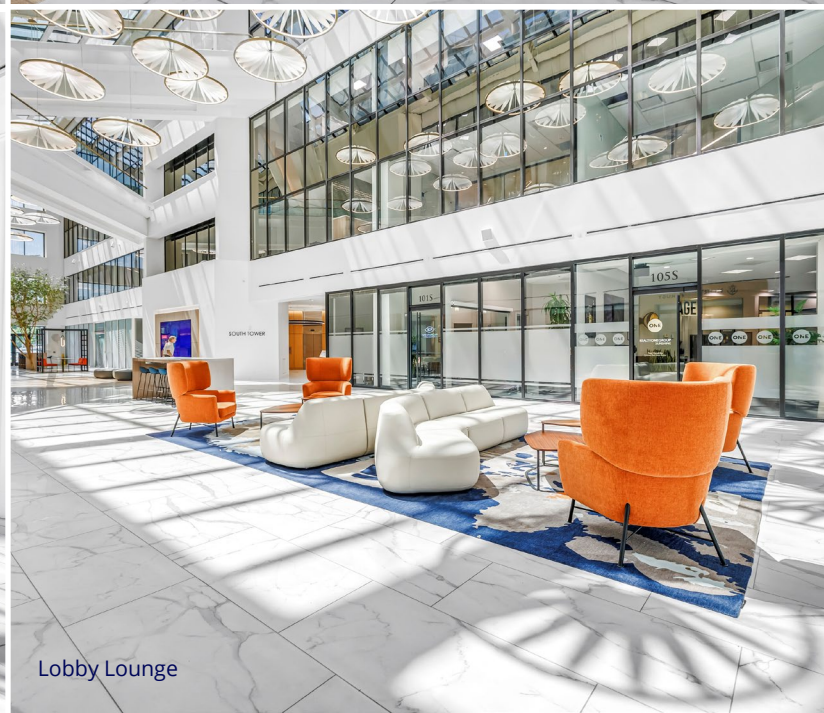
Huddle Space



Light-Filled Lobby



Café Seating



Lobby Lounge



Contact me:

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