



## Prime Turnkey Medical Floor - Central Avenue

1110 Central Ave, St. Petersburg, FL 33705



💰 Sublease Rate: **\$27.32 NNN**

📏 Unit Size: **3,998 SF**

✅ Available: **Now**

**Jay Billings**

Commercial Specialist

(636) 219-9156 📞

[jay@cprteam.com](mailto:jay@cprteam.com) ✉️

**Harrison Gault**

Commercial Specialist

(727) 677-8070 📞

[harrison@cprteam.com](mailto:harrison@cprteam.com) ✉️



**TROPICANA FIELD  
(REDEVELOPMENT SITE)**

**VANTAGE ST PETE**

**FUSION 1560**

**MOXY ST PETE**

**SUBJECT  
PROPERTY**

**CENTRAL AVE  
(AADT: 10,900)**



# Floor Plan - Second Floor



## Second Floor | ±3,998 SF

- 2 PT Care Rooms
- 2 Testing Rooms
- Lab
- 4 Private Offices
- Open Office Area
- Reception + Waiting Room
- Conference / Break Room
- Elevator Access



**1110 Central Ave, St. Petersburg, FL 33705**

Positioned along vibrant Central Avenue in the heart of the Edge District, this **fully built-out, never-occupied medical office presents a rare opportunity to step into a turnkey clinical space without the time or cost of construction.** Occupying the entire second floor, the ±3,998 SF layout is thoughtfully designed with dedicated testing and lab rooms, private offices, and a staff break room, ideal for a wide range of medical or wellness users seeking immediate functionality.

Surrounded by a growing healthcare presence, including nearby facilities affiliated **with Orlando Health and the continued expansion of the Bayfront Health St. Petersburg campus just south of the property**, this location is well-positioned for a satellite office, specialty practice, or patient-focused service provider. The sublease offers approximately seven years remaining term, providing long-term stability in one of St. Petersburg's most active corridors. A dedicated rear parking lot ensures convenient access for both staff and patients, an increasingly valuable amenity in this high-demand urban setting.

# Highlights



Located In Edge District



Sublease - 7 Years Left On The Term



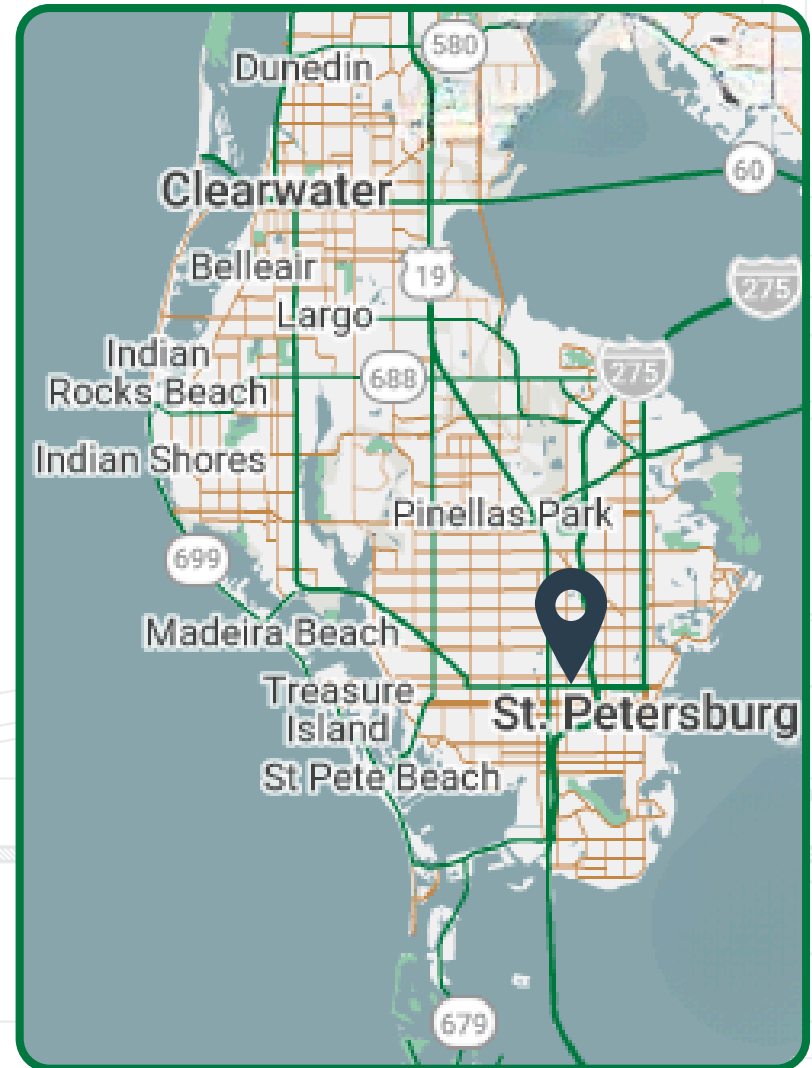
Occupy Full Second Floor - 3,998 SF



On-Site Parking Located At The Rear Of The Building



Never Occupied, Fully Built-Out Medical Office



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

# Listing Team



**Jay Billings**

*Commercial Specialist*

☎ (636) 219-9156

✉ jay@cprteam.com



**Harrison Gault**

*Commercial Specialist*

☎ (727) 677-8070

✉ harrison@cprteam.com

☎ 727-822-4715

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

🔗 [CommercialPartnersRealty](https://www.commercialpartnersrealty.com)