

THIRD & THIRD CLASS A OFFICE SPACE FOR LEASE



PROPERTY HIGHLIGHTS:

- * **Location:**
235 Third Street South
St. Petersburg, Florida 33701
Less than one mile from direct access to I-275!
- * **Submarket:** St. Petersburg CBD
- * **Net Rentable Square Feet Available (RSF):** 6,500
- * **2002 Operating Expenses:** \$6.07
- * **Lease Rate:** \$21.00
- * **Availability:** Immediately
- * **Year built:** 1924 - with 2 major renovations in 1985 and 2003. The building has new class A common areas, slate floors, new lighting and finishes.
- * **Major Tenants:** Airem Capital, Echelon & Aveda

EXCLUSIVELY OFFERED BY:

MICHAEL S. TALMADGE
Echelon Real Estate Services, LLC
(727) 409.3801
(727) 803.8202 FAX
mtalmadge@echelonre.com

Echelon Real Estate Services, LLC is exclusive representative in the lease of the newly renovated, class A Third & Third Building. This 32,607 RSF multi-tenant office space is built out with class A finishes. Third & Third is located in the heart of the St. Petersburg CBD near many cultural attractions and restaurants. Third & Third is approximately 1/4 mile from direct access to I-275. I-275 links St. Petersburg to Tampa and Clearwater with a commute of approximately 25 to 30 minutes. New Publix supermarket & Eckerd Drugs to be built across the street by Fall 2003.

Available Immediately:

Suite	RSF	Full Service Gross Rate
300	6,500	\$21.00

ON THE WEB - ERESproperties.com
PROPERTY # 70104



Licensed Real Estate Broker