

# DOWNTOWN ST. PETERSBURG

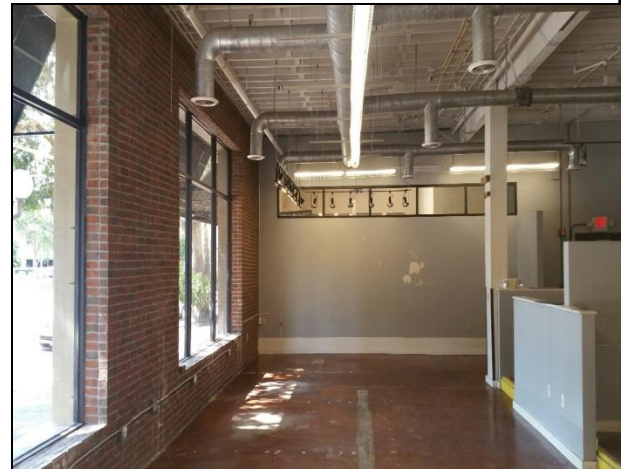
## HIGH VISIBILITY GROUND FLOOR LEASE OPPORTUNITY



### THIRD & THIRD BUILDING

235 Third Street South, St. Petersburg, Florida 33701

- Prime Corner in Downtown St. Petersburg  
Ground Floor Space For Lease: 5,230 RSF!
- Negotiable NNN Lease Rate.
- High Visibility Space for an Retail or Office Use.
- In place interior “loft” finishes include: exposed brick walls, high exposed ceilings, suspended light fixtures, & modular walls provide an extraordinary space!
- Parking: Five (5) Unreserved, uncovered at \$55 per space + Six (6) Reserved, uncovered at \$70 per space.
- Exposed Ceilings which provides 12 ft to underside of steel beam + 13 ft to underside of floor joist.



*For More Information Please Contact:*

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**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker

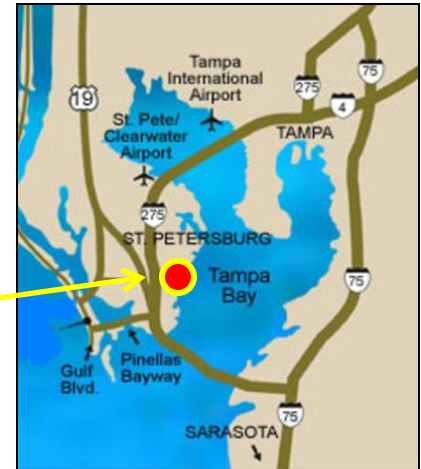




# HIGH VISIBILITY GROUND FLOOR LEASE OPPORTUNITY



Adjacent to University Village which includes Publix, Bank of America, H & R Block, Subway, CVS Pharmacy, & UPS Store + recently completed 358 unit AER Luxury Apartment Tower.



## Located within one (1) mile of McNulty Block:

- 6,045 businesses
- 55,323 employees
- 8,000 full + part time students
- 82,884 total population

- \$51,000 average household income
- 38,974 households
- 42 median age
- 66,416 (80%) 18 & over

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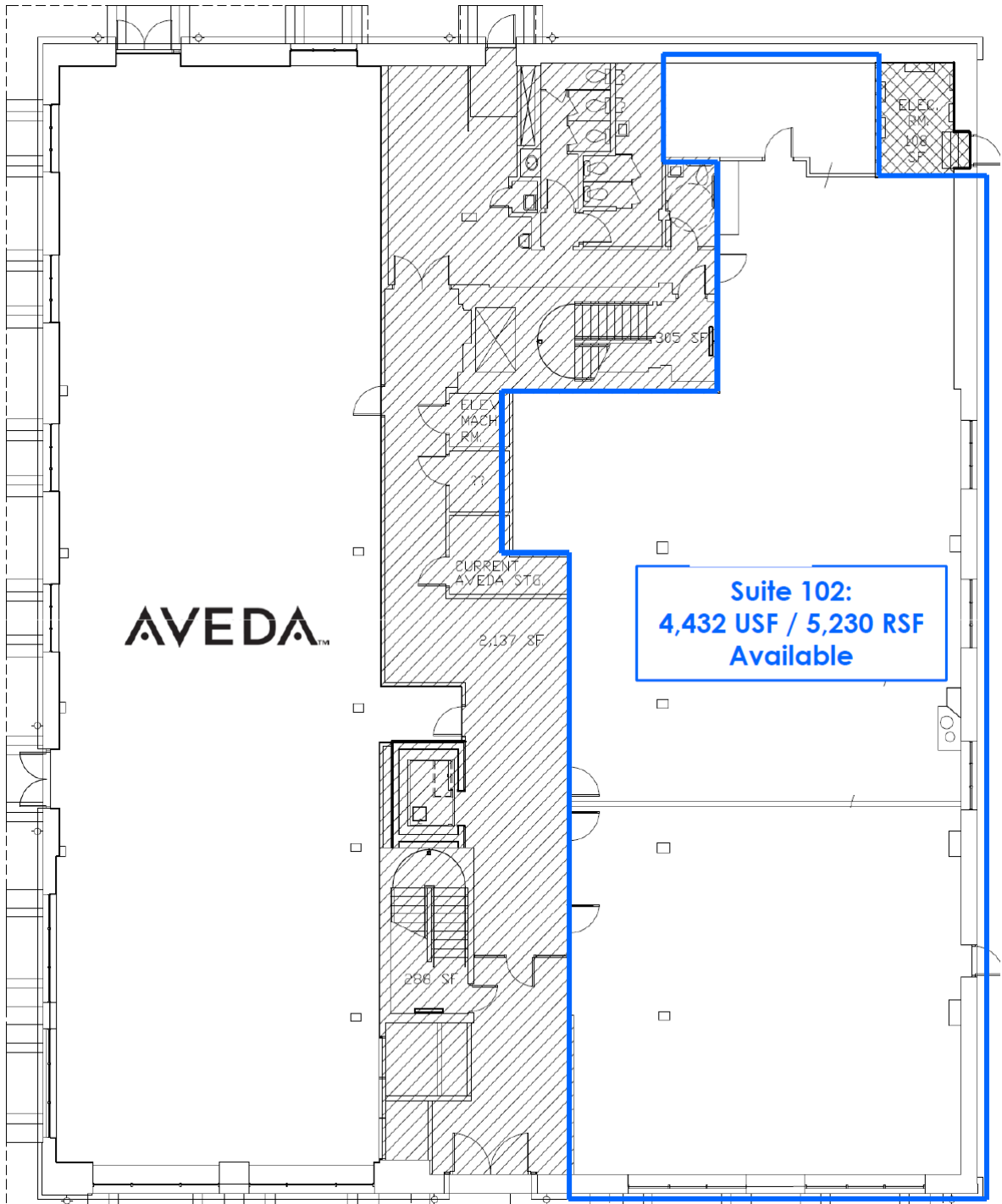
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# Ground Floor Space Lease Opportunity



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