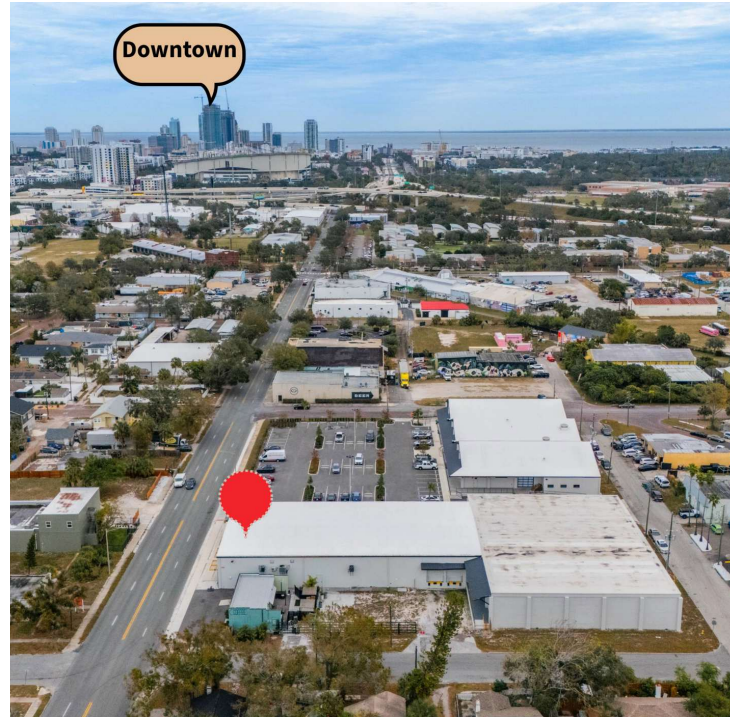


OFFICE FOR LEASE

2430 5TH AVENUE SOUTH

St. Petersburg, FL 33712



PROPERTY HIGHLIGHTS

- Open, light-filled layout ideal for collaborative work environments
- Expansive window lines offering incredible natural light throughout
- Beautiful private conference room
- Private entry, two private restrooms, and brand new A/C system
- Extremely rare dedicated parking lot in a downtown setting
- Excellent signage opportunity with 26,000+ AADT along 5th Ave S
- Zoned IT (Industrial Traditional)
- Ready for your creative touch – customize and make it your own

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	2,668 SF
Building Size:	2,668 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	918	5,661
Total Population	338	2,000	13,090
Average HH Income	\$71,206	\$80,539	\$71,912

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JAKE WOLLMAN

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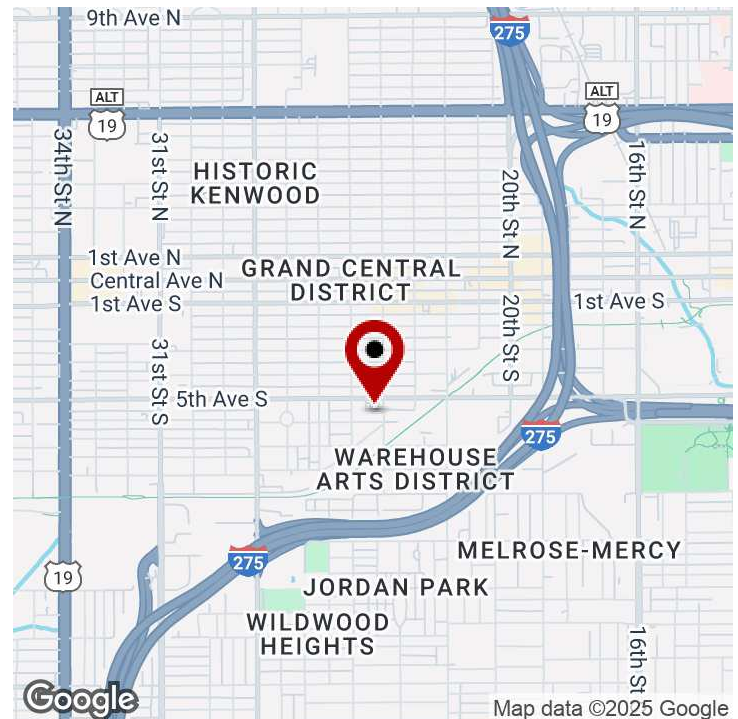
KW COMMERCIAL
360 Central Ave. #600
St Petersburg, FL 33701

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PROPERTY OVERVIEW

Welcome to the final available suite in this transformational redevelopment project located in St. Pete's highly sought-after Warehouse Arts District. This creative office or retail space strikes the perfect balance between industrial character and modern comfort—a versatile canvas ready for your personal touch. Unlike the typical downtown office, this one-of-a-kind space is truly best experienced in person to appreciate its full charm, abundant natural light, and creative potential.

Inside, you'll find an open, light-filled layout ideal for collaborative work environments. Expansive window lines flood the space with natural light, while a beautifully designed conference room is tucked off to the side for private meetings or focused team sessions. The suite also features a private entrance, two private restrooms, a newly installed HVAC system, and an extremely rare dedicated parking lot—a true luxury in a downtown setting. With 26,000+ vehicles passing daily along 5th Ave S, the property also offers excellent signage potential and visibility.

Zoned IT (Industrial Traditional), this space is an ideal fit for creative offices, tech companies, design firms, call centers, real estate teams, architecture studios, and more.

Positioned just south of the Grand Central District, this space is surrounded by the vibrant energy of the Warehouse Arts District—one of Florida's fastest-growing creative corridors. It's a prime location for team-building and client entertainment, with popular activities like The Great Escape Room, St. Pete Axe Throwing, VR Sandbox, and the scenic Pinellas Trail all within walking distance.

And when it's time to dine, options abound. Fuel your morning with breakfast at Pete's General, enjoy lunch at LALA or Mateo's, or unwind just steps away at local favorite Bayboro Brewing. For high-end client meetings, take a quick two-minute stroll to the elegant Urban Stillhouse and make a lasting impression.

Whether you're a creative agency, tech startup, or professional office, this space offers downtown luxury with room to breathe—and park. Don't miss the opportunity to lease this truly rare and dynamic property.

Call Nicole Potts Hart at 727-409-3237 or Jake Wollman at 239-272-7006 to schedule a tour.

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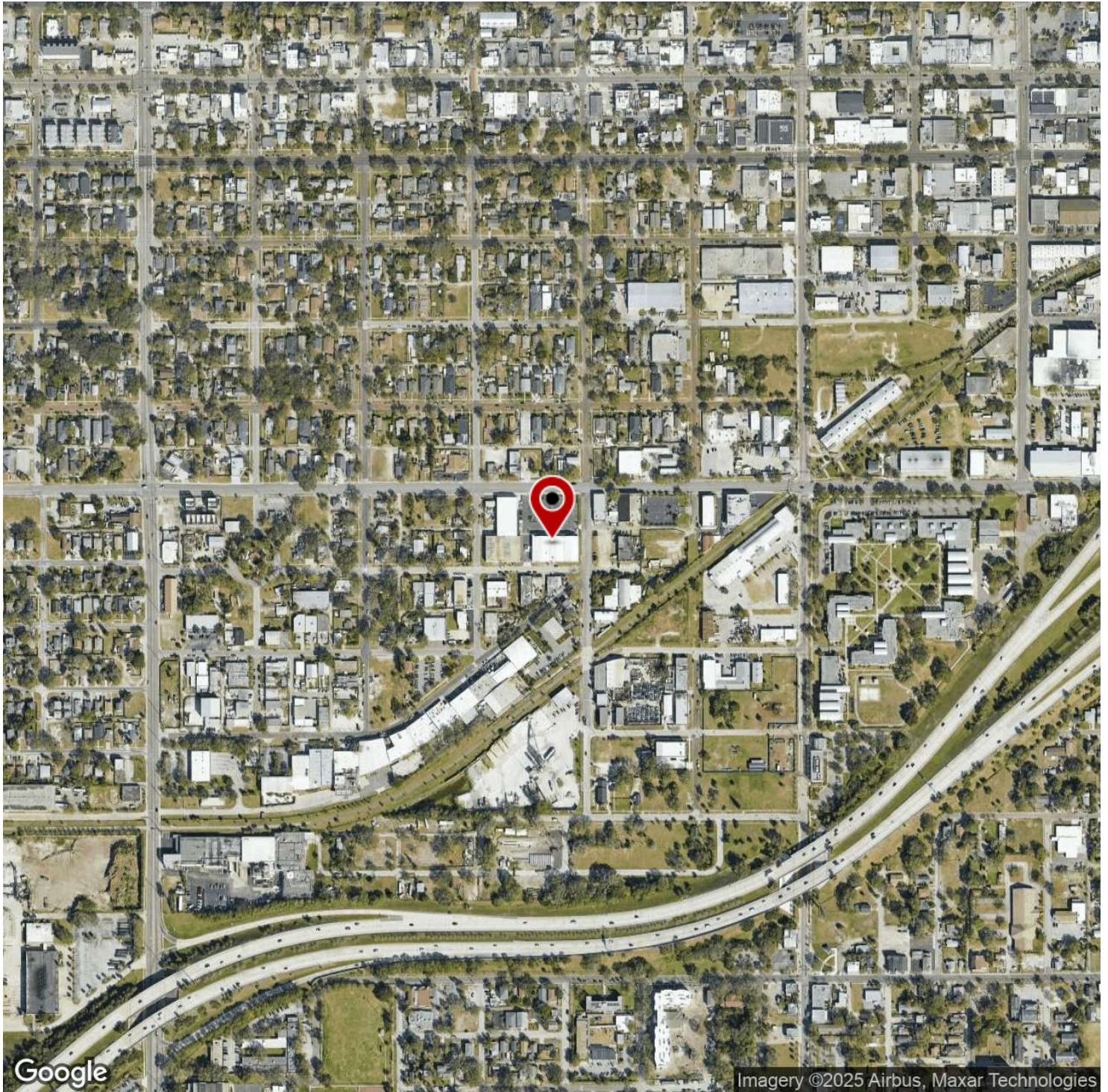
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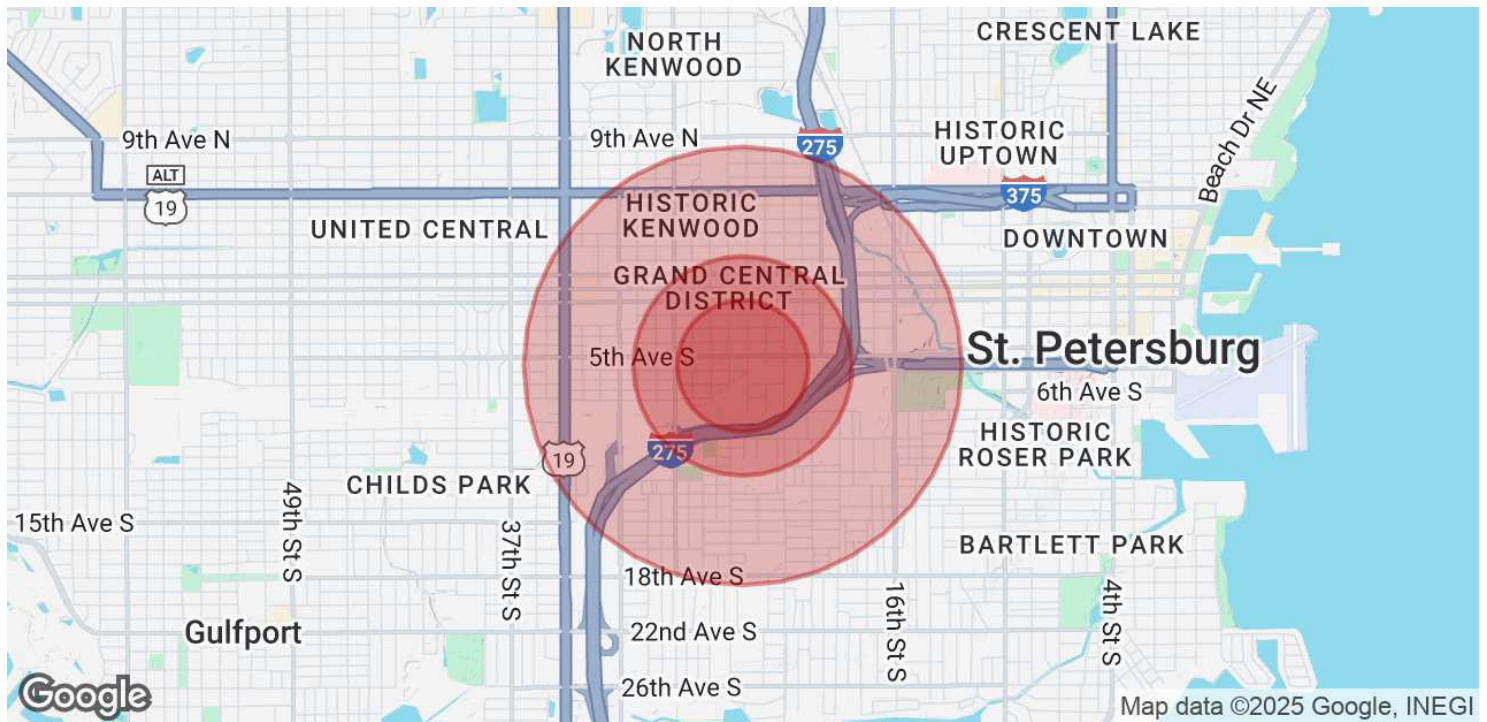
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	338	2,000	13,090
Average Age	41	40	39
Average Age (Male)	40	40	39
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	918	5,661
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$71,206	\$80,539	\$71,912
Average House Value	\$363,760	\$387,107	\$325,782

Demographics data derived from AlphaMap

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