



Available For Lease
Warehouse Arts District
5,688 RSF Office, Retail, or Medical Space
(Can be Subdivided)

2200
2nd Avenue South

St. Petersburg, FL 33712

PROPERTY HIGHLIGHTS



±5,688 RSF
SPACE AVAILABLE

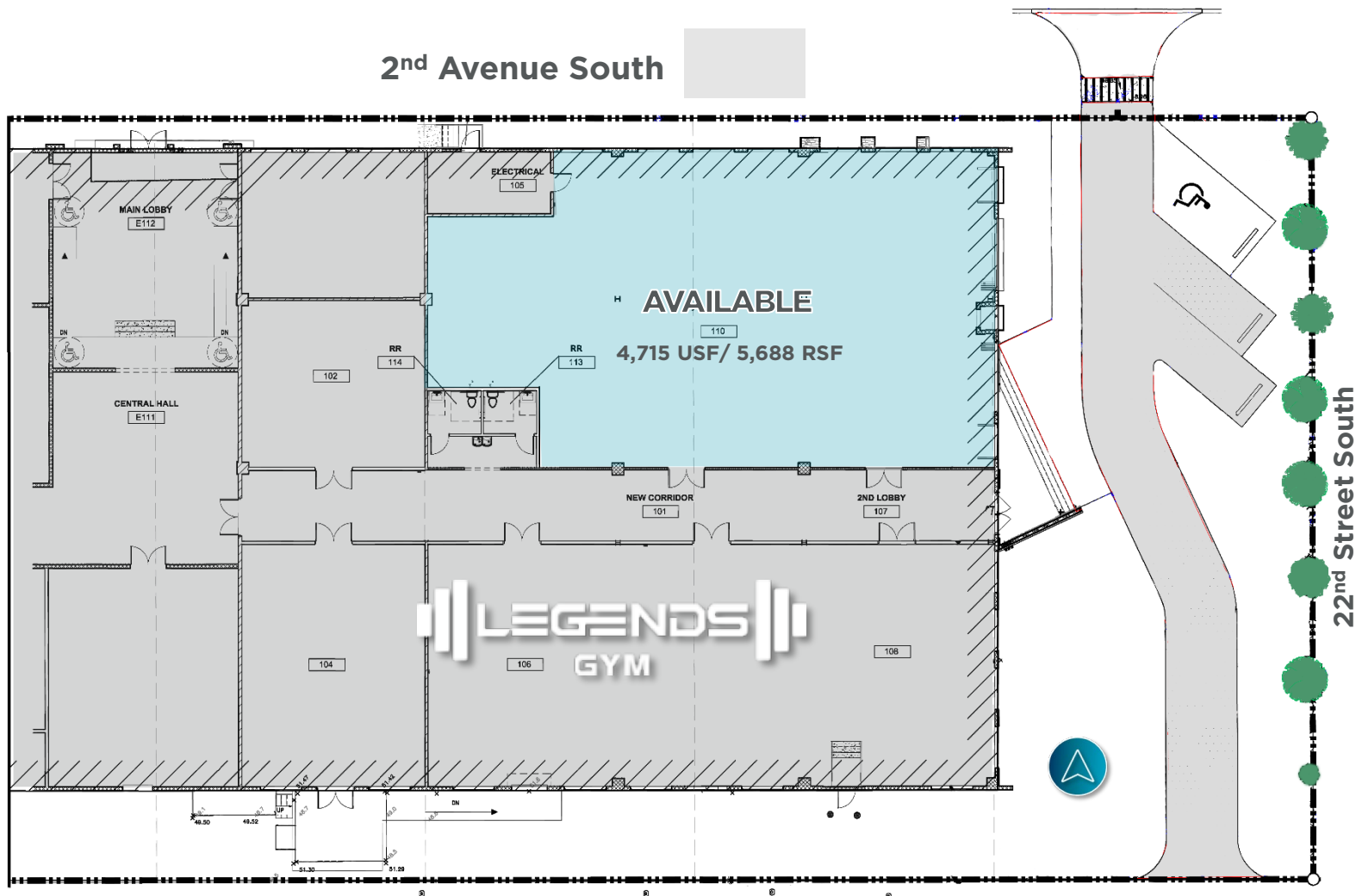


\$25.00/NNN
LEASE RATE



\$8.31
NNN ESTIMATE

- Space can be subdivided
- 13' ceilings
- Corner unit with lots of natural light
- Suite faces busy 22nd Street with great visibility
- Not in a flood zone (Zone X)
- Approved uses include Retail, Office, Medical, & Flex



LOCATION OVERVIEW



DEMOGRAPHICS - 5 MILES

Population	255,531
Households	63,611
Housing Units	138,635

TRAFFIC - 1 MILE

Count	125,500
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DRIVE TIMES



**ST. PETE-CLEARWATER
INTERNATIONAL AIRPORT**
24 MINUTES



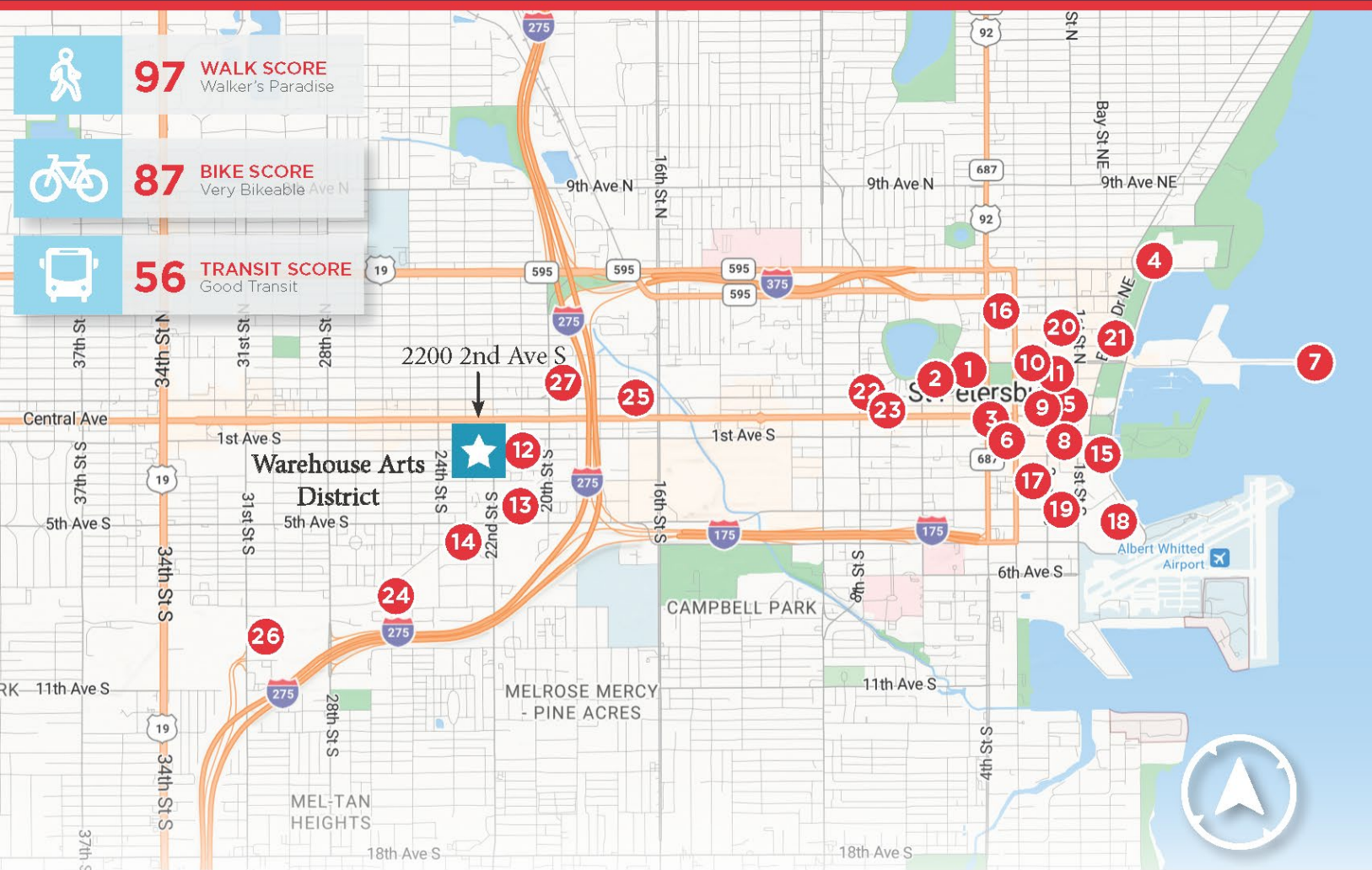
**TAMPA
INTERNATIONAL AIRPORT**
30 MINUTES



**DOWNTOWN
ST PETERSBURG**
8 MINUTES



Area Amenity Map



DOWNTOWN ST. PETERSBURG

- | | | |
|-----------------------------------|-----------------------------------|------------------------------------|
| 1 City Hall | 10 American Stage | 19 Hilton |
| 2 County Courthouse | 11 St. Pete College | 20 Sundial/AMC Theaters |
| 3 US Post Office | 12 3 Daughter's Brewery | 21 Museum of Fine Arts |
| 4 The Vinoy | 13 Morean Center for Clay | 22 Morean Arts Center |
| 5 Hyatt Place | 14 Urban Stillhouse/Horse Soldier | 23 Publix |
| 6 City Municipal Service Building | 15 Saturday Morning Market | 24 St. Pete Pickleball/The Factory |
| 7 St. Pete Pier | 16 Museum of Arts & Crafts | 25 TRU by Hilton |
| 8 The James Museum | 17 Publix/CVS | 26 St. Pete Distillery |
| 9 Jannus Landing | 18 Salvador Dali Museum | 27 Imagine Museum |

Explore the Warehouse Arts District in St. Pete

Once an industrial area, the Warehouse Arts District is now a thriving destination for artists, makers, and visitors. Discover galleries, studios, breweries, and event spaces inside repurposed warehouses filled with creativity.



Engage with Local Art

Attend live demos, take workshops, and meet artists during the popular Second Saturday Art Walk.



Top Attractions

Visit the Duncan McClellan Gallery, explore the collaborative ArtsXchange, and experience immersive installations at The Factory.



Food and Drink

Enjoy craft beer at several craft breweries, cocktails and fine dining at Urban Stillhouse by Horse Soldier, and organic produce from Brick Street Farms.

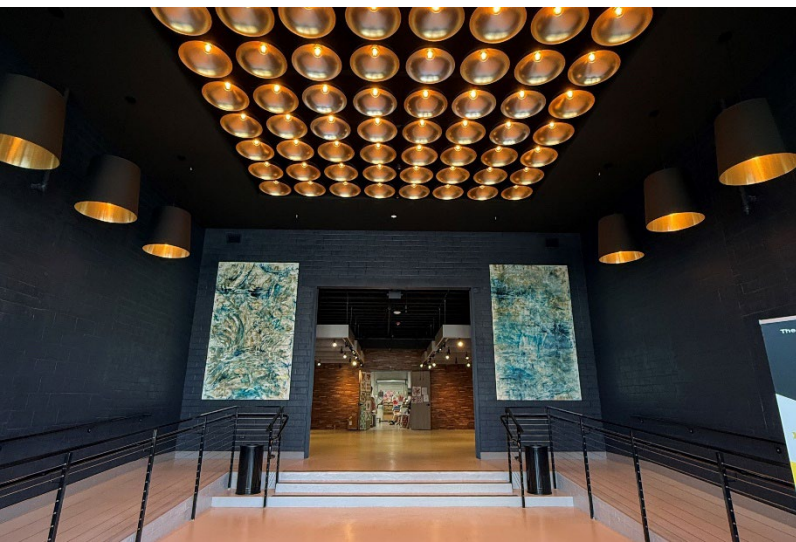


Easy Access

Walk, bike, or ride the free trolley. The Pinellas Trail offers scenic views and colorful murals along the way. Located between 16th and 31st Streets in St. Pete, this district is where creativity and community come together.

WAREHOUSE ARTS DISTRICT [WEBSITE](#)

Up to +/- 5,688 RSF Available
Can be subdivided



CONTACT

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