

490 1ST AVE S

490 1st Ave S
St. Petersburg, FL 33701

Office For Lease

1,456 - 66,565 RSF



Leasing Information:

Jon Slater
813.505.3612
jslater@lpc.com

Lincoln

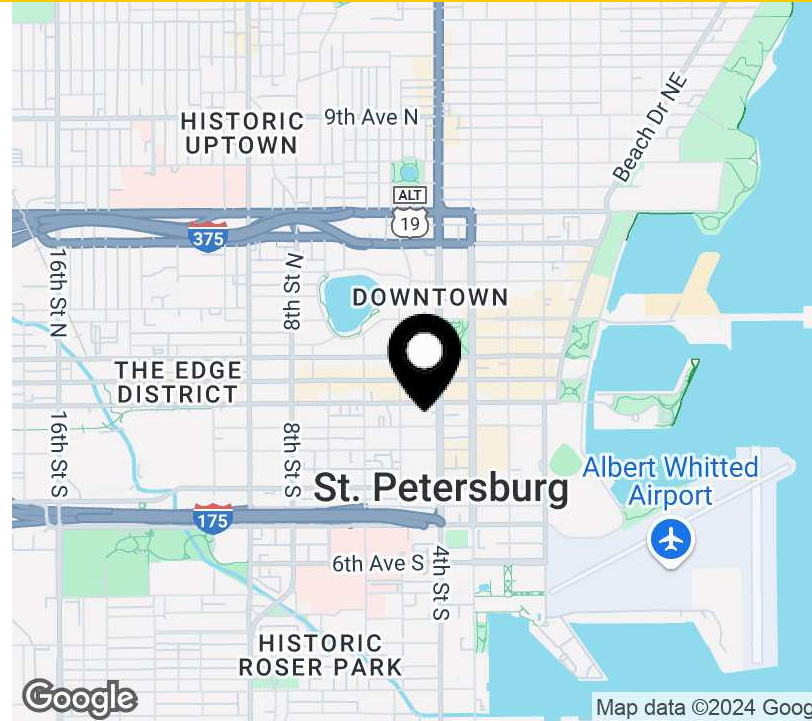
Lincoln Property Company
490 1st Avenue South, Suite 210
St. Petersburg, FL 33701

www.lpc.com

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Property Highlights

- Class A office building
- 66,565 +/- SF Contiguous Available:
- 2nd Floor - 25,876 SF
- 3rd Floor - 40,689 SF
- 2.0/1000 covered parking
- On-site café "Karma Juice Bar"
- On-site management + leasing
- Surrounded by 2-hour free street parking & numerous public garages for overflow parking
- Amenity-rich environment including numerous restaurants, hotels, museums, and more
- Walkability score: walkers paradise (98)

Availabilities

SF

Lease Rate

Date Available

| | | | |
|-----------|--------------------|--------------------|---------------|
| Suite 200 | 10,000 - 25,876 SF | \$31.50 - 32.50 FS | Available now |
| Suite 220 | 1,456 SF | \$31.50 - 35.50 FS | Available now |
| Suite 300 | 15,000 - 40,689 SF | \$31.50 - 32.50 FS | Available now |

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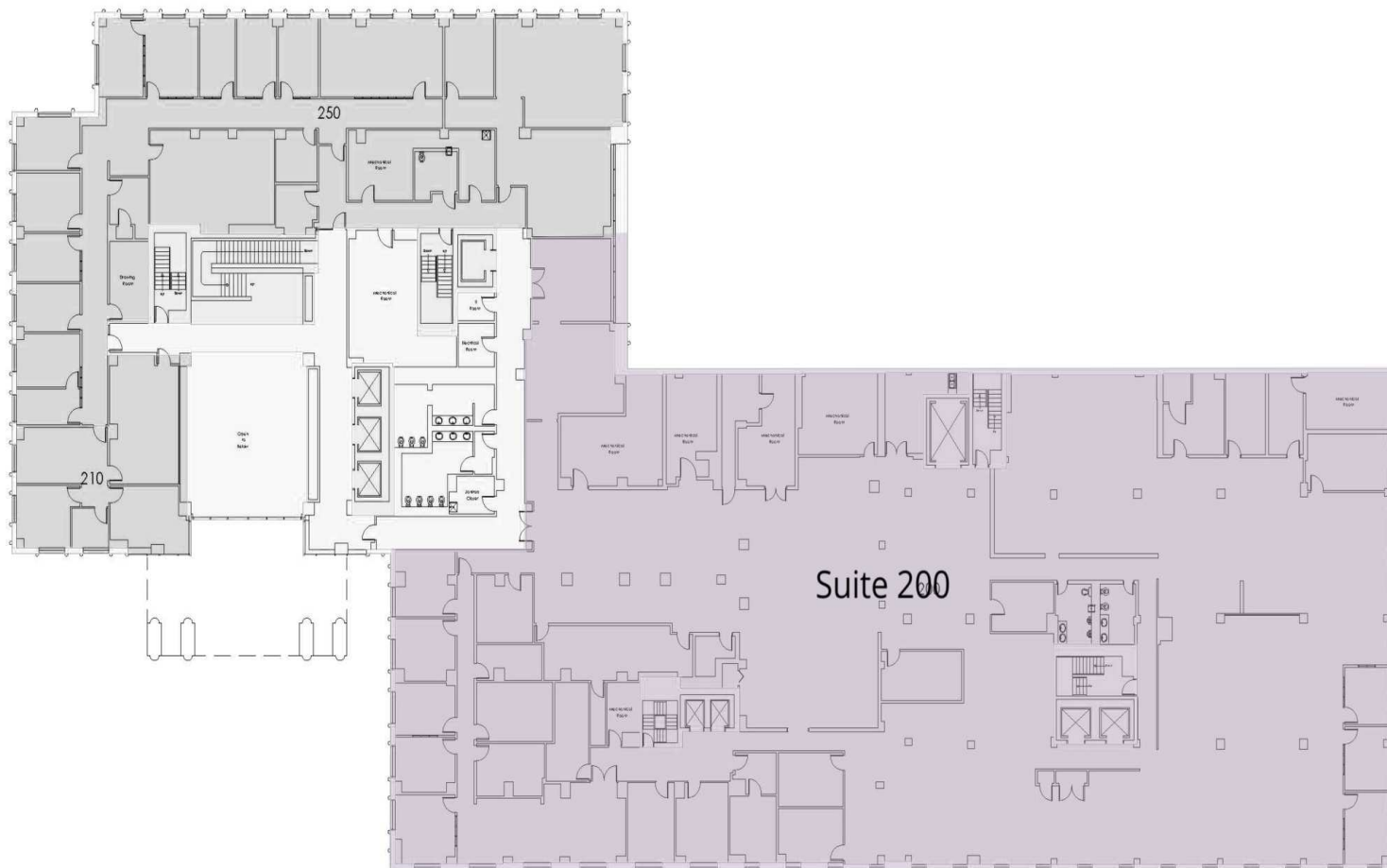
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Suite 200 - 25,876 SF

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| Suite | Size | Lease Rate | Description |
|-------------|--------------------|--------------------|---|
| ■ Suite 200 | 10,000 - 25,876 SF | \$31.50 - 32.50 FS | Terrific opportunity on nearly 25K SF on 2nd Floor Divisible from 1,000 square feet and up |

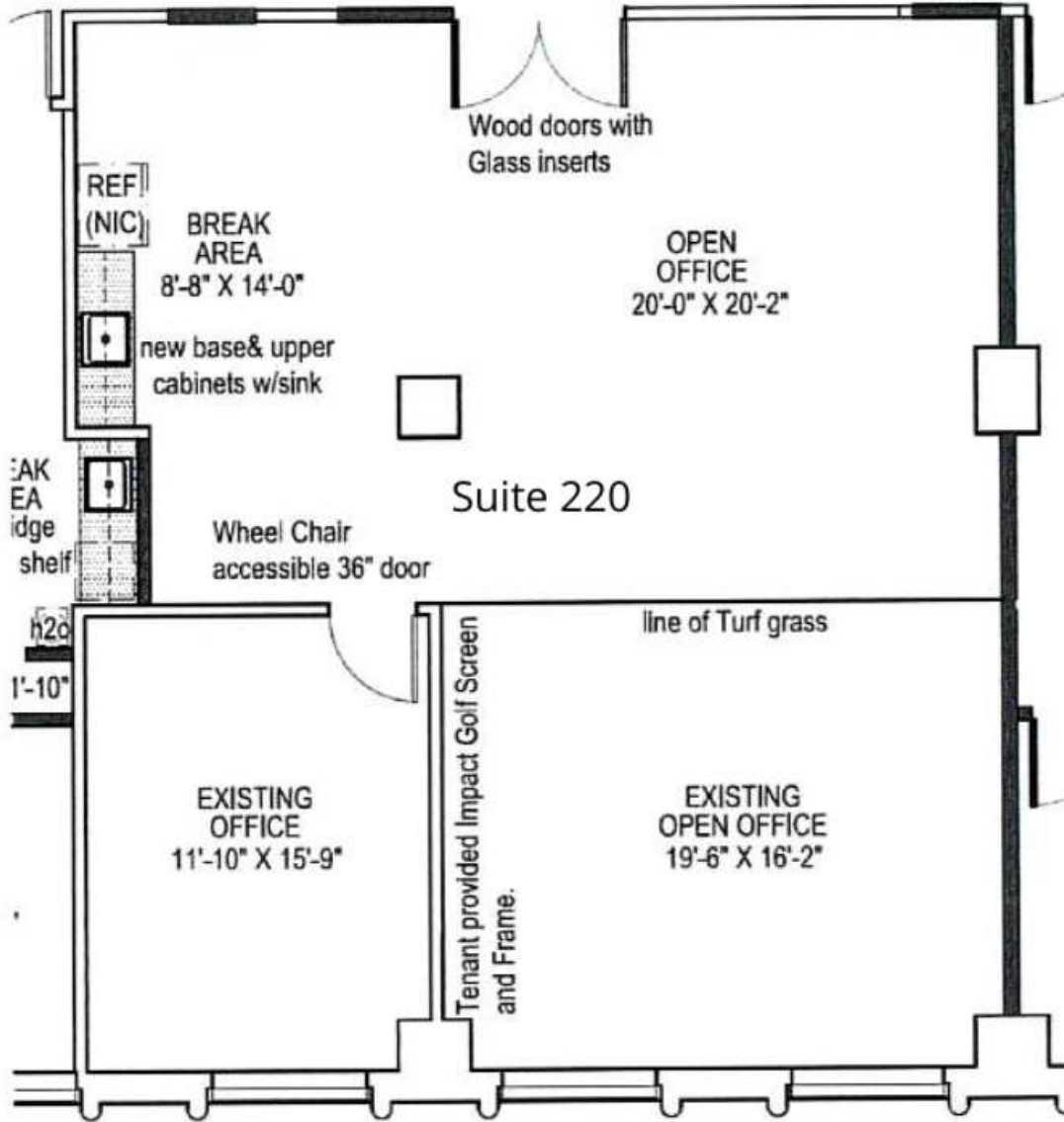
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Suite 220 - 1,456 SF

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| Suite | Size | Lease Rate | Description |
|-------------|----------|--------------------|---|
| ■ Suite 220 | 1,456 SF | \$31.50 - 35.50 FS | Open area with 1 private office and open break area |

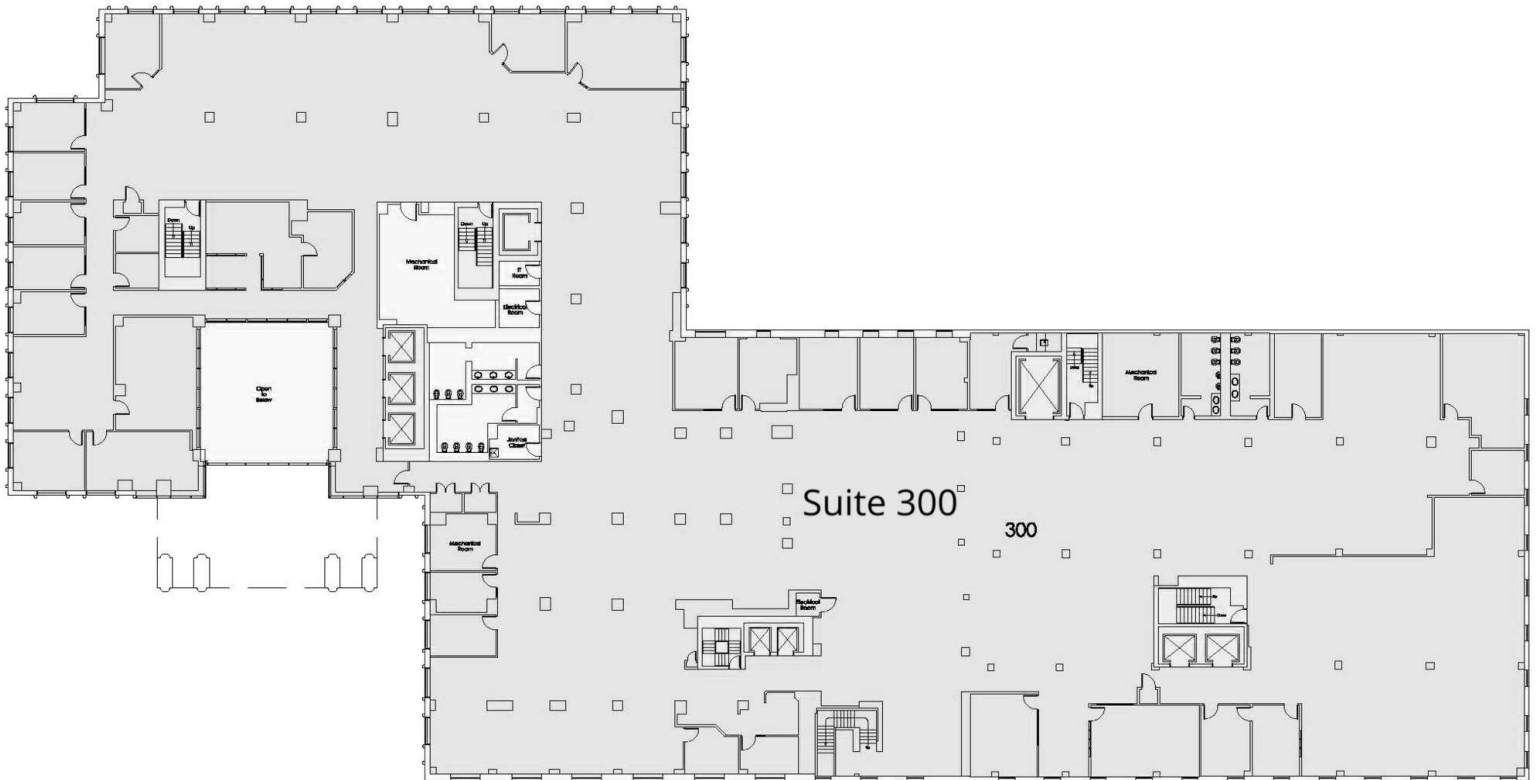
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Suite 300 - 40,689 SF

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| Suite | Size | Lease Rate | Description |
|-------------|--------------------|--------------------|---|
| ■ Suite 300 | 15,000 - 40,689 SF | \$31.50 - 32.50 FS | Nearly 44K SF available to maneuver on 3rd floor in a mostly open floor environment |

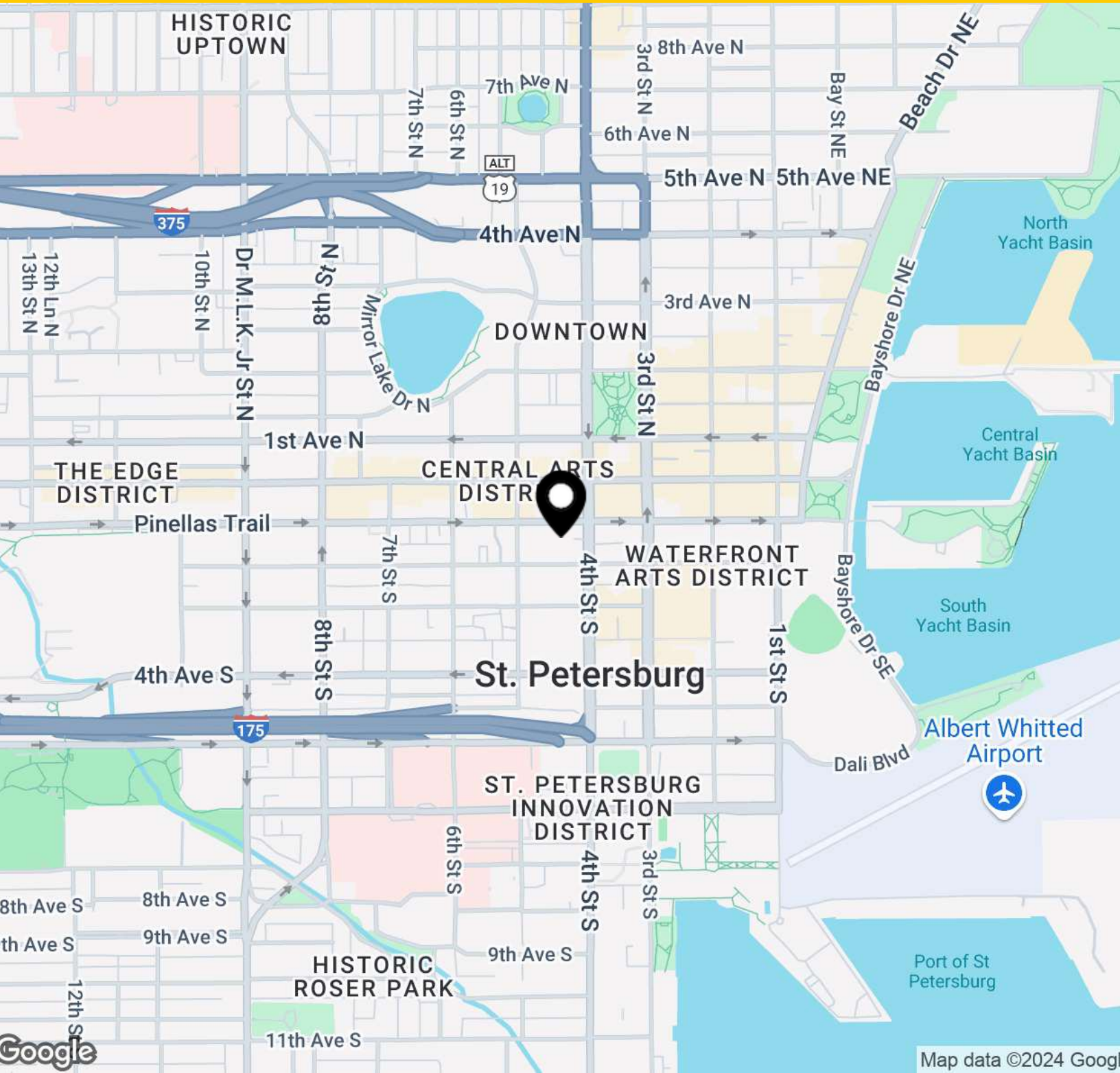
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Location Map

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