

# OFFICE FOR LEASE

METROPOINTE COMMERCE CENTER WITH 90 DAYS FREE RENT

1780 102nd Ave N, Suite 500, St Petersburg, FL 33716



## PROPERTY DESCRIPTION

Special Incentives are Available! 90 DAYS FREE RENT. We are pleased to offer Suite 500 at the Metropointe Commerce Center. The Metropointe Commerce Center is a premier industrial center in Saint Petersburg, offering modern offices with climate controlled warehouses for upscale industrial and distribution solutions. The building features a standard warehouse design with brick accents, numerous large windows, convenient grade-level door and ample parking for tenants and guests. The space consists of 12,923 SF and can be subdivided and/or shared with multiple configurations depending on need and use. The space features a full buildout with modern features. The office ratio to warehouse is higher, but can be modified for the next tenant.

## PROPERTY HIGHLIGHTS

- 90 DAYS FREE RENT
- Central Location with Immediate Access to I-275
- Modern Office Space - Climate Controlled Warehouse
- 1 Grade Level Door - Plenty of Parking
- Updated HVAC and Electrical Systems
- Immediate Availability with Multiple Configurations

## OFFERING SUMMARY

Lease Rate:	\$12.10 SF/yr (NNN)
Number of Units:	1
Available SF:	6,695 - 12,923 SF
Lot Size:	138,929 SF
Building Size:	25,080 SF

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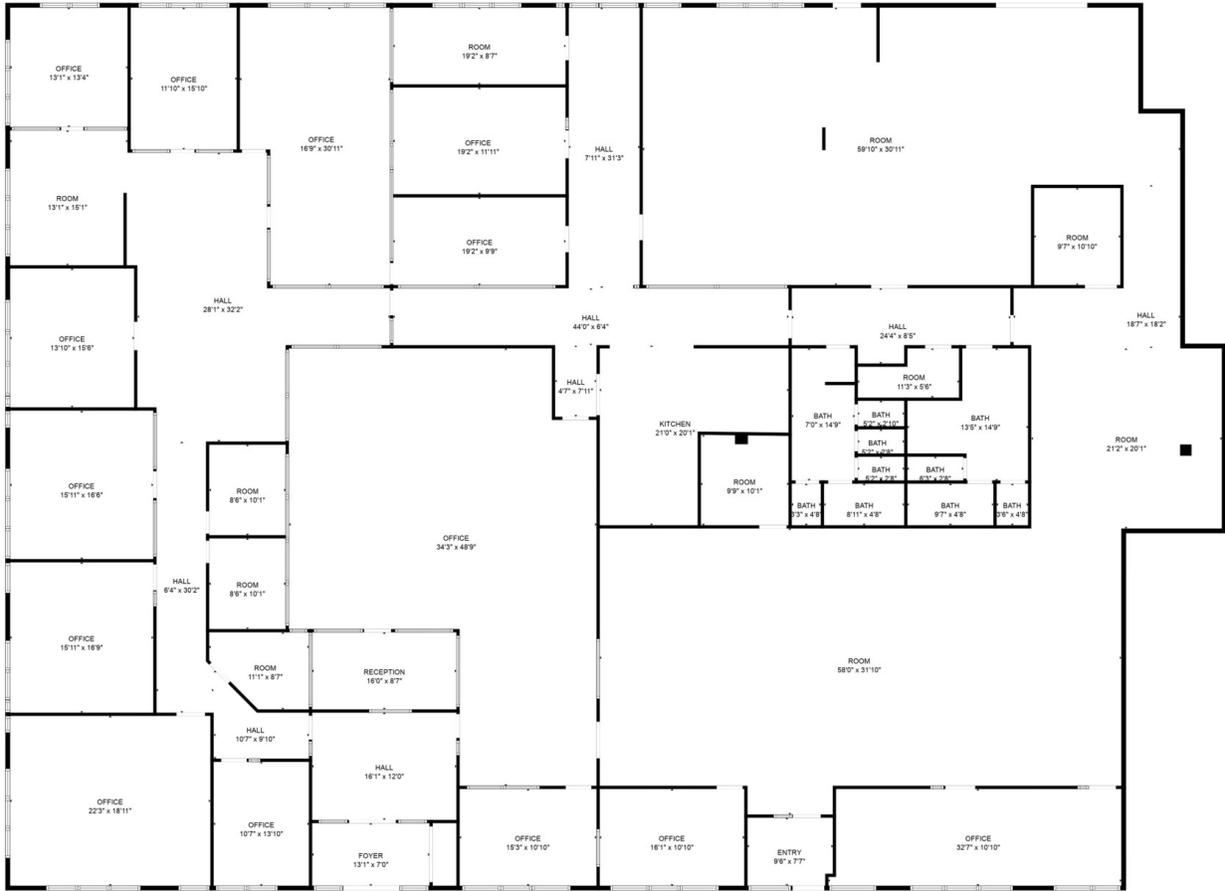
Each Office Independently Owned and Operated

# WAREHOUSE OFFICE FOR SUBLEASE

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**TOTAL: 12504 sq. ft**  
FLOOR 1: 12504 sq. ft  
EXCLUDED AREAS: WALLS: 234 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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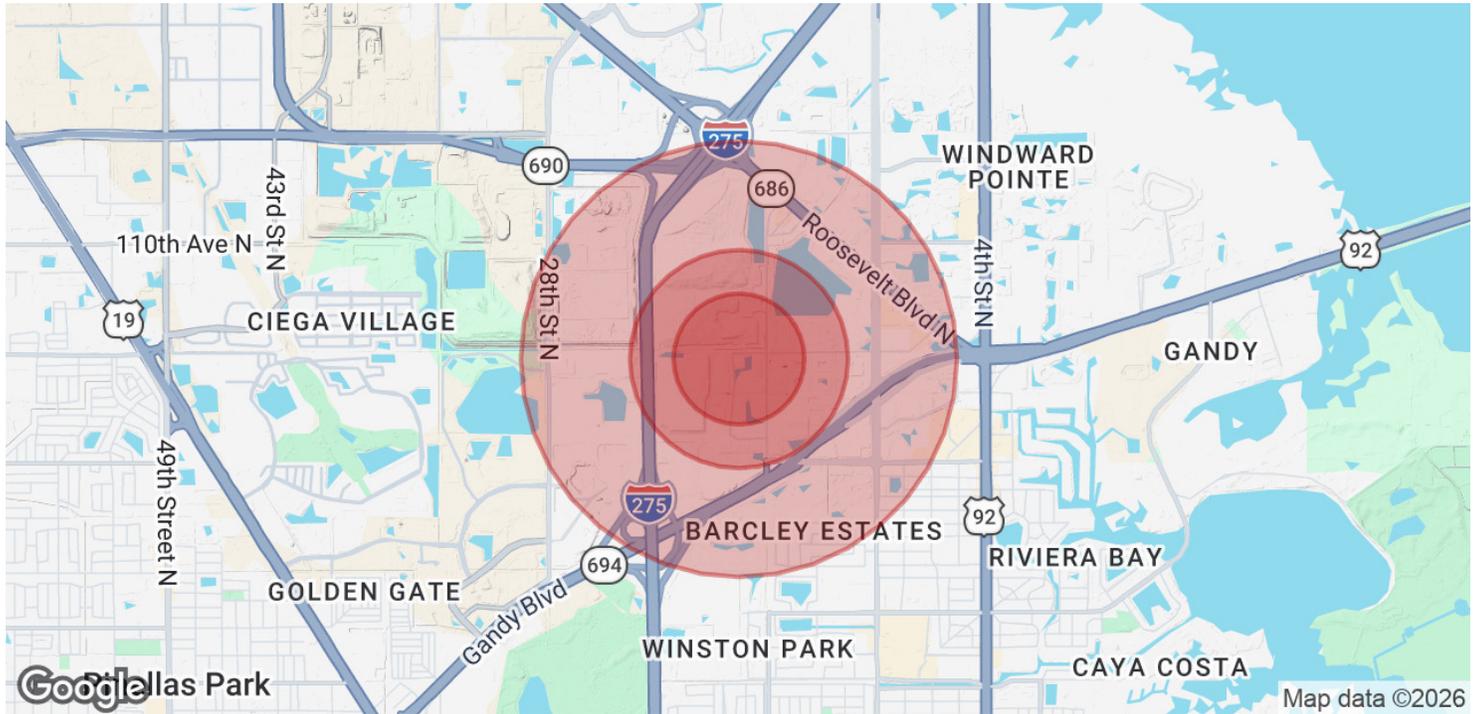
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	245	865	5,119
Average Age	37	37	42
Average Age (Male)	37	37	41
Average Age (Female)	37	37	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	503	2,821
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$79,514	\$79,514	\$82,487
Average House Value	\$282,143	\$282,143	\$304,539

Demographics data derived from AlphaMap

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