



LEASE RATE

\$25.50 - \$35.00 PSF
(NNN \$7.98 PSF)



PROPERTY SIZE

36,000 +/- SF



**YEAR BUILT /
RENNOVATED**

1946 / 2025



**NUMBER OF
AVAILABLE UNITS**

Three



**SPACE SIZES
AVAILABLE**

1,115 to 5,688 +/- SF

**2200 & 2232 2ND AVE SOUTH
SAINT PETERSBURG, FL 33712**

**WAREHOUSE ARTS
ANNEX 2200 & 2232**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.50 - 35.00 PSF (NNN \$7.98 PSF)
Number of Units Available:	Three
Available SF:	1,115 - 5,688 +/- SF
Lot Size:	0.97 +/- Acres
Building Size:	36,000 +/- SF
Zoning:	Industrial Traditional (IT)
Possible Uses:	Artistic Creative Space, Studio, Brewery/Micro Brewery, Catering, Mixed Use, Indoor Recreation, Martial Arts, Yoga and Dance, R&D and Showroom to name a few.
Clear Height:	14' to 16'

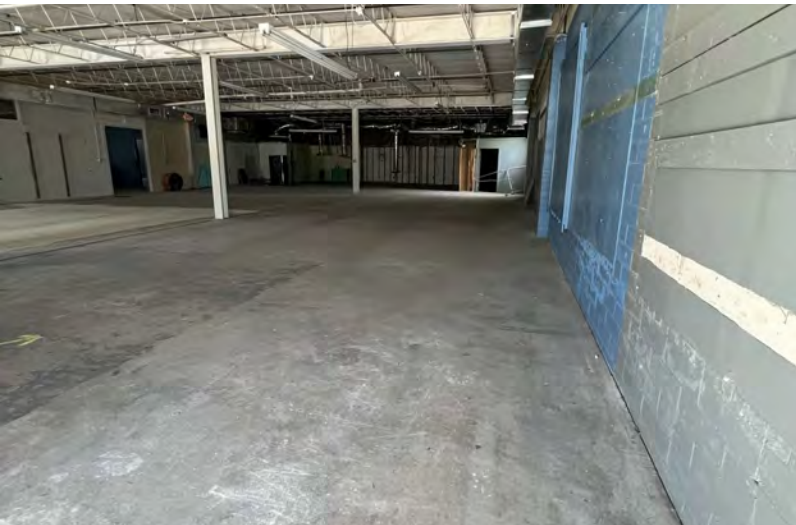
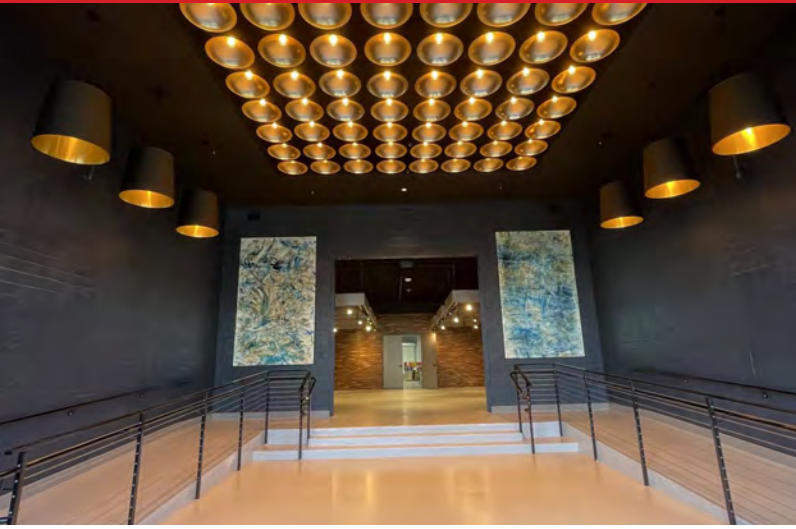
SPACES

	LEASE RATE	SPACE SIZE
2200 2nd Ave S - Unit A#110	\$35.00 SF/yr	5,688 SF
2232 2nd Ave S - Unit E#134 & 136	\$26.50 SF/yr	1,230 - 3,803 SF
2232 2nd Ave S - Unit G#103	\$25.50 SF/yr	1,115 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,540	47,765	107,765
Total Population	10,680	112,483	251,400
Average HH Income	\$39,966	\$50,905	\$55,337

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Unleash your business potential in the heart of St. Pete's Warehouse Arts District!

This stunningly renovated building boasts only THREE remaining units, offering a perfect blend of exclusivity and community. All of the remaining square footage can be used as accessory use. Unit sizes range from a cozy 1,115 +/- SF to a spacious 5,688 +/- SF, allowing you to tailor the space to your exact needs, whether it's a boutique retail store, a sprawling entertainment venue, or an inspiring art studio.

Here's why 2200 2nd Ave S is the perfect fit:

CAPTIVATING AUDIENCE: Art enthusiasts flock to the Warehouse Arts District, creating a built-in customer base for unique retail and a thriving artistic atmosphere for studios.

LIFESTYLE DESTINATION: Beyond art, trendy restaurants, breweries, and yoga studios create a sophisticated environment, attracting customers ready to explore.

DISTINCTIVE ATMOSPHERE: Reworked warehouses offer a one-of-a-kind canvas. Soaring ceilings and natural light let you craft a retail experience that sets you apart.

THRIVING COMMUNITY: The district fosters collaboration, making your space a hub for connection, and attracting clients seeking an inspiring environment. You'll join a community of established high-end fitness users, a creative leather studio, photographers, and a private showroom.

PRIME LOCATION & GROWTH: Situated two blocks south of downtown, this up-and-coming area boasts excellent access and long-term success potential.

UNIQUE OFFICE SPACE: Converted warehouses offer a dynamic work environment with exposed brick and natural light, a major perk for attracting top talent.

VIBRANTE EVENTS: The district hosts numerous events, fostering networking and brand exposure.

Ready to join the creative energy? Contact us today to find your perfect space in the Warehouse Arts District! Don't miss this rare opportunity to be a part of something special!

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- ONLY 3 UNITS LEFT!!
- Can You Say Curb Appeal?
- Close to Downtown St Petersburg
- Fantastic Warehouse Arts District Location Just South of Grand Central
- Multiple Space Configurations and Options Available
- Units as Small as 1,115 +/- SF to 5,688 +/- SF
- Adjacent 2233 3rd Ave S Building also AVAILABLE FOR LEASE
- Full Single City Block with a Total of 63,251 +/- RSF on 1.94 +/- Acres
- Brand New Fresh Remodeled Interior in 2023/2024 creates an Industrial Modern Vibe
- High Ceilings
- Common Core Bathrooms (Not Required in Each Individual Space)
- ADA Compliant Entrances/Corridors/Bathrooms
- New HVAC and Electrical Throughout
- Fresh Exterior Upgrades Include New Landscaping
- Freshly Re-Worked Grand New Main Entrance with Hip Modern Art in a Warehouse Environment
- Zoned IT (Industrial Traditional)
- New Spray-In Insulation and Sound Proofing throughout Warehouse Space
- Warehouse is fully Air Conditioned and Sprinklered
- Large Architectural Grade Hurricane Windows



PROPERTY DETAILS

Lease Rate	\$25.50 - \$35.00 PSF (\$7.98 PSF NNN)
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PROPERTY INFORMATION

Property Type	Industrial-Modern Warehouse
Property Subtype	Flex Space
Zoning	IT - Industrial Traditional
Lot Size	0.97 +/- Acres
APN #	23-31-16-78390-030-0010

BUILDING INFORMATION

Building Size	14 ft
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	1
Year Built	1946
Year Last Renovated	2023 / 2025
Gross Leasable Area	36,000 +/- SF
Construction Status	Existing
Framing	Concrete Block
Condition	Excellent
Free Standing	Yes
Number of Buildings	1
Foundation	Slab

LOCATION INFORMATION

Building Name	Warehouse Arts Annex 2200 & 2232
Street Address	2200 & 2232 2nd Ave South
City, State, Zip	Saint Petersburg, FL 33712
County	Pinellas
Market	St. Petersburg, FL
Sub-market	Warehouse Arts District
Cross-Streets	22nd Street S and 2nd Avenue S
Signal Intersection	No
Market Type	Large
Nearest Airport	Tampa International

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	34

UTILITIES & AMENITIES

HVAC	Entire Building is Air Conditioned
Restrooms	Yes
Landscaping	Yes - Professional New Landscaping (2022)
Fire Life Safety	Building is fully sprinklered
HVAC	Entire Building is Air Conditioned with All New Unit
# of Bays	Two Drive-Up (One is Oversized), Three Dock-High (One Oversized and Two are Smaller)

FLOOR PLANS: EAST END OF BUILDING



EAST END - Demised Space Options*

UNIT	SIZE (SF)	LEASE TYPE	LEASE RATE (PSF)**
Unit #A104, 106, & 108 LEASED	6,182 +/- SF	NNN	N/A
Unit A#102 LEASED	1,068 +/- SF	NNN	N/A
Unit A#104 LEASED	1,423 +/- SF	NNN	N/A
Unit A#106 LEASED	1,544 +/- SF	NNN	N/A
Unit A#108 LEASED	3,215 +/- SF	NNN	N/A
Unit A#110 AVAILABLE	5,688 +/- SF	NNN	\$ 35.00

*All SF amounts have prorated % of CAM SF added into the total SF

** Rate is based on Landlord delivery of the space in vanilla shell condition similar to the west side of the building

FLOOR PLANS: WEST END OF BUILDING



WEST END - Demised Space Options*

SECTION	UNIT	SIZE (SF)	LEASE TYPE	LEASE RATE (PSF)
Section-B LEASED	100	888 +/- SF	NNN	N/A
Section-C LEASED	107, 109, 111, 122 & 124	12,121 +/- SF	NNN	N/A
Section-D LEASED	101	1,860 +/- SF	NNN	N/A
Section E AVAILABLE	Units 134 & 136	3,803 +/- SF	NNN	\$ 26.50
Section-F LEASED	105 & 132	1,841 +/- SF	NNN	N/A
LEASED	105	472 +/- SF	NNN	N/A
LEASED	132	1,369 +/- SF	NNN	N/A
Section G AVAILABLE	103	1,115 +/- SF	NNN	\$ 25.50
Section-H LEASED	130	1,435 +/- SF	NNN	N/A

*All SF amounts have prorate % of CAM SF added into total SF

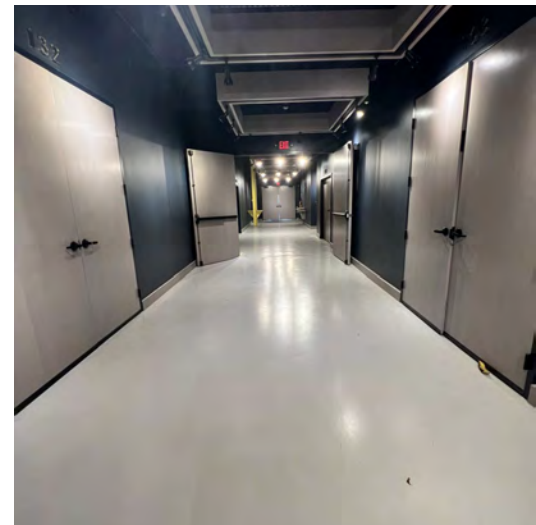
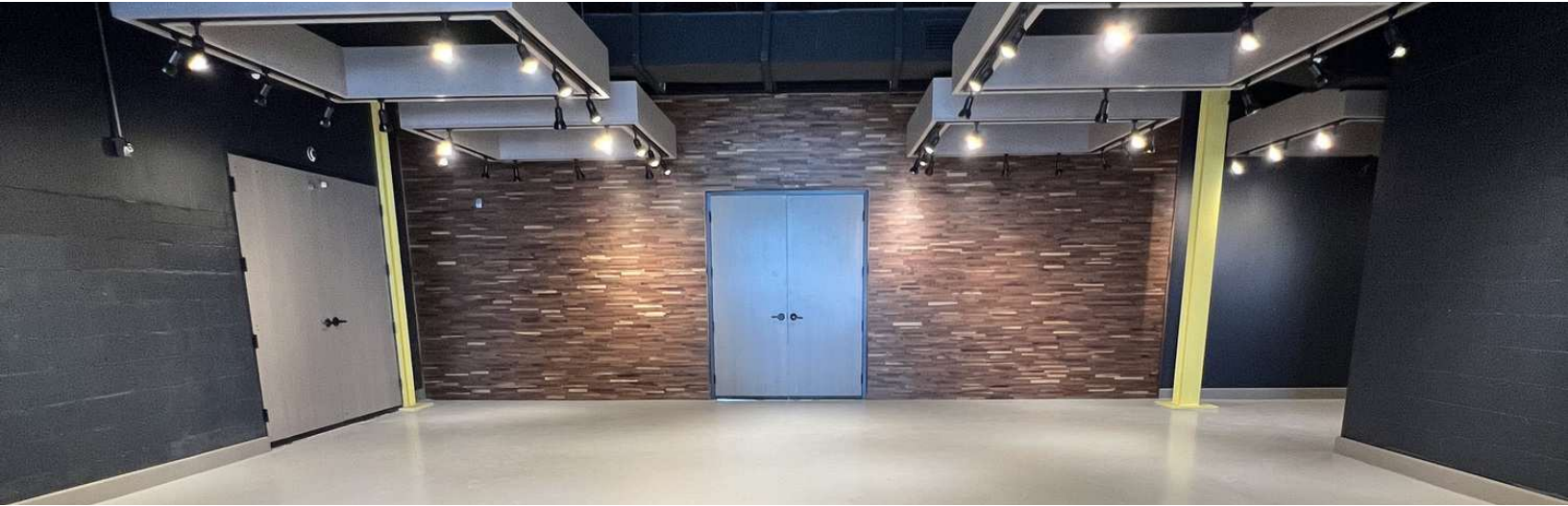
EXTERIOR RENDERING OF EAST SIDE



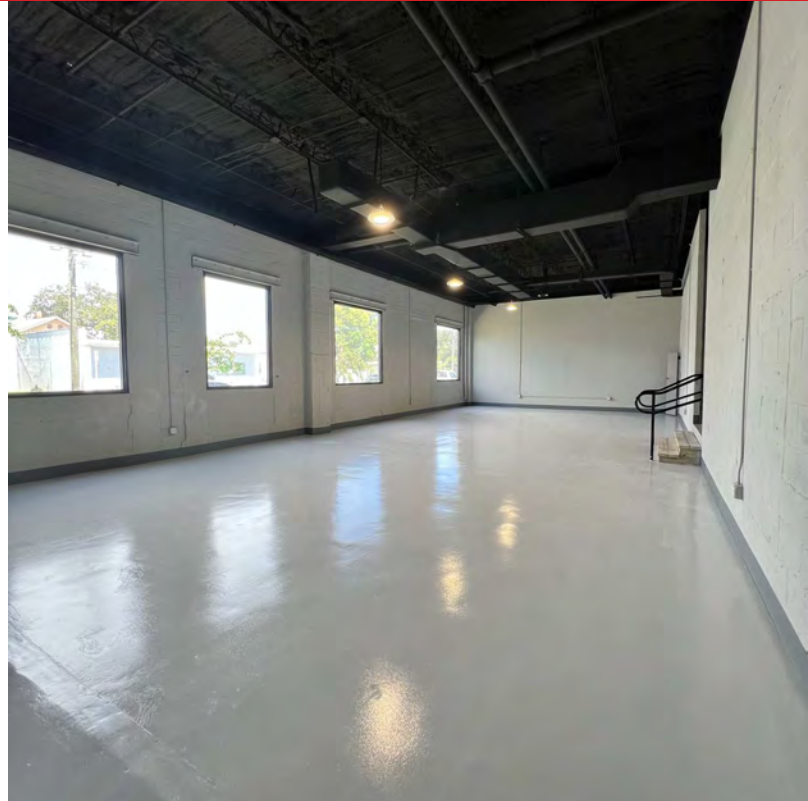
EXTERIOR PHOTOS



INTERIOR COMMON AREA PHOTOS



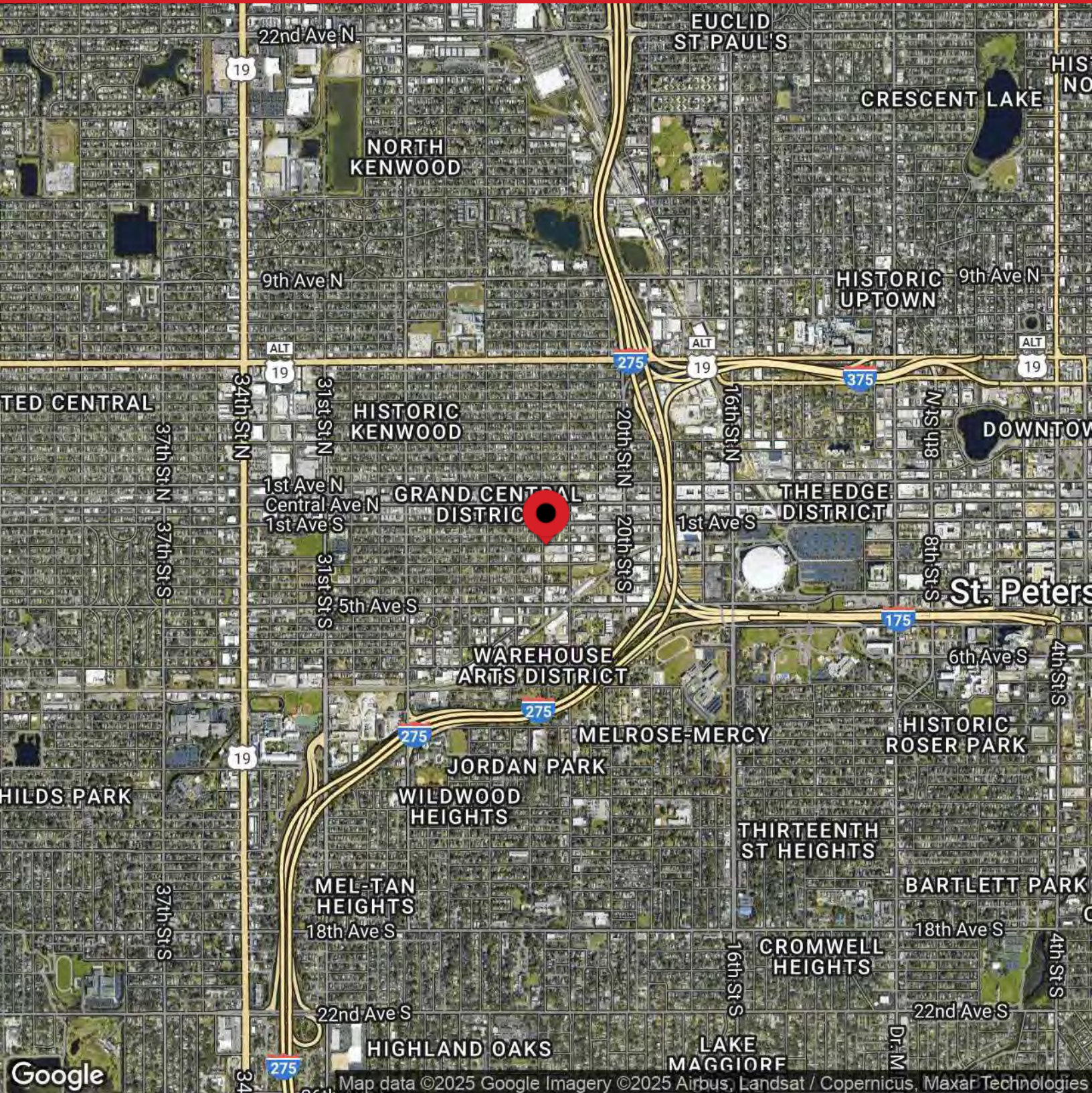
LEASE SPACE PHOTOS



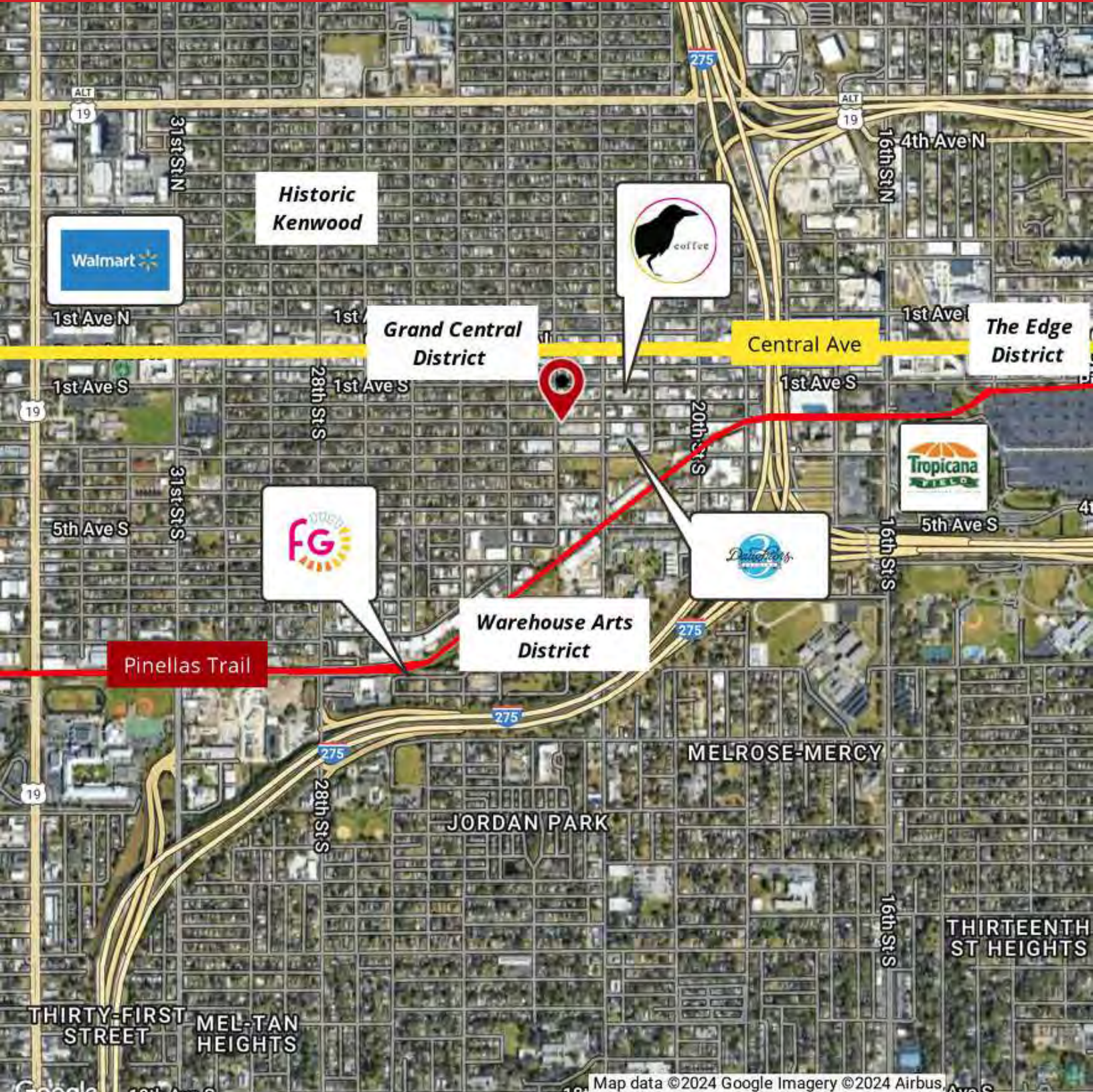
LOCATION INFORMATION



REGIONAL MAP



WAREHOUSE ANNEX LOCATION & RETAILER MAP



WAREHOUSE ANNEX AERIAL MAP



WAREHOUSE ZONING DESCRIPTION & MAP



ZONING DESCRIPTION

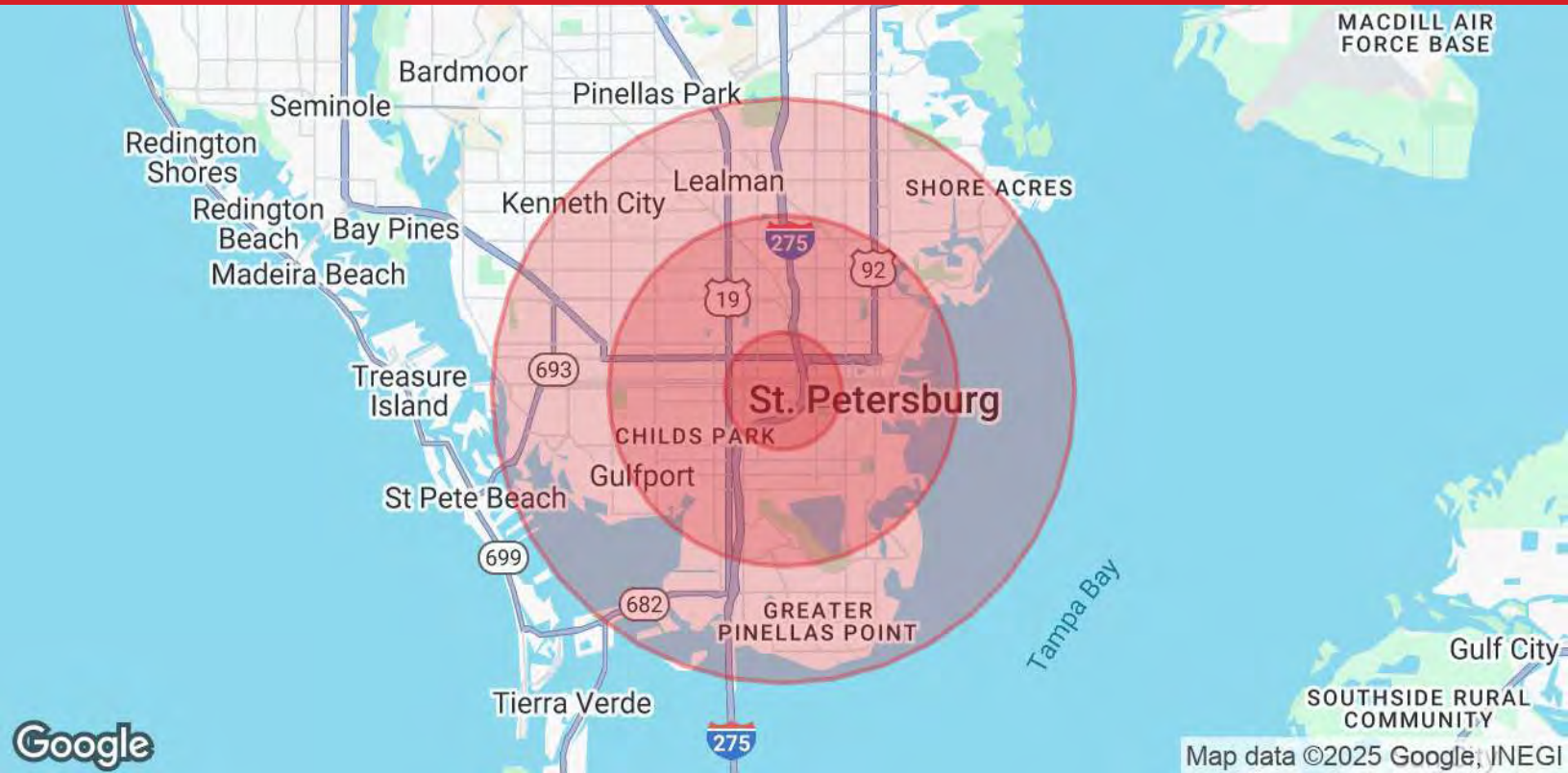
Warehouse Arts District is a diverse neighborhood where there is a good mix of complimentary uses in the near vicinity. The property is zoned Industrial Traditional (IT). Permitted uses include, but are not limited to: Kennel, Indoor/Outdoor Pet Care, Brewery, Microbrewery, Mixed-Use, Catering Service / Food Service Contractor, Outdoor Sales, Studio (art, writing, dance, theater, martial arts, yoga, fitness, etc.), Construction Establishment, Motor Vehicle Service & Repair, R&D, Laboratories, Light Assembly & Processing Manufacturing, Heavy Manufacturing, Outdoor Storage, Publishing & Printing, Recycling Center, Self/Mini Warehouse Storage, Towing & Freight Trucking, Warehouse, Wholesale Establishment, Indoor Commercial Recreation, Motion Picture Theater/Cinema, Active or Passive Park, Crematorium, Government Building & Use, School, Utility Plant & Storage, Commercial Garden & Greenhouse, Nursery, Temporary Labor(Day Labor) Office, Veterinary Office, Outdoor Sales, Fleet Based Service, and more.

Additional accessory uses available for 25% of the overall space. Uses for accessory uses include Indoor or Outdoor Restaurants & Bar, Brew Pub, Retail Sales & Services, General Office, Car Wash & Detailing, Drug Store or Pharmacy, Service Establishment, and Service Office.

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,680	112,483	251,400
Average Age	41.0	39.4	41.7
Average Age (Male)	40.2	37.9	39.9
Average Age (Female)	41.1	40.1	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,540	47,765	107,765
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$39,966	\$50,905	\$55,337
Average House Value	\$120,972	\$195,598	\$203,445

2020 American Community Survey (ACS)