

# GATEWAY MEDICAL SUITE

8695 4th St N, St Petersburg, FL 33702



## PROPERTY DESCRIPTION

Turn-Key Medical Office Space Available – 8697 4th St N

Located in the prestigious Gateway Executive Center, this turnkey medical office offers a bright, modern, and functional space perfect for healthcare professionals.

### Nearby Amenities:

Café Cibo – A local favorite offering authentic Italian cuisine in an intimate, casual setting, located within the same complex.

Sunshine City Tavern – A new casual eatery by celebrated local chef Ted Dorsey, opening soon at 4351 4th St N.

### Proximity to Key Areas:

Downtown St. Petersburg – Approximately 4 miles (~10 minutes)

Tampa – Approximately 20 miles (~20 mins.), accessible via I-275, providing additional business and cultural attractions.

This beautifully designed medical office is ideal for physicians, specialists, or wellness practitioners looking for a move-in-ready space in a thriving business hub.

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## PROPERTY HIGHLIGHTS

- Private Exam Rooms
- Spacious, Open Reception Area
- On-Site Lab
- Ample Parking
- Abundant Natural Light
- Prime Location – High-traffic area with close proximity to Downtown St. Pete and Tampa

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,750 SF 20,174
Lot Size:	SF 3,897 SF
Building Size:	

## JAKE WOLLMAN

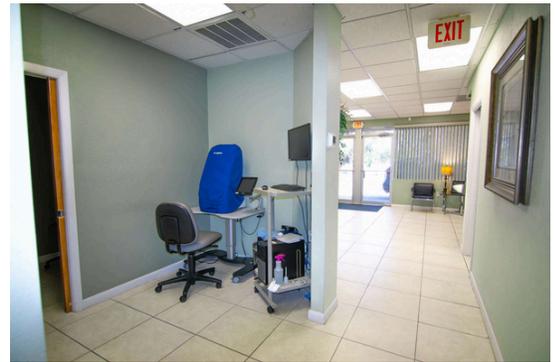
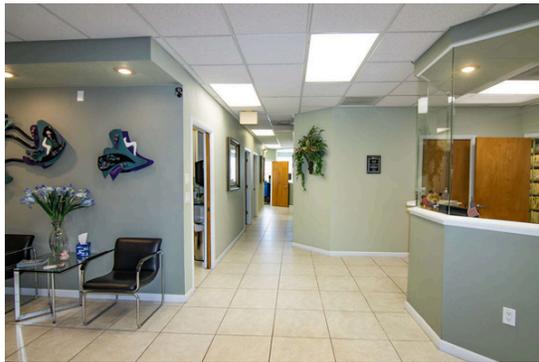
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St Petersburg, FL 33701

**OFFICE FOR LEASE**

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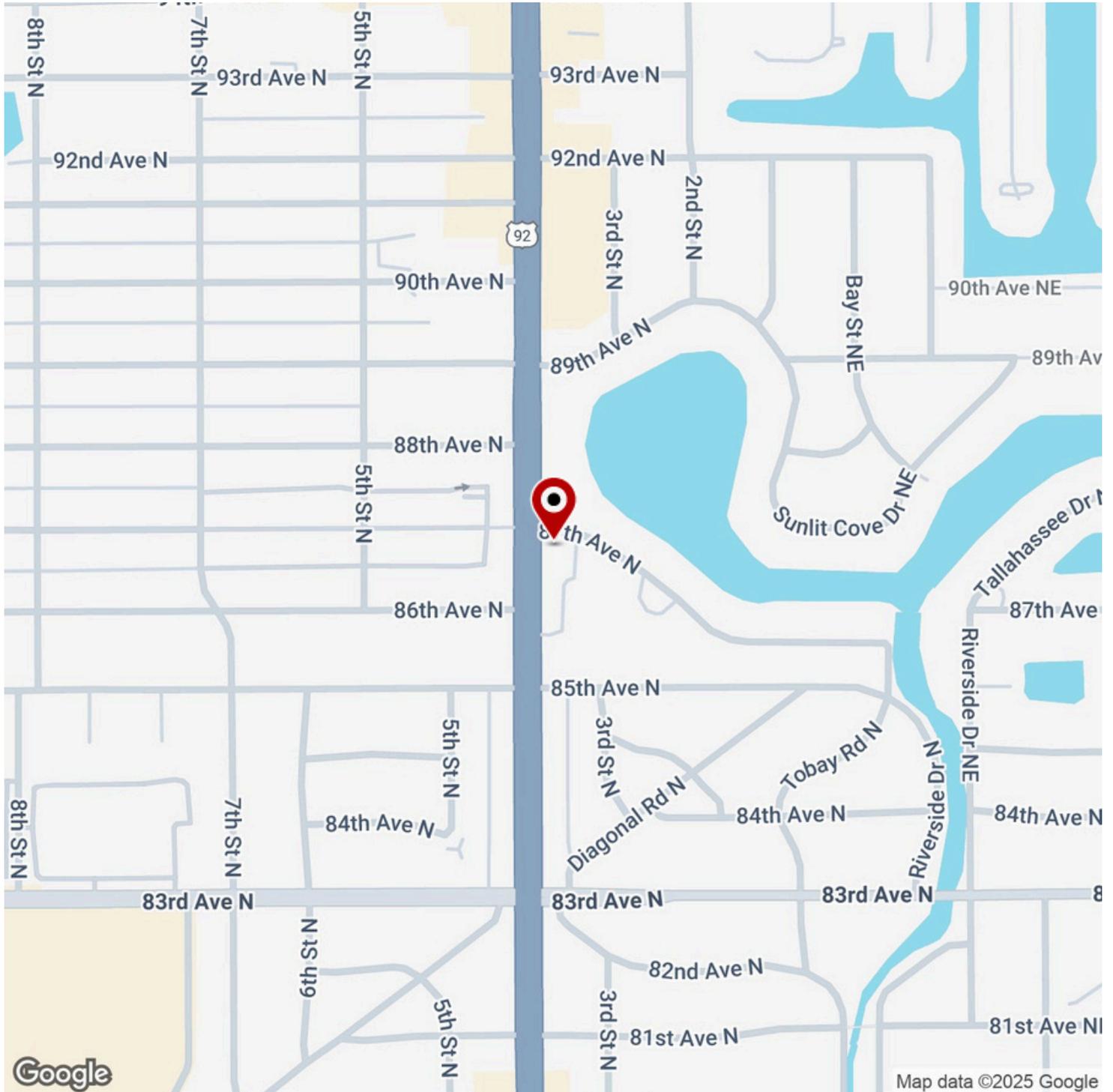
Each Office Independently Owned and Operated

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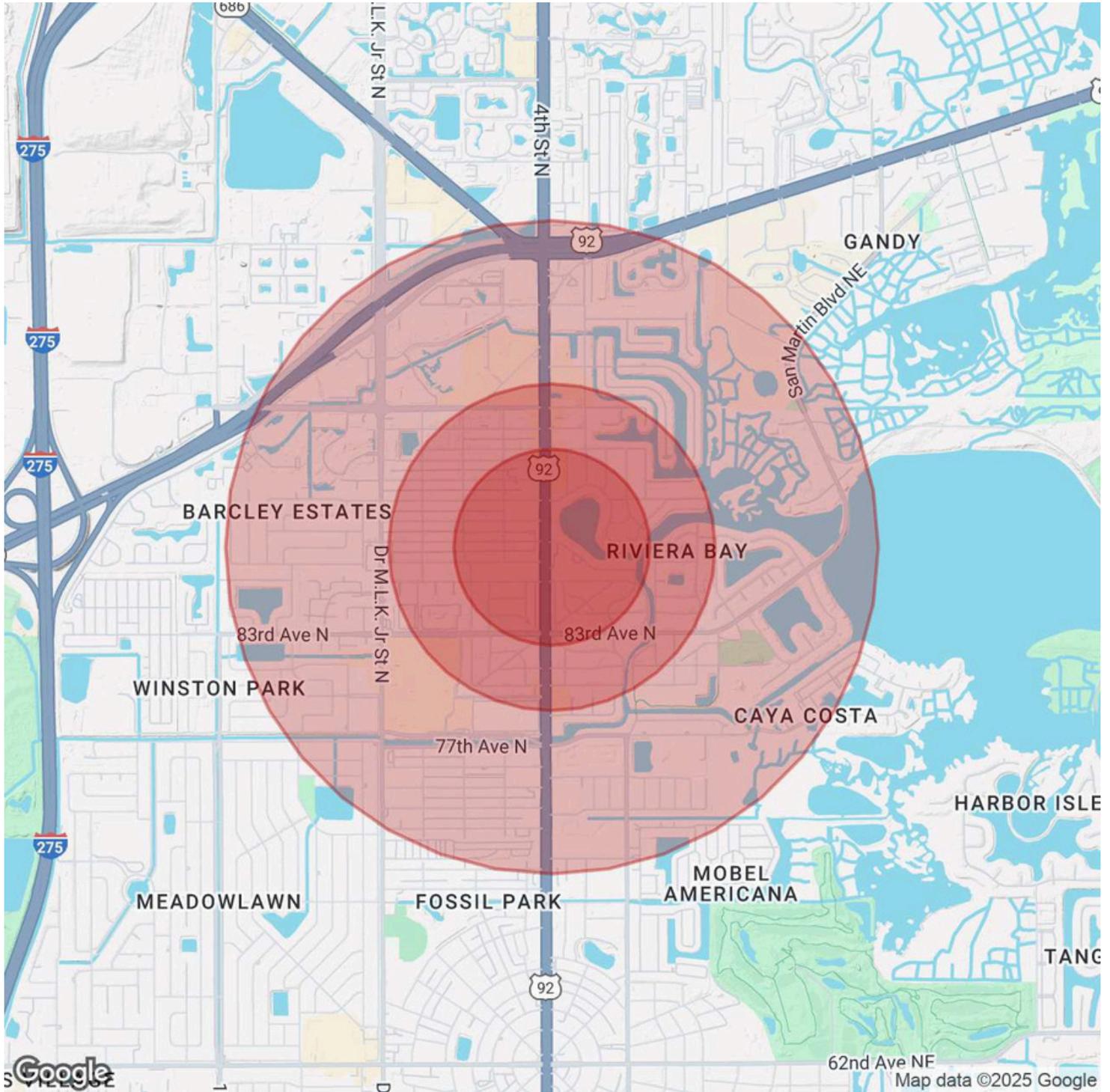
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
TotalPopulation	1,383	4,125	13,592
Average Age	41	42	43
Average Age (Male)	41	42	43
Average Age (Female)	41	42	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	633	1,881	6,613
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$91,979	\$97,775	\$89,341
Average House Value	\$404,116	\$426,012	\$401,134

Demographic data derived from AlphaMap

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