



RETAIL FOR LEASE

PREMIUM RETAIL OPPORTUNITIES
IN THE HEART OF
DOWNTOWN ST PETE

THIRD AND THIRD

235 3RD STREET SOUTH
235 & SW 3RD AVENUE,
ST. PETERSBURG, FL 33701

JPRE
ADVISORY



Includes expansive dedicated $\pm 1,526$ -square-foot exterior turf open area next to a beautiful pedestrian alley

PRIME LOCATION

High visibility in downtown
St Pete's vibrant urban core

MODERN DESIGN

Contemporary architecture with
inviting retail frontage

VERSATILE SPACES

Ideal for dining, boutique retail,
wellness and lifestyle concepts

AVAILABLE SF
 $\pm 13,941$ RSF

DELIVERY DATE
December 2026

BE PART OF THE NEXT ICON IN DOWNTOWN ST PETE

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PREMIER RETAIL OPPORTUNITY

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LUXURY. LOCATION.
LIMITLESS POTENTIAL.



A LANDMARK DESIGNED FOR THE CITY'S NEXT GENERATION

Rising above the evolving downtown skyline, Third and Third represents a rare opportunity to establish a flagship presence within one of St. Petersburg's most ambitious mixed-use developments.

Designed by Baker Barrios Architects, the 34-story tower seamlessly blends luxury residential living with thoughtfully curated street-level retail, creating an environment where architecture, hospitality, and commerce intersect.

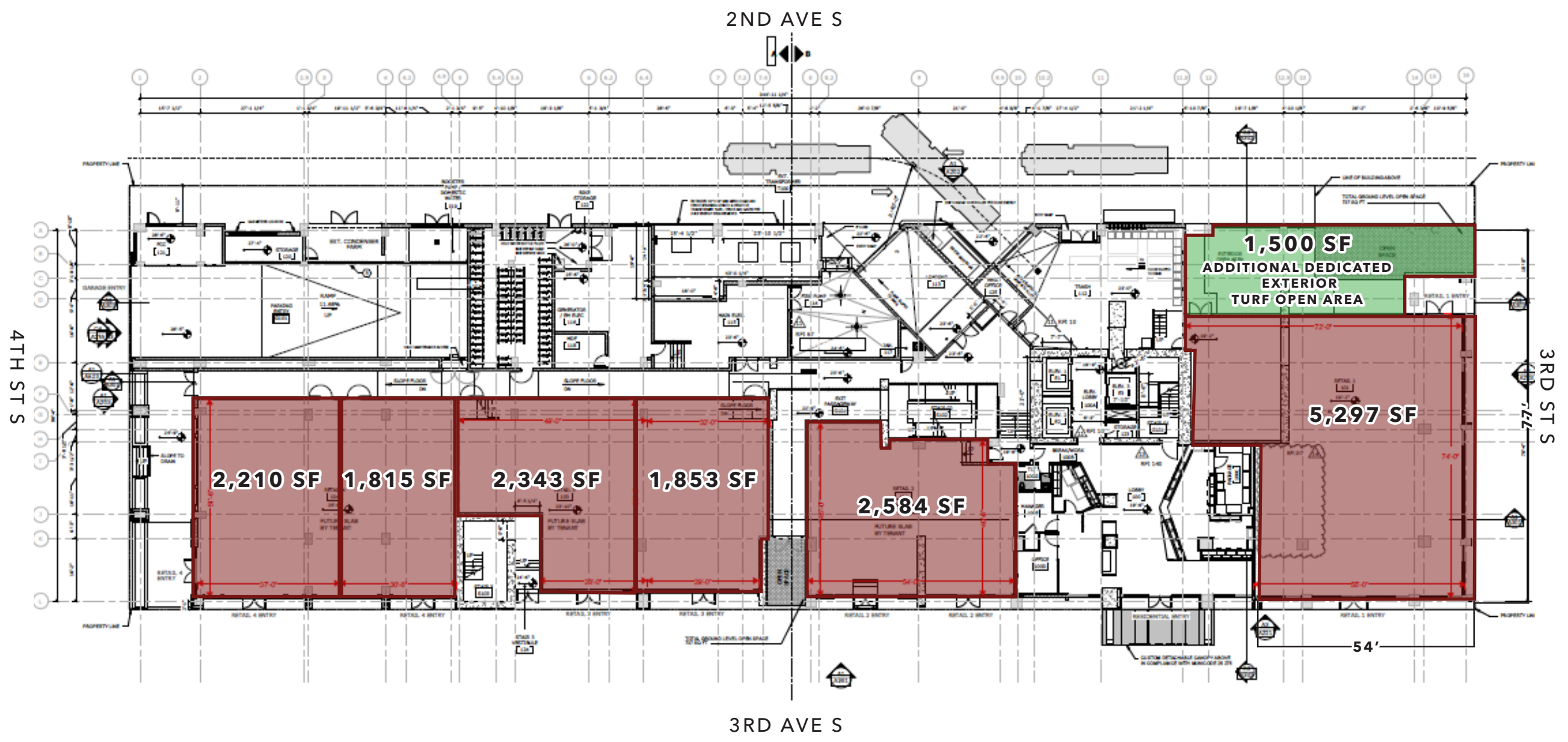
About the retail podium, 268 luxury residences introduce a built-in customer base of affluent professionals, entrepreneurs, and seasonal residents who value exceptional dining, wellness, and retail experiences.

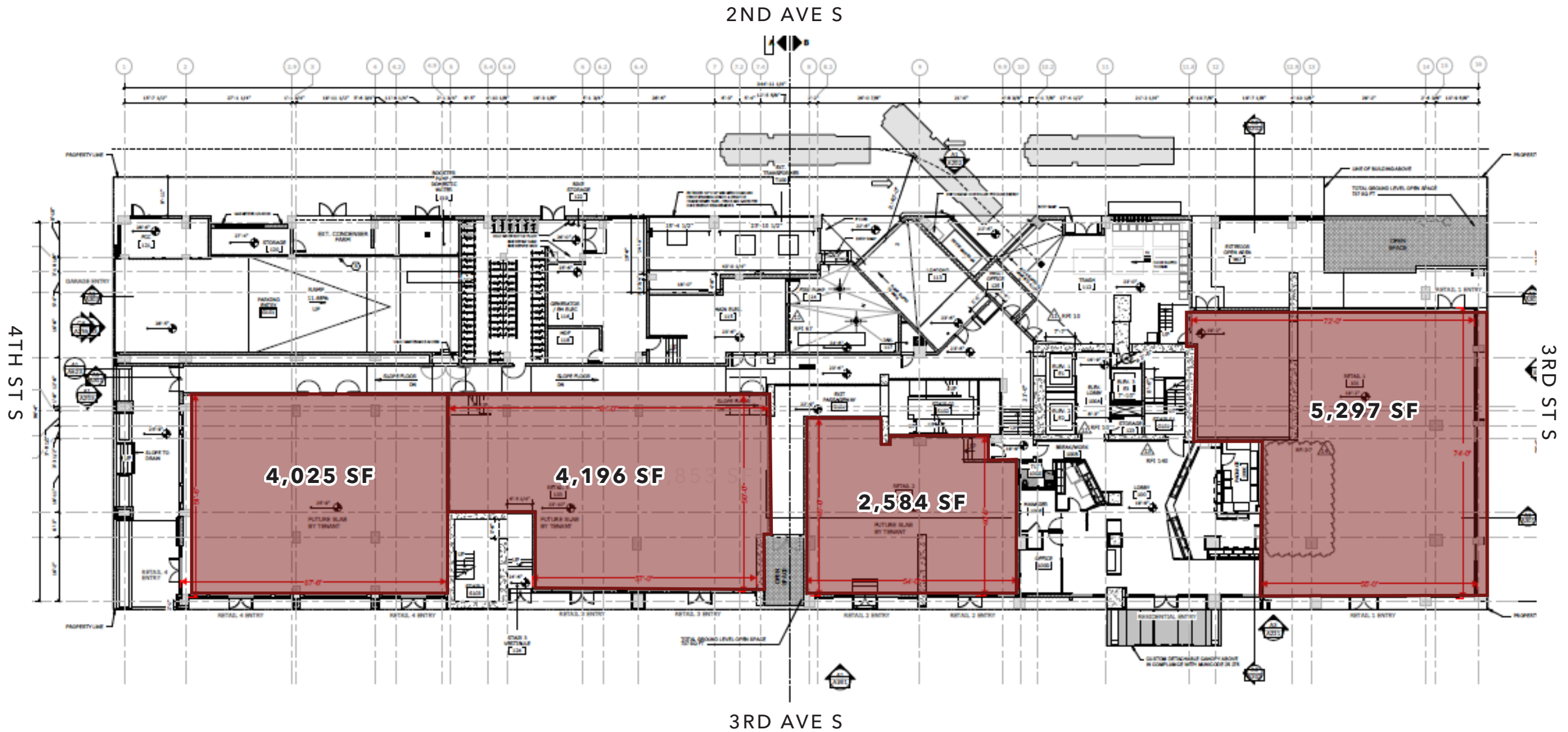
Situated at the intersection of 3rd Avenue South and 3rd Street South - moments from Central Avenue, Beach Drive, and the city's expanding Innovation District - this location offers unmatched visibility and connectivity.

Retail opportunities range from boutique storefronts to a full flagship restaurant, with flexible floor plans designed to accommodate a variety of elevated concepts.



FLOOR PLAN - OPTION 1





PURPOSE-BUILT FOR EXCEPTIONAL RETAIL

Every aspect of the commercial program has been thoughtfully designed to support sophisticated retail and restaurant operations from day one.



SPECIALTY INFRASTRUCTURE

Grease interceptor infrastructure and dedicated loading dock access for seamless restaurant operations.



POWERED FOR PERFORMANCE

400 to 600 amps of electrical capacity per bay to support high-performance retail concepts.



BUILT-IN FLEXIBILITY

Integrated gas, water, sewer and utility stub-outs positioned for maximum design and operational flexibility.



DELIVERED READY

Customizable bays delivered with clean concrete floors and seamlessly stubbed utilities.





RETAIL CONFIGURATIONS

Flexible configurations
Features 18’ 6” ceiling clear height



ZONING DESIGNATION

DC-1
(Downtown Center District)



CURATED USES

Luxury restaurant, cafe, bar, bespoke retail, fitness oasis, or salon



ON-SITE PARKING

323 vehicle spaces and 286 bicycle spaces



TOWER DIMENSIONS

34 stories rising
375 feet into the skyline



TOTAL BUILDING SIZE

± 260,723 SF



NEIGHBORS

ART HOUSE

ART HOUSE ST. PETERSBURG

Located directly north, sharing the same interior block core, the 42-story tower funneling high-net-worth residents directly into the shared alleyway system.

SIGNATURE

SIGNATURE TOWER

Positioned directly across 3rd Street South to the east, a well-established luxury high-rise providing a steady baseline of affluent local foot traffic.

JAMES

THE JAMES MUSEUM

Situated directly north-northeast across 1st Avenue South, acts as a prominent cultural anchor, drawing premium tourist traffic to the immediate block corner.



INNER RING PROXIMITY



WALDORF ASTORIA RESIDENCES
Located 1 block northeast at 150 2nd Avenue South, its 50-story footprint establishes the immediate neighborhood as the absolute peak of local luxury real estate.



THE RESIDENCE AT 400 CENTRAL
Positioned 1.5 blocks north-northwest, this massive 46-story development links the subject site directly to the main Central Avenue commercial corridor.



ROCHE ROBOIS RESIDENCE
Located 1.5 blocks south along 4th Street South extends the luxury-branded residential zone deeper into the souther downtown core.



CORE DISTRICT CONNECTIVITY

WATERFRONT

THE WATERFRONT & BEACH DRIVE

3 blocks east, puts the site within a 5-minute walk of the city's premier high-end dining, yacht basins, and luxury hotels.

INNOVATION

THE INNOVATION DISTRICT

4 blocks south provides a direct pipeline to high-income medical, marine science, and tech professionals from USF St. Pete and Bayfront Health.

THE EDGE

THE EDGE DISTRICT

5 blocks west connects the ultra-luxury residential core to the city's trendy, experiential retail and indie dining hub.



CONTACT

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