

1911



STATION HOUSE

260 1ST AVENUE SOUTH,
ST PETERSBURG, FL
33701

← ONE WAY

WORK
AL CLUB
ON HOUSE
AN COCKTAIL
CUISINE
SITTING ROOM

RETAIL AND OFFICE SPACE FOR LEASE

CBRE



A PLACE FOR PROSPERITY

Station House, a 30,000 square foot mixed-use building in the heart of Downtown St. Petersburg located in the SOCA District, is a creative loft-style historic landmark. Built in 1911 as a Fire Station and Train Station, it stands as a testament to the city's architectural and industrial heritage. At its base, the building features the renowned Good Fortune restaurant. It also boasts a rooftop terrace offering panoramic views of the city skyline, further enhancing its appeal as a premier destination. This iconic building serves as the **epicenter for culture, the arts, tech, and community in downtown St. Pete, hosting hundreds of events each year.**



PROPERTY DETAILS AND HIGHLIGHTS

27,614 RSF
BUILDING SIZE

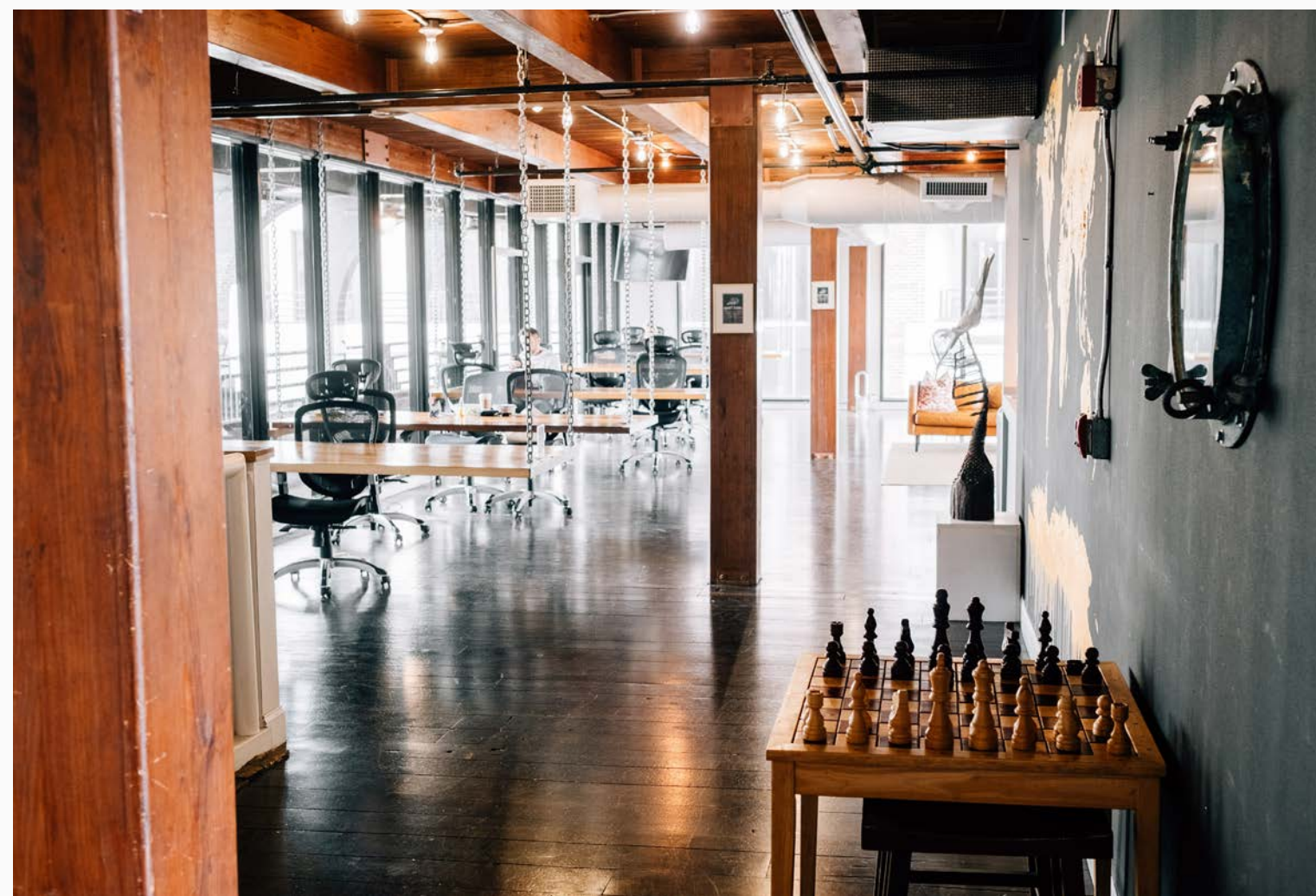
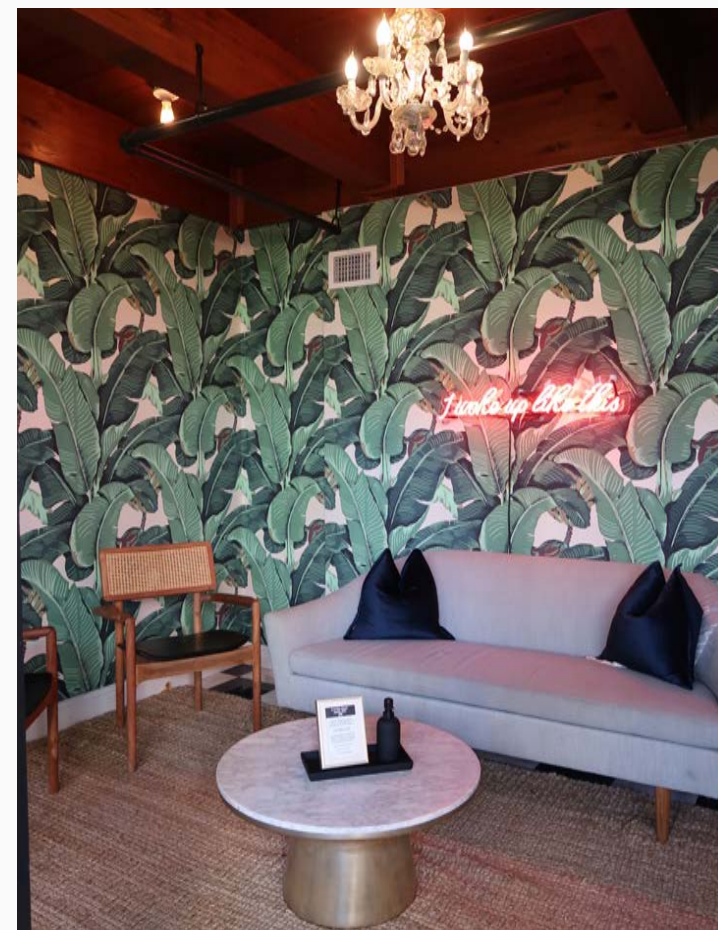
6,000 SF
TYPICAL
FLOOR SIZE

0.21 AC
LAND SIZE

5 STORIES
BUILDING HEIGHT

1911
YEAR BUILT

PARKING
Spaces are available in the McNulty
Parking Garage located on the same
block as Station House





ROOFTOP TERRACE



AMENITIES

- Indoor and outdoor event spaces
- Rooftop terrace
- Furniture available
- Good Fortune is conveniently located inside Station House, with additional nearby bars and restaurants like Red Mesa Cantina, Park & Rec, Publix, Kahwa Coffee, and many more all within walking distance.



HISTORIC CHARM, CONTEMPORARY COMFORT

RETAIL AND OFFICE SPACE AVAILABILITIES:

5,929 RSF
2ND FLOOR

5,745 RSF
3RD FLOOR

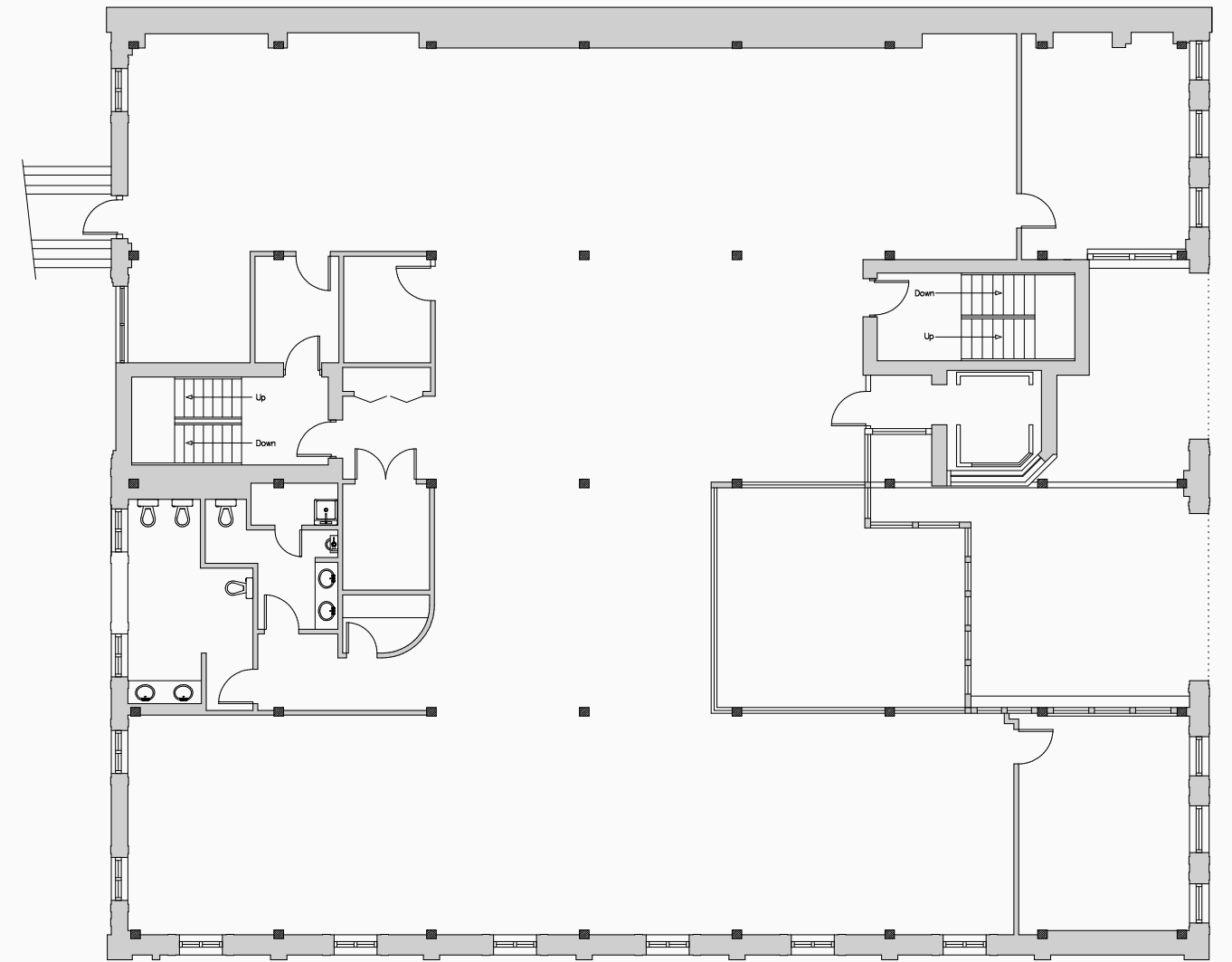
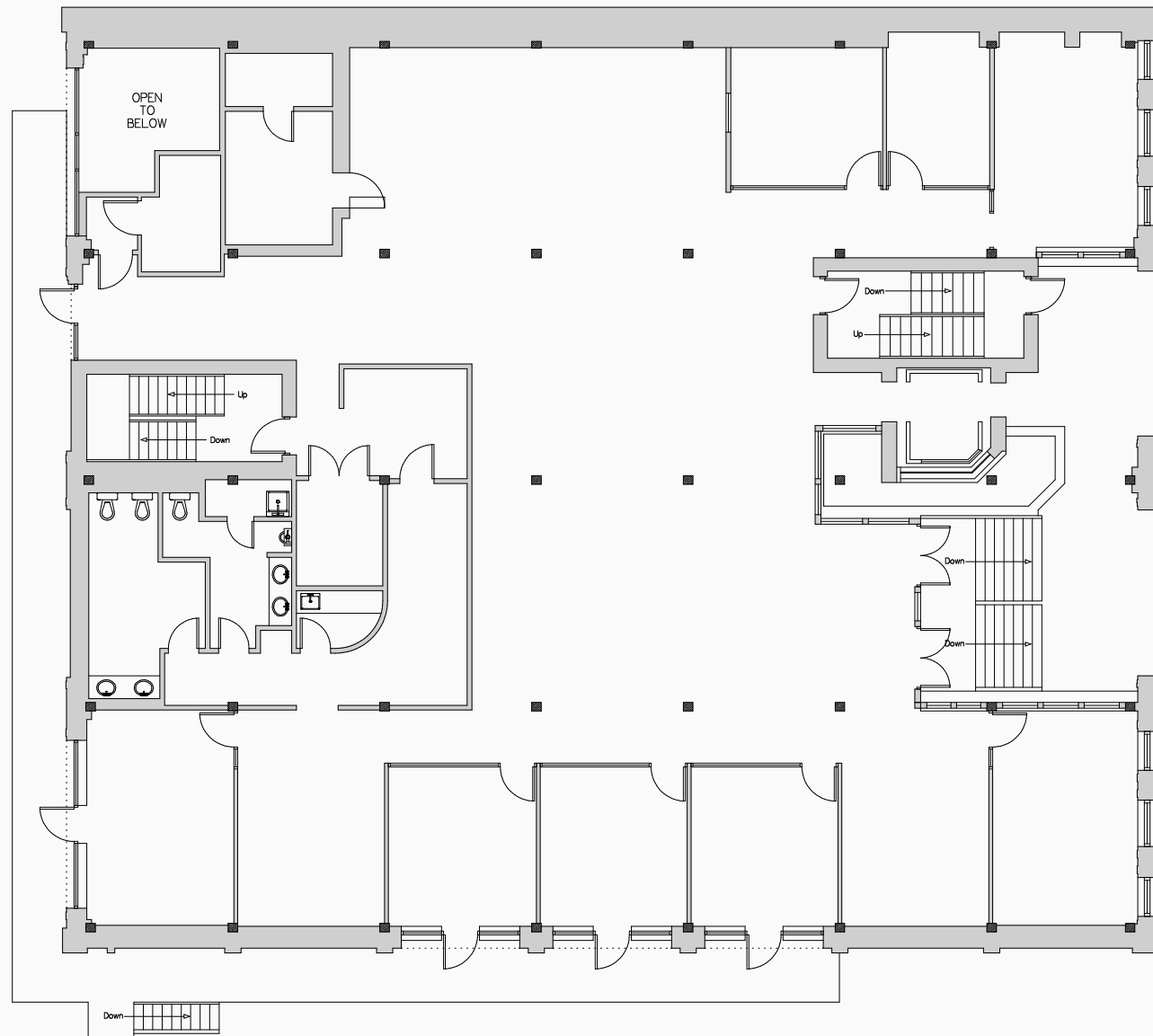
4,145 RSF
4TH FLOOR
2,620 SF ROOFTOP
TERRACE

3,421 RSF
5TH FLOOR

FLOOR PLAN

5,929 RSF
2ND FLOOR

2,000 - 5,745 RSF
3RD FLOOR

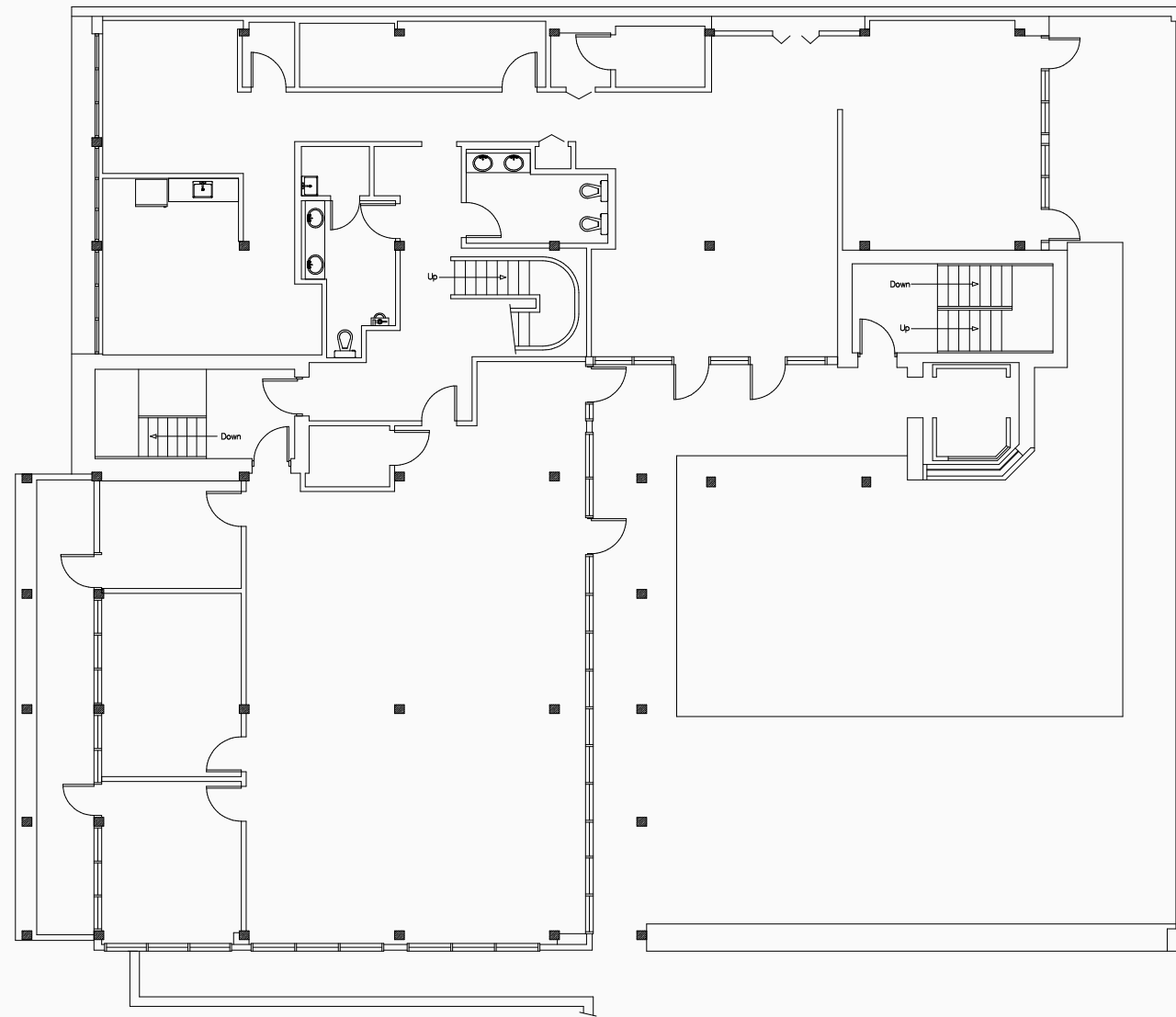


FLOOR PLAN

4,145 RSF

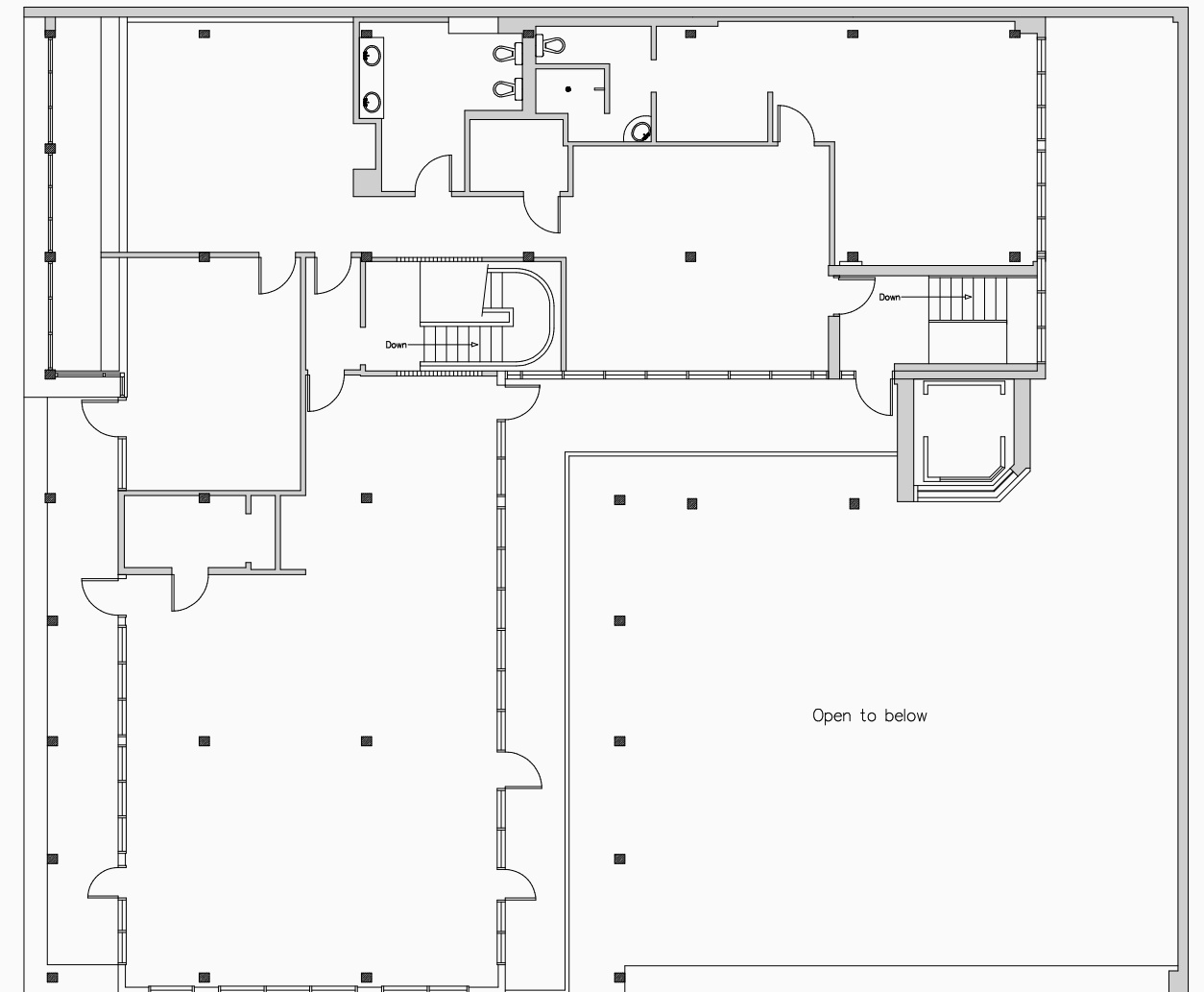
4TH FLOOR

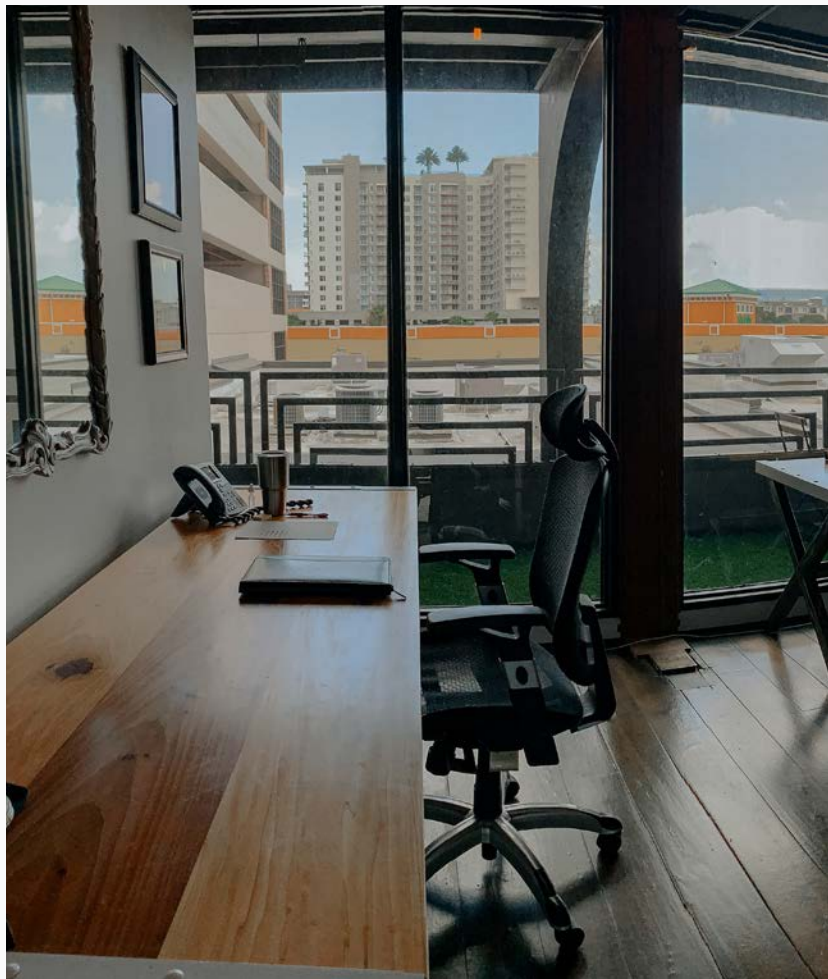
2,620 SF ROOFTOP
TERRACE



3,421 RSF

5TH FLOOR







WHERE HISTORIC
CHARM DEFINES YOUR
WORKSPACE



DEMOGRAPHICS

(2023)

2-MILE RADIUS

- Population: 49,816
- Median Age: 44.9
- Households: 23,874
- Average HH Income: \$87,062

5-MILE RADIUS

- Population: 206,122
- Median Age: 44.6
- Households: 95,304
- Average HH Income: \$82,788

10-MILE RADIUS

- Population: 410,092
- Median Age: 47
- Households: 196,399
- Average HH Income: \$83,161





SEAMLESSLY SITUATED

Nestled in a prime location, Station House offers more than just a workspace—it **embodies a rich legacy of charm and character**. Situated within walking distance of vibrant retail areas, it seamlessly blends convenience with historic allure. Just moments from the pier and near the scenic St. Pete Beach Drive, our building provides not only a professional environment but also easy access to leisure and relaxation, making it the ideal choice for businesses seeking a balance between work and lifestyle.



HOTELS

- 1 The Vinoy
- 2 Hilton
- 3 AC Hotel
- 4 Hyatt Place



ATTRACTIONS

- 5 St. Pete Pier
- 6 St. Pete Museum of History



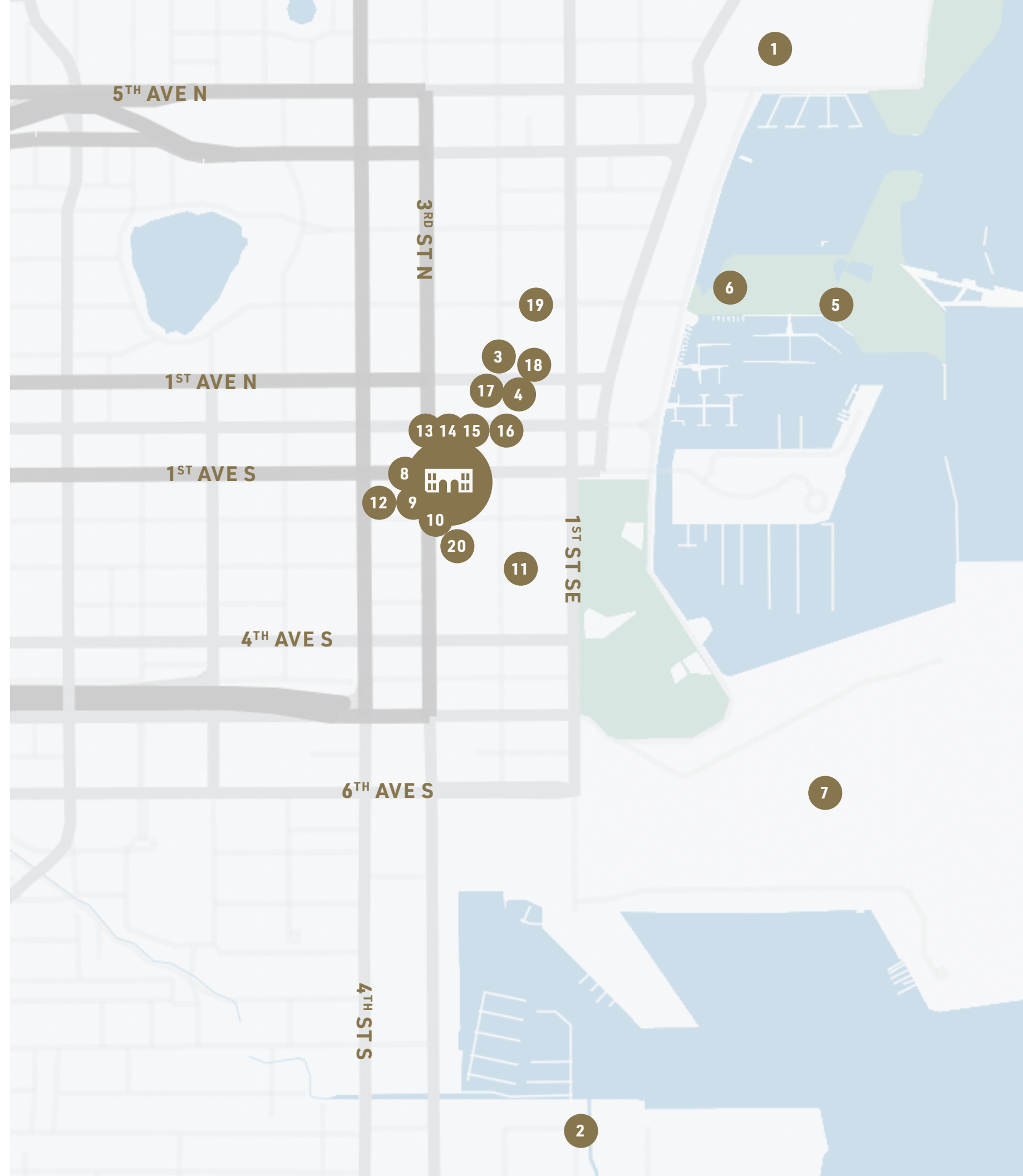
TRAVEL

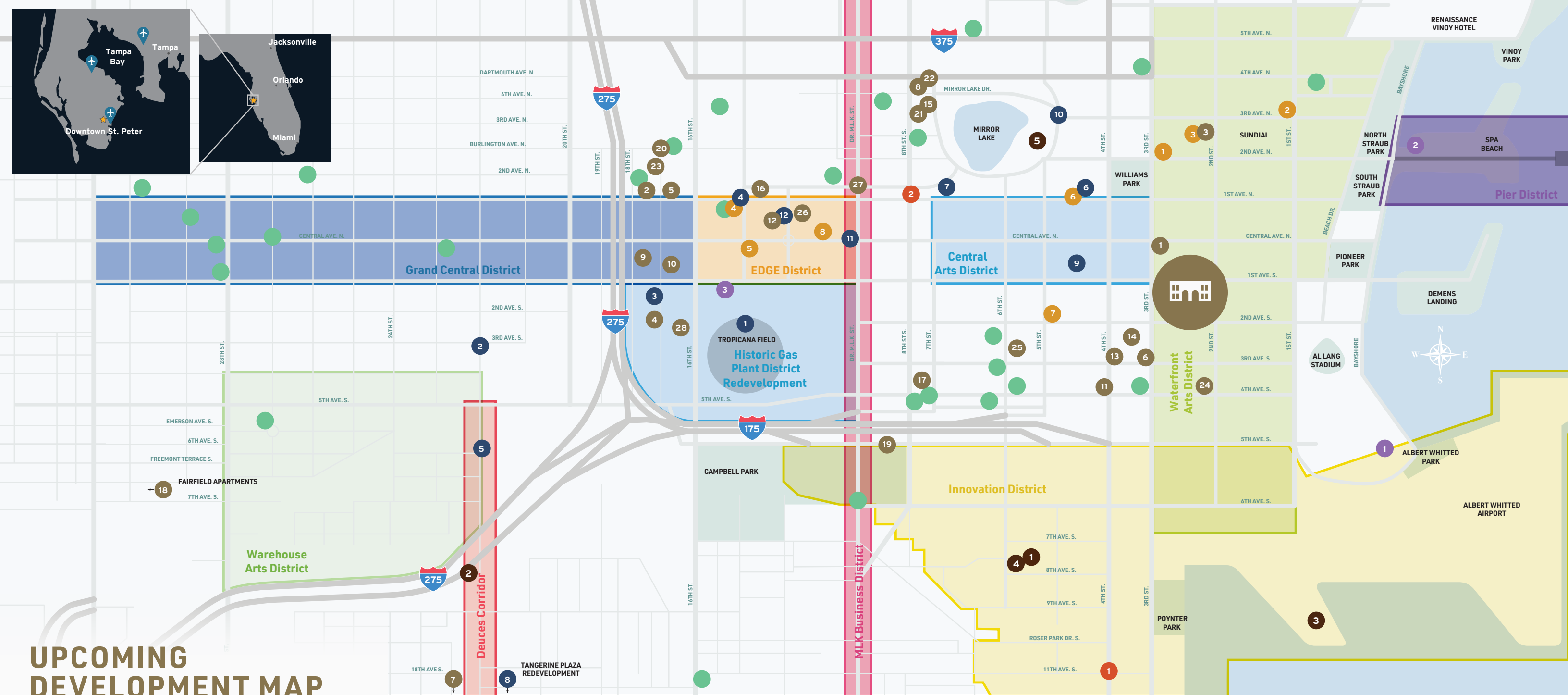
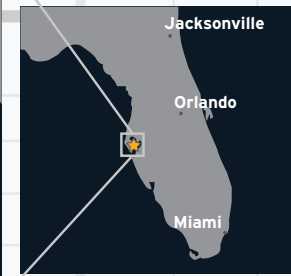
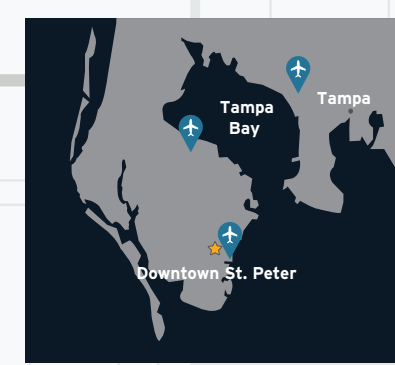
- 7 Albert Whitted Airport



FOOD

- 8 Good Fortune
- 9 Ford's Garage
- 10 Red Mesa Cantina
- 11 Gratzzi Italian Grill
- 12 The Avenue
- 13 Naked Farmer
- 14 Taverna Costale
- 15 Craft Kafe
- 16 Datz
- 17 Oak & Stone
- 18 Social Roost
- 19 Joey Brooklyns
- 20 Publix





UPCOMING DEVELOPMENT MAP



HOTEL

- 1 Cordova Inn Expansion
- 2 Galaxy Hotel
- 3 TEMPO by Hilton
- 4 Marriott Autograph
- 5 Moxy Hotel (EDGE Collective)
- 6 450 1st Ave. N.
- 7 The Edward
- 8 EDGE Boutique Hotel



COWORKING AND INCUBATION

- 1 ARK Innovation Center
- 2 COhatch



ARTS AND CULTURE

- 1 The Dalí Museum Expansion
- 2 St. Petersburg History Museum Expansion
- 3 Future Home of the Woodson African American Museum of Florida



INSTITUTIONAL

- 1 Bayfront Health Women's Pavilion
- 2 Legacy Center for Social Justice
- 3 USF CMS Center of Excellence in Environmental and Oceanography Sciences
- 4 Bayfront Health Medical Pavilion - Institute Square
- 5 Bernie McCabe Second District Court of Appeal



MIXED USE

- 1 Historic Gas Plant District
- 2 I-Mix
- 3 Modera St. Petersburg
- 4 Orange Station
- 5 Sankofa on the Deuces
- 6 450 1st Ave. N.
- 7 699 1st Ave. N.
- 8 Tangerine Plaza
- 9 The Residences at 400 Central
- 10 3rd Ave. N. & 5th St. N.
- 11 900 Central
- 12 EDGE Collective II



RESIDENTIAL (OVER 50 UNITS)

- 1 Art House
- 2 1735 1st Ave. N.
- 3 234 3rd Ave. N.
- 4 Trails Edge
- 5 1641 1st Ave. N.
- 6 235 3rd St. S.
- 7 18th Ave. S.
- 8 747 4th Ave. N.
- 9 Alexan 1700
- 10 1663 1st Ave. S.
- 11 Valor Capital Condo Hotel
- 12 METRO



RESIDENTIAL (UNDER 50 UNITS)

- 13 333 3rd Ave. N.
- 14 Evo
- 15 Reflection
- 16 Kettler EDGE Development
- 17 Tuxedo Court
- 18 Fairfield Apartments
- 19 Innovare
- 20 Sky St. Pete
- 21 Tomlinson Building
- 22 Ellington Place Downtown
- 23 Ellington Place EDGE District
- 24 Camden Pier District Expansion
- 25 511, 533, 543, 551 3rd Ave. S.



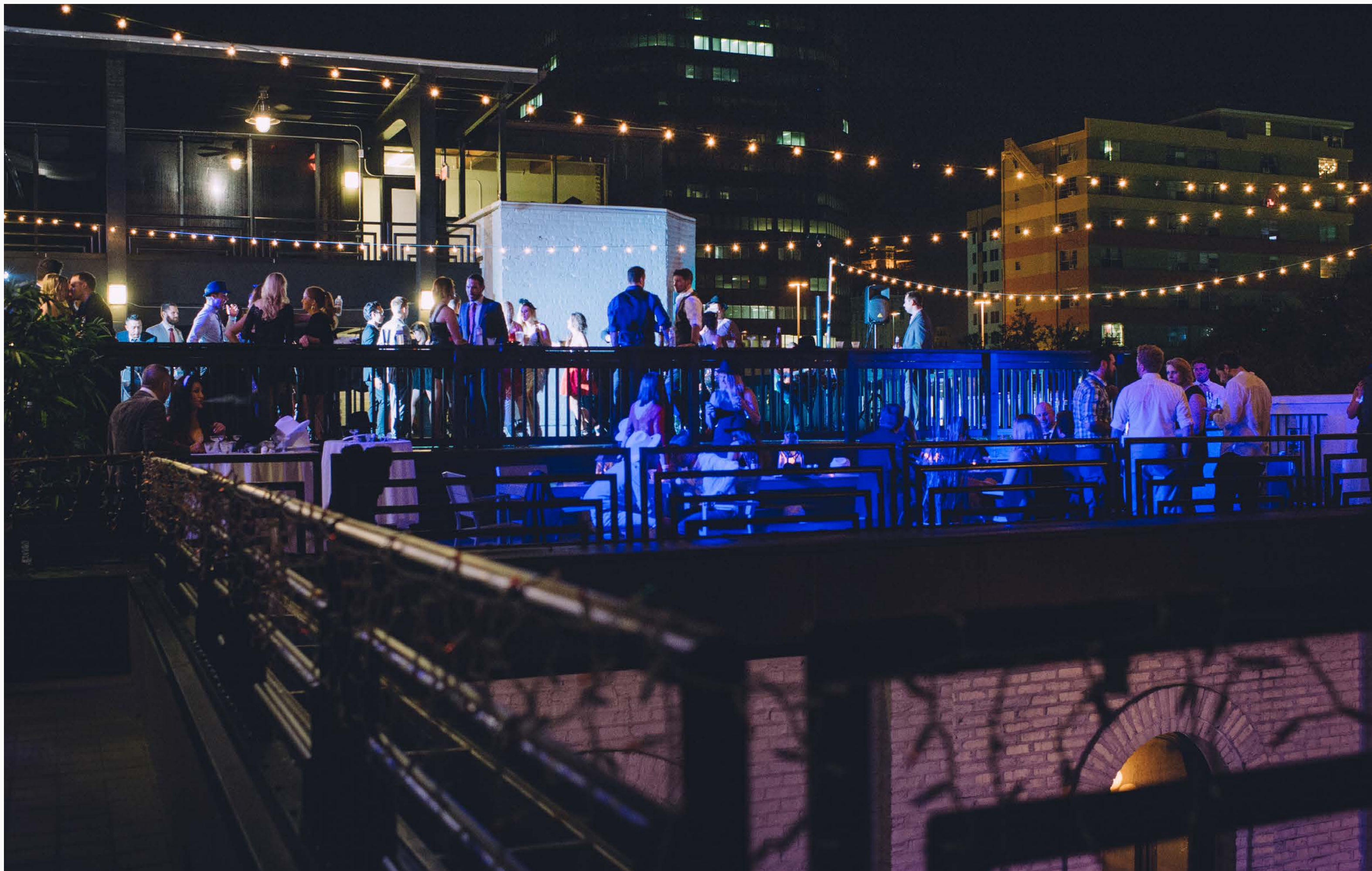
RESIDENTIAL (UNDER 50 UNITS)

- 26 Viv Apartments
- 27 Abacus Capital Tower
- 28 Ray/Hines Affordable



RESIDENTIAL (UNDER 50 UNITS)









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CBRE

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