

DTSP STOREFRONT OFFICE FOR LEASE

HERITAGE BUILDING

575 SECOND AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33701



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- 536 RSF of professional office
- Available January 1, 2027
- Storefront visibility
- Base Rate: \$45.00/RSF, on a modified gross lease
 - Tenant pays separately metered electrical, HVAC maintenance, interior Premises janitorial/maintenance, and internet
 - Landlord pays all other utilities, building repairs, maintenance, and landscaping
- Parking is available in the contiguous lots at the standard monthly fee. Currently \$75 for reserved and \$65 for unreserved
- Free on-site visitor parking
- Storefront signage available facing Sixth Street
- Easy direct access to I 175 and I-275 from Sixth Street
- Direct access to All Children's and Orlando Health hospital campuses

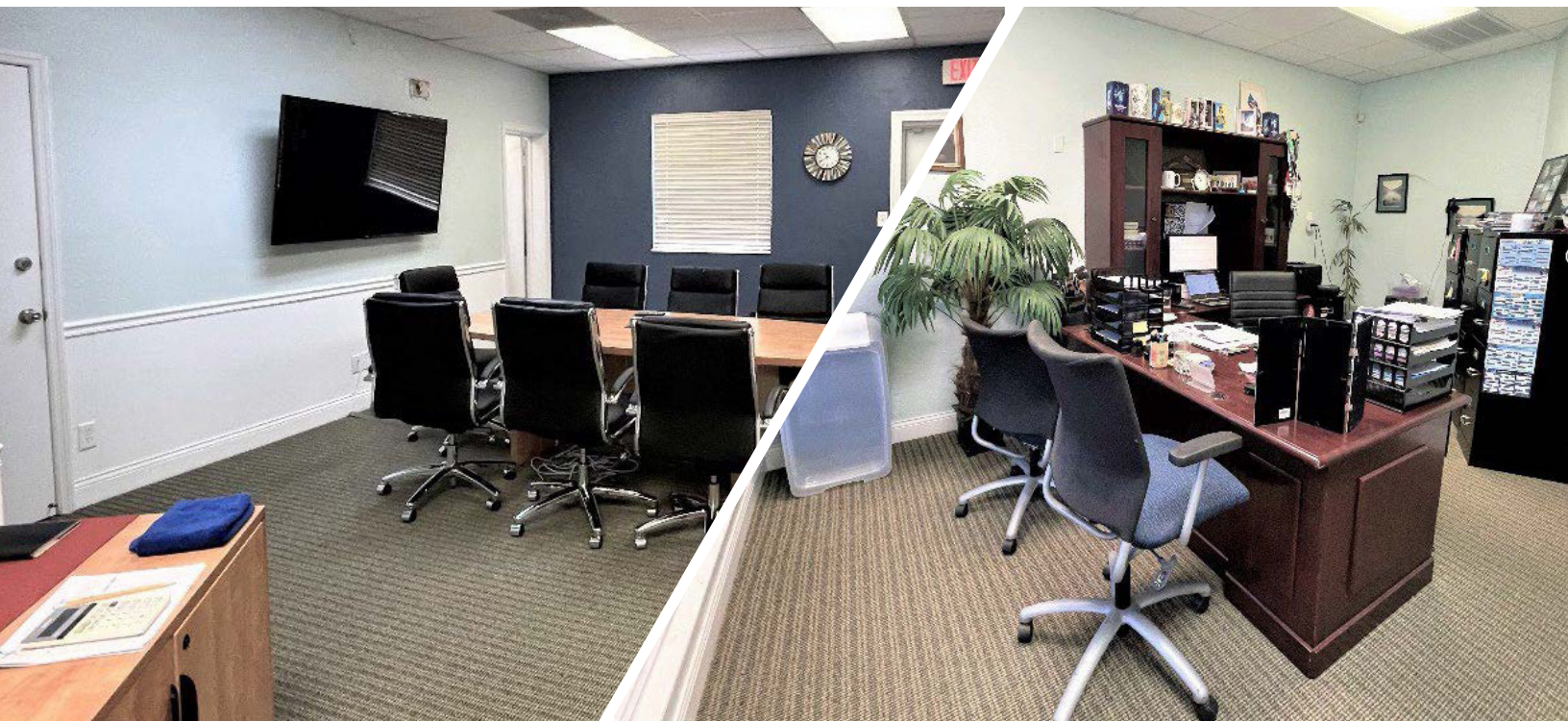


SPACE OVERVIEW



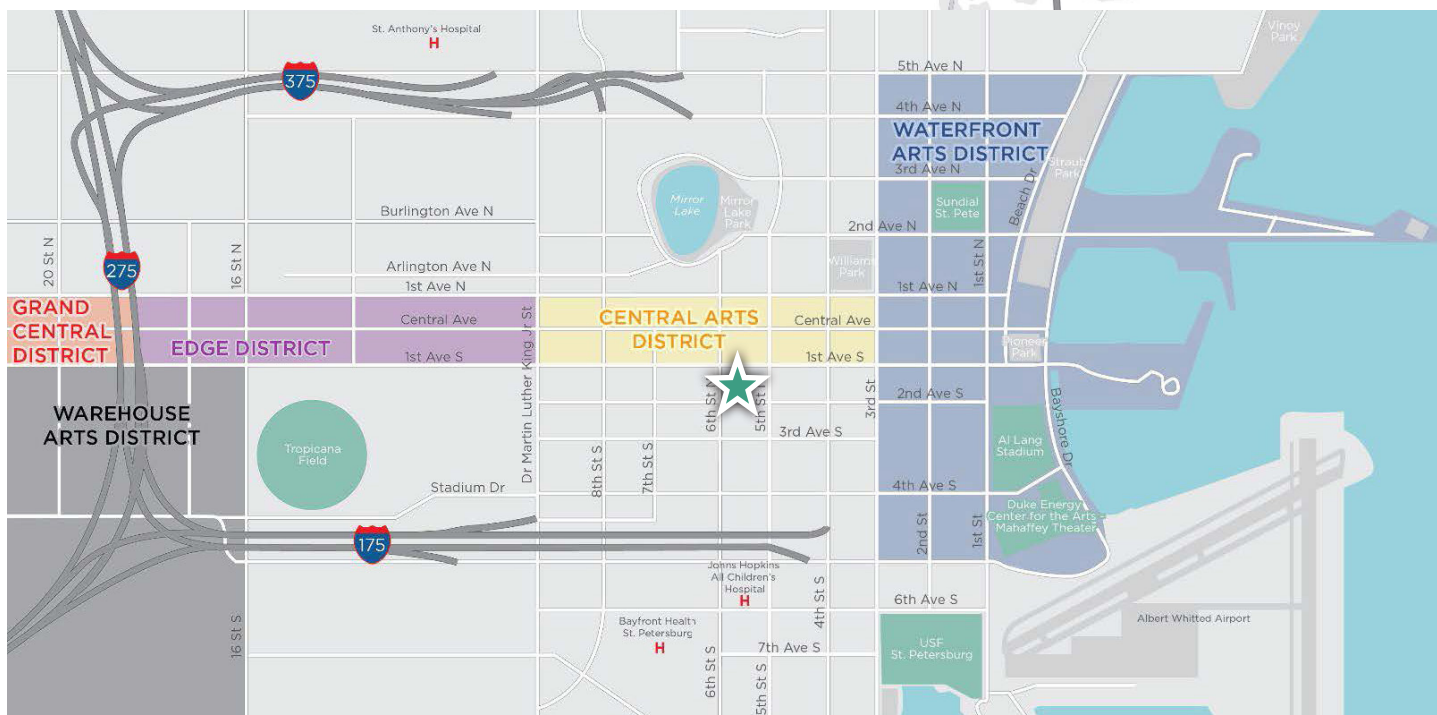
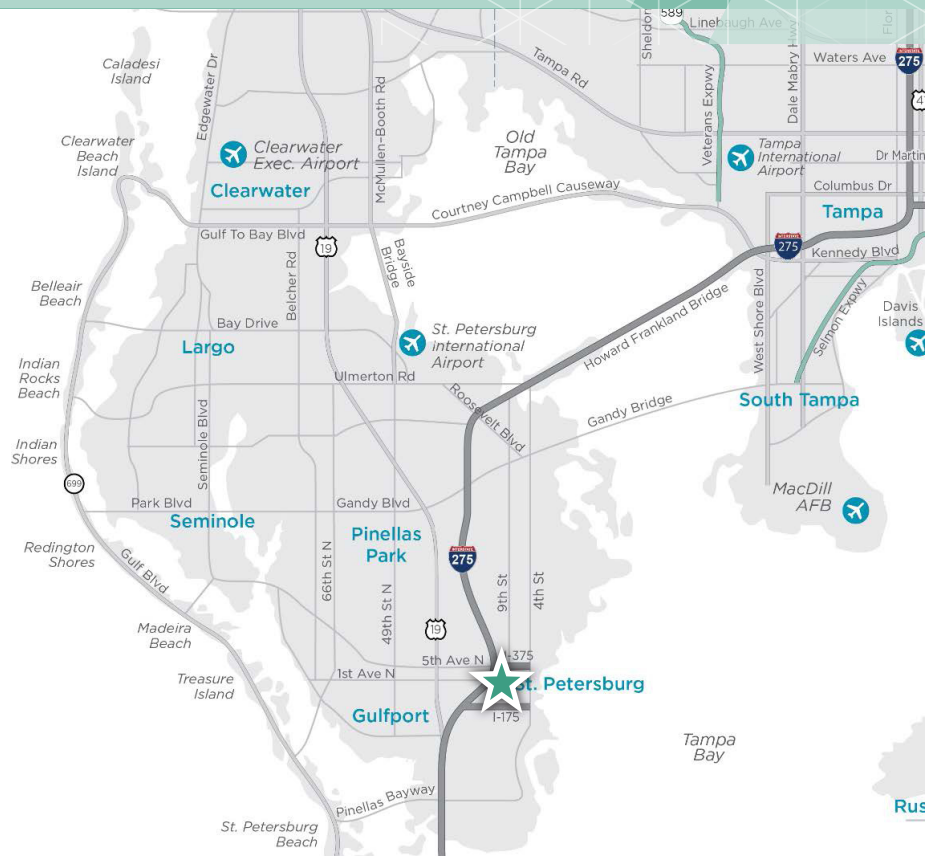
SUITE HIGHLIGHTS

- Suite 122 containing 536 rsf mol
- Small professional storefront office space with 6th Street frontage
- LED lighting, large storefront windows
- Front door on 6th Street and rear access to parking lot
- Off site additional parking available across the street for standard monthly fee



LOCATION OVERVIEW

- Located in the Central Arts District of downtown St. Petersburg
- Walking distance to numerous apartments, restaurants, bars, shops, museums, Publix, the Courthouse, MSC building, Pinellas Trail, SunRunner, and more
- Three blocks from direct access to I-175 connecting to I-275



DEMOGRAPHICS - 3 MILES



95,723
POPULATION



\$101,623
AVG HH INCOME



42.3
MEDIAN AGE

NEARBY AMENITIES



- | | | |
|-----------------------------------|----------------------------|-----------------------------|
| 1 City Hall | 9 Jannus Landing | 17 Publix/CVS |
| 2 County Courthouse | 10 American Stage | 18 Salvador Dali Museum |
| 3 US Post Office | 11 St. Pete College | 19 Hilton |
| 4 Renaissance Vinoy | 12 Chamber of Commerce | 20 Sundial/AMC Theaters |
| 5 Hyatt Place | 13 Palladium Theater | 21 Museum of Fine Arts |
| 6 City Municipal Service Building | 14 St. Pete Yacht Club | 22 Municipal Service Center |
| 7 St. Pete Pier | 15 Saturday Morning Market | 23 Publix |
| 8 The James Museum | 16 Museum of Arts & Crafts | 24 Chihuly Collection |

CONTACT INFO

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