

## OFFICE FOR LEASE

# THE PRINCESS MARTHA EXECUTIVE SUITES

415 1st Avenue North, St. Petersburg, FL 33701



### PROPERTY HIGHLIGHTS

- 1,000-6,000 SF ground-floor office in a beautifully restored historic building
- Downtown Address
- Elegant lobby & reception to make a lasting first impression
- Two high-end conference rooms, one with a wet bar
- Spacious breakroom for collaboration and team downtime
- Private executive offices + shared workspaces for flexibility
- Large open area for bullpen or custom cubicle layout
- Dedicated storage, copy, and file rooms
- Onsite restrooms for added convenience
- Parking Available

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	1,000-6,000 SF
Building Size:	125,140 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	769	6,778	13,079
Total Population	1,102	10,484	21,557
Average HH Income	\$98,307	\$108,260	\$101,369

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### JAKE WOLLMAN

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## PROPERTY OVERVIEW

Premier Class A Office Suite in the Iconic Princess Martha – Downtown St. Petersburg

Step into sophisticated office space in the heart of Downtown St. Petersburg, housed within the beautifully restored Princess Martha Hotel—a landmark blending historic charm with modern functionality. This ground-floor, 5,000 SF Class A office suite is designed to impress, offering an exceptional layout for professional firms, creative agencies, and corporate headquarters. Plus, enjoy the potential to expand with an additional 1,000 SF, ideal for future growth or custom space planning.

### Office Features:

- Elegant lobby with a welcoming reception desk – make a lasting first impression
- Two state-of-the-art conference rooms – one featuring a wet bar for executive meetings
- Spacious breakroom – perfect for team collaboration and downtime
- Private executive offices – ideal for leadership and focused work
- Shared office spaces – fostering a dynamic and flexible work environment
- Expansive open area – perfect for a bullpen setup or customizable cubicle layout
- Dedicated file, copy, and storage rooms – keeping operations organized
- Onsite restrooms – adding convenience for staff and clients

### Unbeatable Downtown Location:

- Highly sought after location at 1st Ave N & 4th St N – two of St. Pete's most highly trafficked corridors
- Nearly 10,000 cars/day on 1st Ave N + 11,000 cars/day on 4th St N = Exceptional Visibility!
- Two minutes to I-275, providing seamless access to Tampa, Sarasota, and beyond

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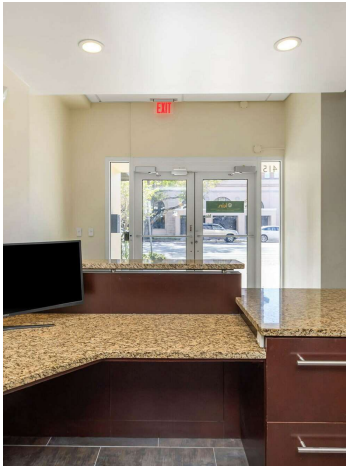
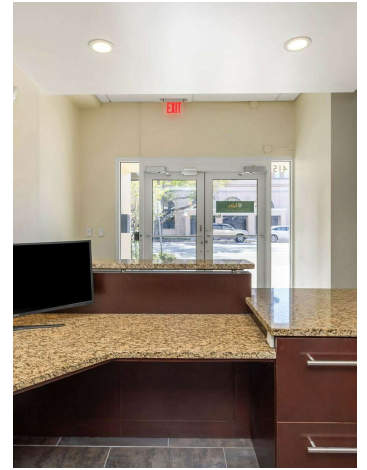
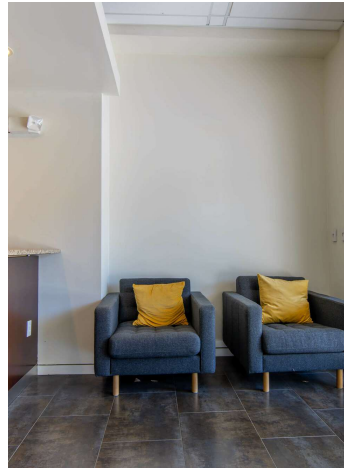
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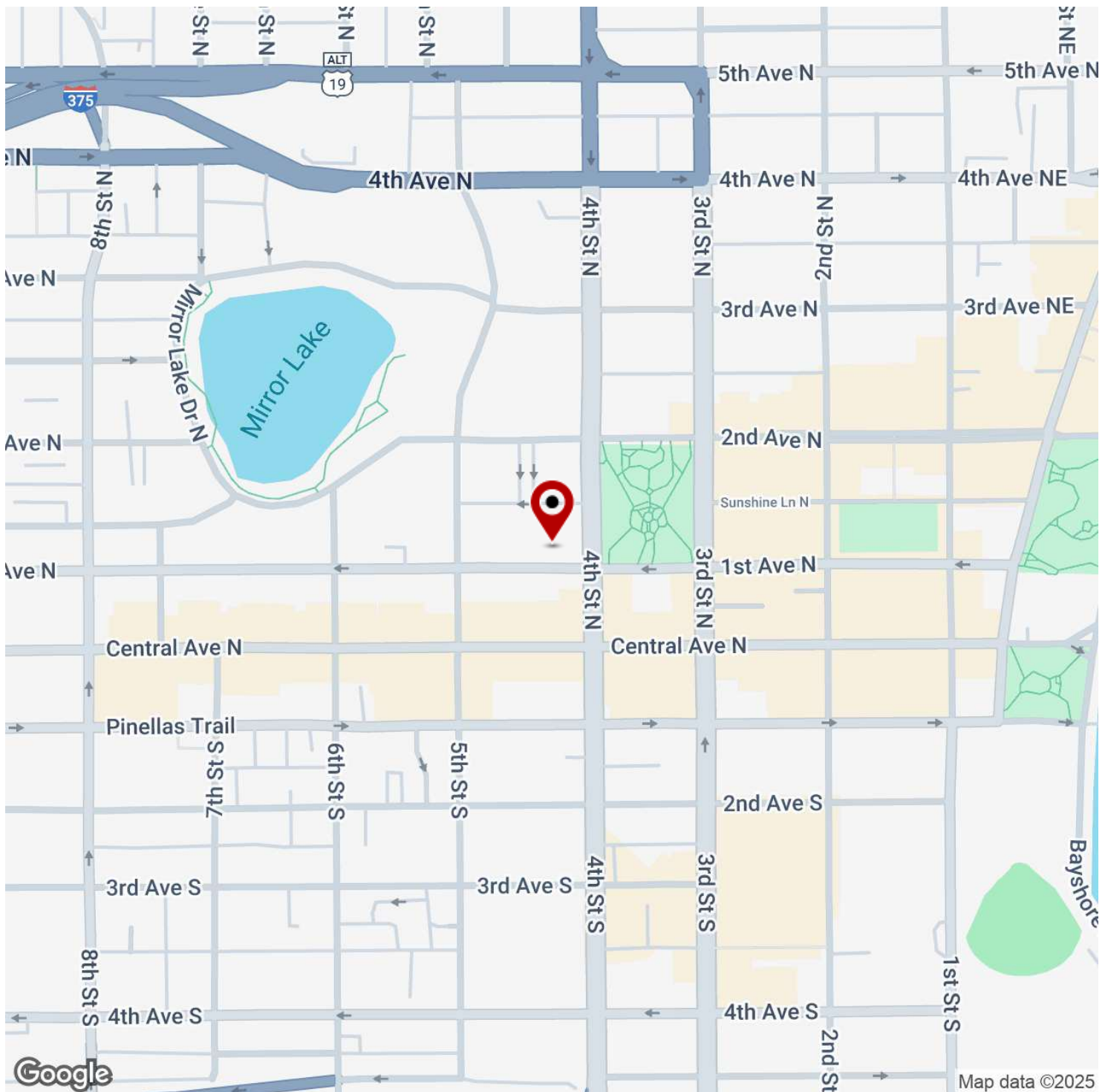
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