

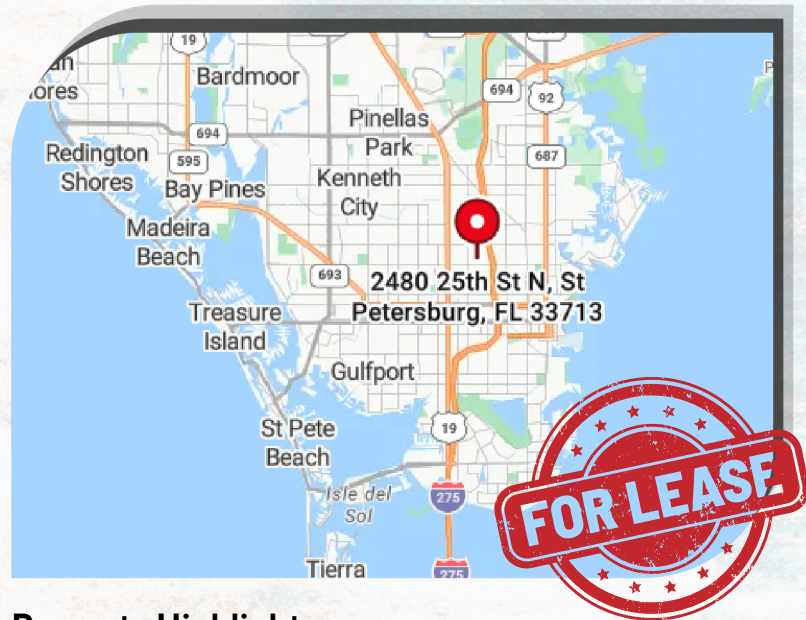
Central St. Pete

STANDALONE OFFICE OPPORTUNITY WITH DIRECT I-275 ACCESS

A rare chance to secure a move-in-ready ±550 SF standalone office building in central St. Petersburg. Well-positioned just off 22nd Avenue North, the property provides immediate access to I-275, making it an ideal location for small professional users, service-based businesses, or owner-operators seeking convenience and visibility.

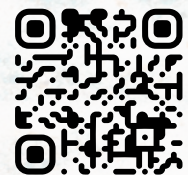
The building's efficient footprint supports a variety of uses—professional office, consulting, tax prep, insurance, contractor operations, or boutique service firms—while the surrounding neighborhood offers a strong residential base and quick connectivity to Downtown St. Pete, Tyrone, and the Central Avenue corridor. With on-site parking, flexible interior layout potential, and a highly accessible location, this property presents an affordable, strategic opportunity in a supply-constrained small-office market.

Designed for tenants who want simplicity, efficiency, and immediate access to major corridors, this property offers a functional and cost-effective office solution



Property Highlights:

- ±550 SF standalone office building
- Ideal for small office or service-based users
- Immediate access to I-275 via 22nd Ave N
- On-site parking
- Central St. Petersburg location
- Strong surrounding residential density
- Perfect for owner-users or small business operations
- Affordable, low-maintenance commercial footprint



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