



Oak Street Exchange

ST. PETERSBURG, FL



MULTI-FUNCTIONAL COMMERCIAL FOR SALE

PRESENTED BY:

KW COMMERCIAL
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St. Petersburg, FL 33701

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OAK STREET EXCHANGE

10787 Oak Street Northeast, St. Petersburg, FL 33716



PROPERTY OVERVIEW

Our exclusive offering known as the Oak Street Exchange, is a fully renovated, multi-building oasis located in the heart of St. Petersburg, Florida. It is currently utilized as a creative and unique event venue with nearly 7,000 square feet of indoor space and 1.25 acres of landscaped grounds. The Oak Street Exchange offers beautiful and functional spaces perfect for events, but can also be utilized as a corporate headquarters, innovative office space, employee training or retreat center as well as many other functions. The IS zoning along with the property's flexible and thoughtful layout allows for numerous business and hospitality uses in a beautiful setting convenient to everything Tampa Bay has to offer.

Oak Street Exchange has undergone a state of the art renovation over the last 24 months. The property has been upgraded with \$1 million in high end improvements including new plumbing, electrical, HVAC and roofing on all structures - see the full list of detailed improvements attached. The main building is 5,376 SF and features a first floor multi-purpose great room, training room(s), studio/office, three ADA bathrooms, and a fully-furnished hair salon which is easily converted to additional office space. The second floor unveils a large gathering space, full kitchen, four offices and two full bathrooms. In addition to the main house, the Oak Street Exchange includes 2 accessory buildings, the Derby House and the Carriage House. Both buildings are located in the fenced-in back yard surrounded by beautiful landscaped outdoor areas including a large deck and fire pit. The Derby House offers 1,000 SF of open interior space and a large outdoor area. The Carriage House is 450 SF offering a charming yet functional design. Its open floor plan provides ample space, while large windows ensure excellent light and accessibility.

The Oak Street Exchange is more than just a property, it's a statement asset with an unrivaled blend of sophistication, adaptability, and a prime location in one of the fastest growing areas in the country. Don't miss this rare opportunity to own an extraordinary piece of St. Petersburg real estate.

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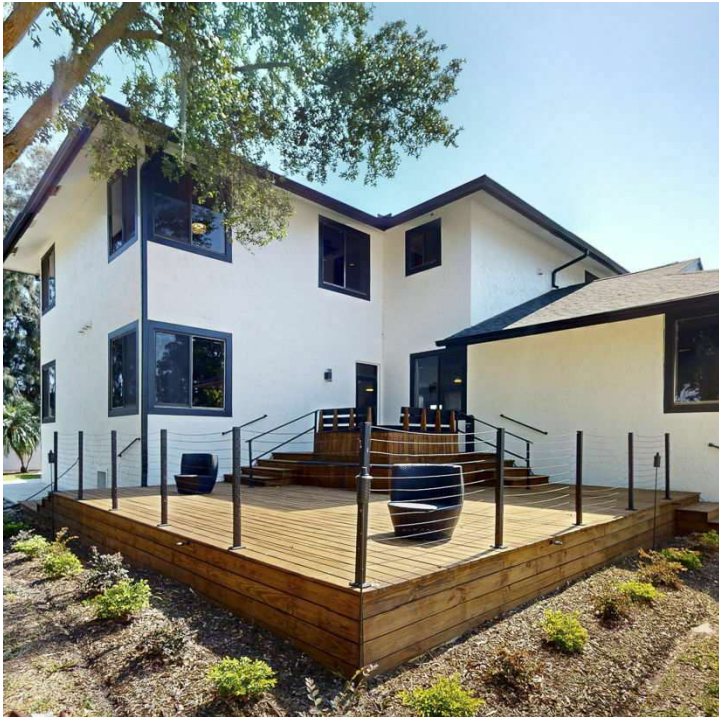
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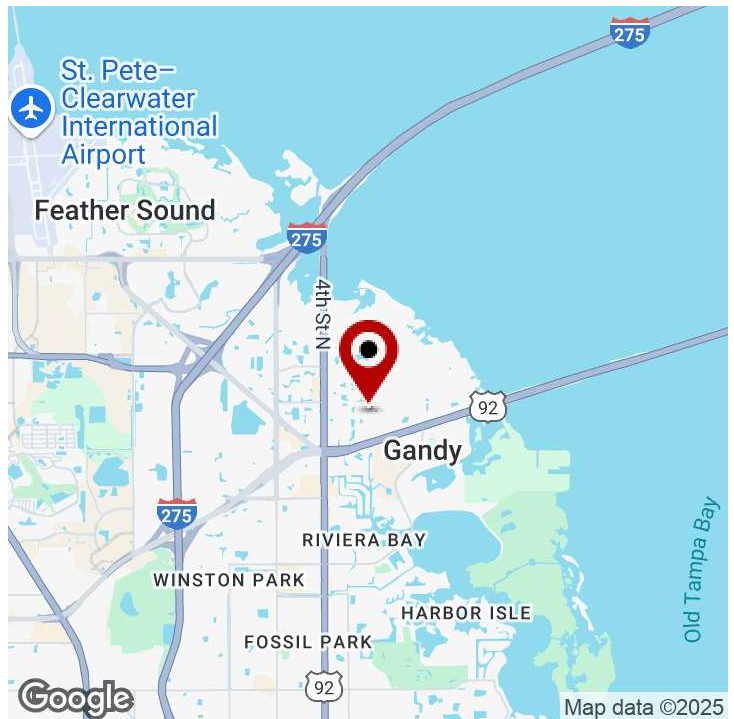
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PROPERTY HIGHLIGHTS

- Nealy 7,000 SF of indoor space on one and a half acres
- Completely renovated in 2024 for modern appeal
- Zoned IS - Industrial Suburban for versatile use
- Convenient location in St. Petersburg area
- Spacious layout for flexible uses and configurations
- Ample parking for employees and visitors
- Luxury amenities for any work or social environment
- Proximity to all major transportation routes in Tampa Bay



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	1.23 Acres
Building Size:	6,826 SF

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Sale Price

\$2,250,000

PROPERTY INFORMATION

Property Type	Commercial
Property Subtype	Office Building
Zoning	IS - Industrial Suburban
Lot Size	1.23 Acres
APN #	18-30-17-03672-000-0090

LOCATION INFORMATION

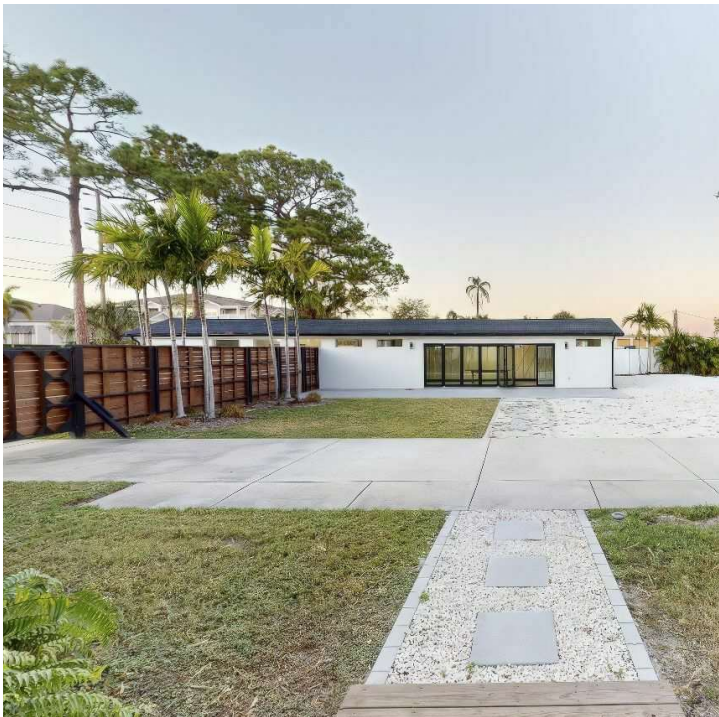
Building Name	Oak Street Exchange
Street Address	10787 Oak Street Northeast
City, State, Zip	St. Petersburg, FL 33716
County	Pinellas
Market	St. Petersburg
Sub-market	Gateway
Cross-Streets	Gandy Boulevard and Oak Street NE

BUILDING INFORMATION

Building Size	6,826 SF
Building Class	A
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	9 ft
Number of Floors	2
Year Built	1985
Year Last Renovated	2024

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	12



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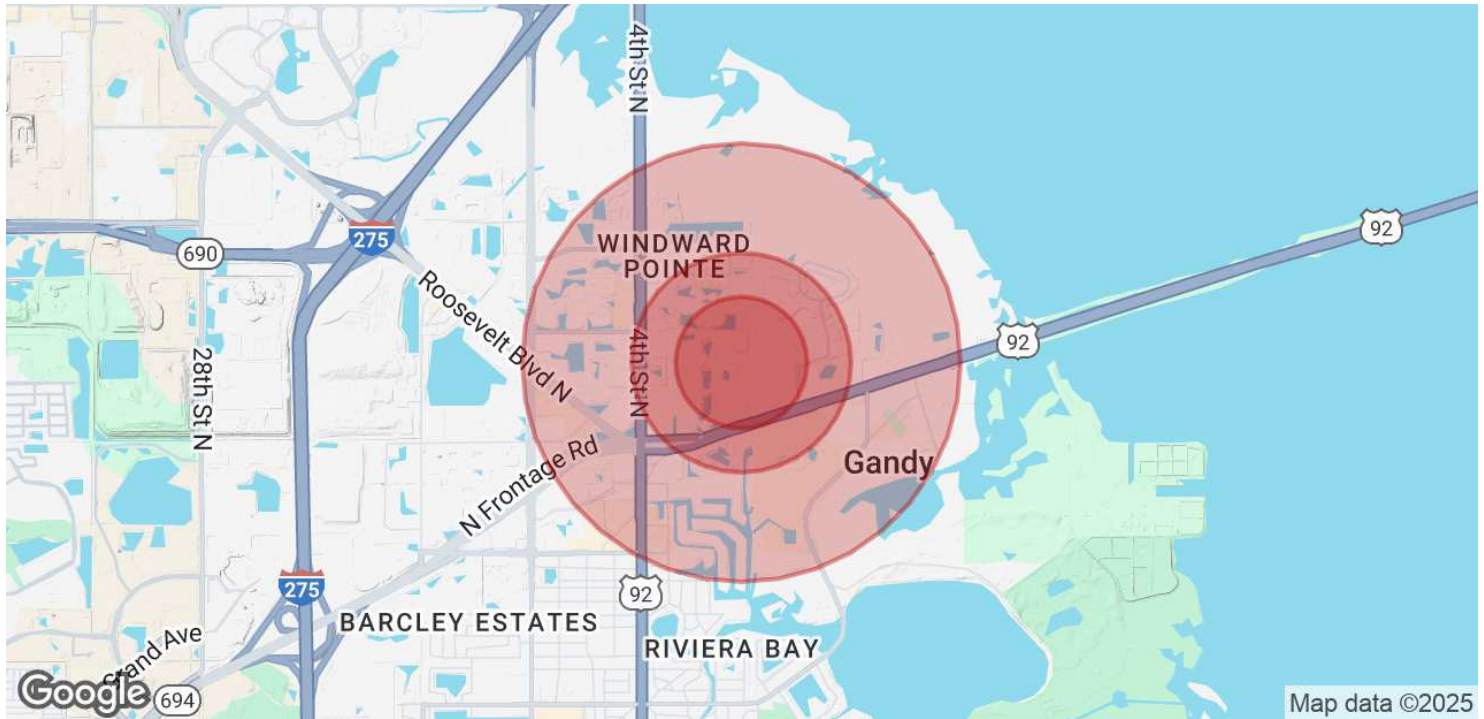
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,441	5,951	15,628
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,362	3,340	8,790
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$80,752	\$80,563	\$81,658
Average House Value	\$218,365	\$240,235	\$233,088

Demographics data derived from AlphaMap

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Renovations and Upgrades (2023 – 2024)

Landscaping, Retention Pond, Deck + Pergola (est \$200K+)

- Removal of dead trees and overgrowth
- New palms around the perimeter, palms at front gates, and misc landscapes
- Grade and level backyard
- Added shallow well and Irrigation with sprinklers and drip lines in backyard
- Permitted retention pond to enhance appearance and control water overflow
- Added custom two-tier wood deck and two matching pergolas
- Added paver walkway from front door to storage/ back deck/ carriage house
- Added white rock, weed cloth drive/ parking brick border in backyard

Roofing (Est \$60K)

- Replaced roofs for all 3 structures, including the roofing, fascia, and replacement wood decking, transferrable 10-year warranty

Openings (Est \$120K+)

- Replaced all interior doors, frames, and hardware
- Replaced 5 windows on upstairs sunroom porch openings
- Added large Origin door and window sliders in the outbuildings - lintels installed for both
- Added soft-close glass barn doors upstairs

Flooring (Est \$60K+)

- Vinyl plank flooring throughout the entire upstairs
- Vinyl plank flooring downstairs in the salon, studio, and office
- Tile flooring in all bathrooms and main room downstairs
- Vinyl treads and refinishing of stairs

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Renovations and Upgrades (2023 – 2024)

Paint (Est \$30K)

- Painted all interior and exterior surfaces (walls, ceilings, baseboards, trim)
- Custom artwork murals by a reputable globally known artist, Matt Kress

Bathroom Remodel (Est \$100K+)

- Mirrors, Vanities, faucets, hardware, and towel holders in 3 bathrooms
- Oversized tub and new shower tile throughout
- 5 new toilets + toilet paper holders

Kitchen (Est \$100K+)

- New kitchen cabinets, pantry, and hardware
- Oversized 'leather' granite countertop and new stainless steel sink and faucet
- All new appliances: dishwasher, refrigerator, microwave, cooktop, oven, vent
- Tile backsplash in the kitchen

Sunroom Structure, Utility Room + Storage Closet (Est \$40K)

- Level slab in the sunroom + Install exterior knee wall at front windows
- Closets by Design storage room
- New washer + dryer with new cabinets

Plumbing (Est \$50K)

- Piping/fitting material to supply domestic water and sanitary piping for all bathrooms, upstairs kitchen, and salon
- Relocated the water main supply and installed the new water heater
- All new plumbing fixtures

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Renovations and Upgrades (2023 – 2024)

HVAC (Est \$60K)

- Relocate, raise, and replace (3) AC units
- New ductwork throughout and blown-in insulation
- 3 mini splits (1 damaged in storm - carriage house)

Electrical (Est \$60K)

- Updated and new breaker panel downstairs + additional for exterior buildings
- All new lighting fixtures and ceiling fans throughout

Miscellaneous (Est \$75K)

- Support and reframe a new structural beam on the 1st floor - \$20K
- 3 French doors in exterior buildings - \$15K
- New front door - \$10K
- Stucco work on all exterior walls - \$10K
- Exterior storage and maintenance shed - \$10K

Total Renovations and Upgrades (Est \$955K+)

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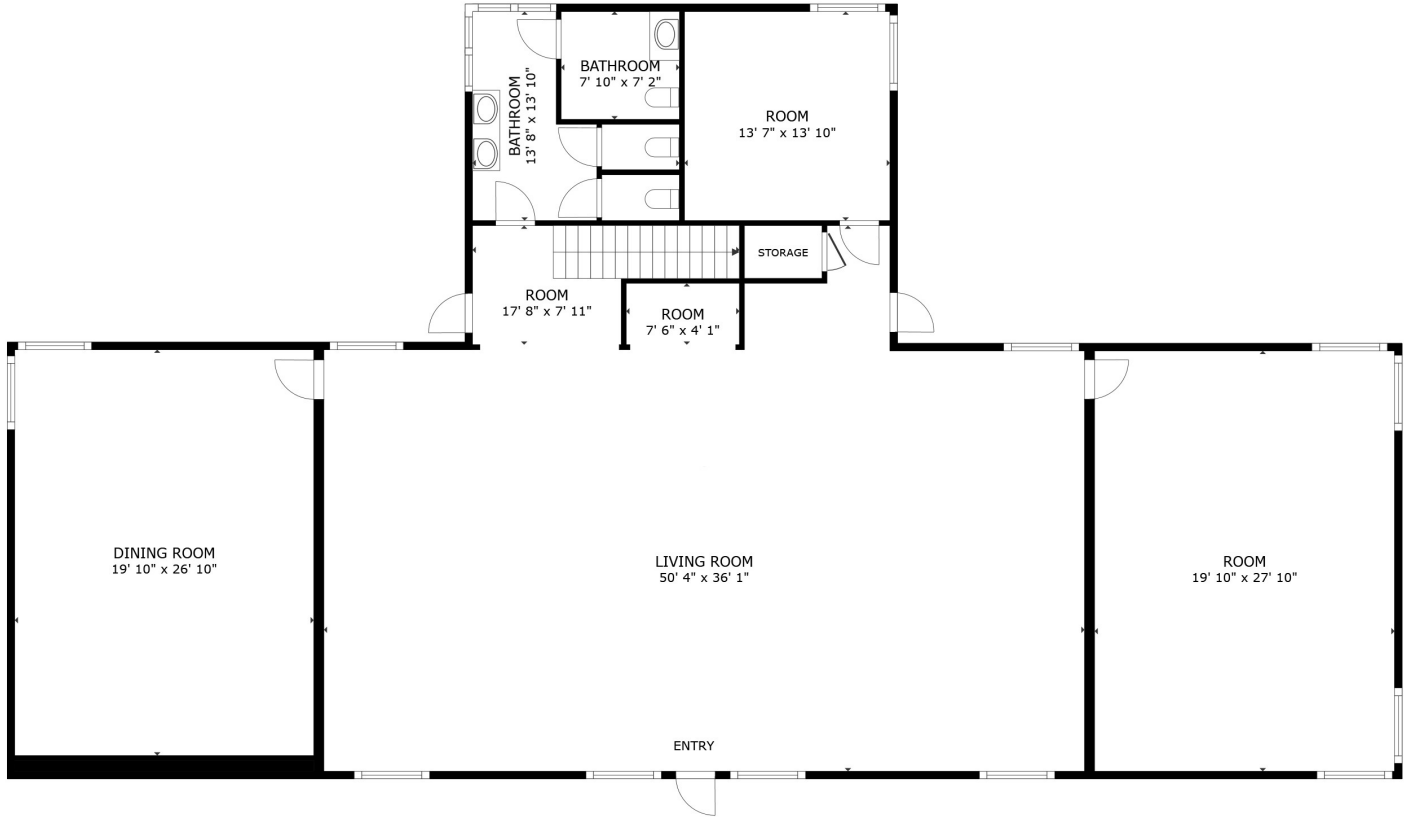
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FLOOR 1

Oak Street Exchange

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GROSS INTERNAL AREA
FLOOR 1 3,163 sq.ft. FLOOR 2 2,216 sq.ft.
TOTAL : 5,379 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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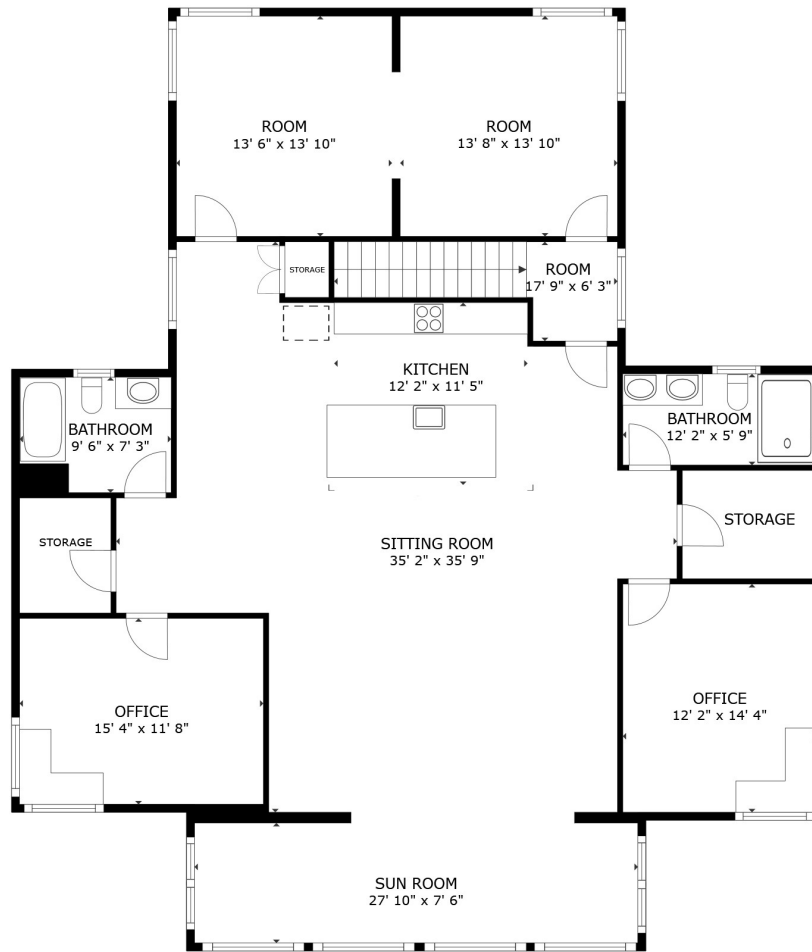
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FLOOR 2

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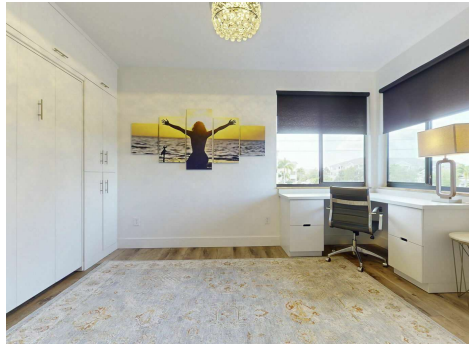
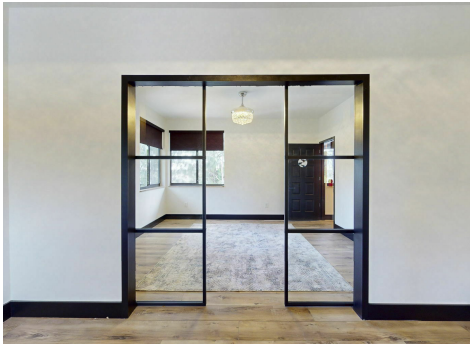
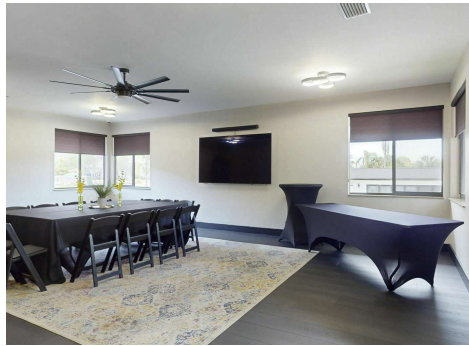
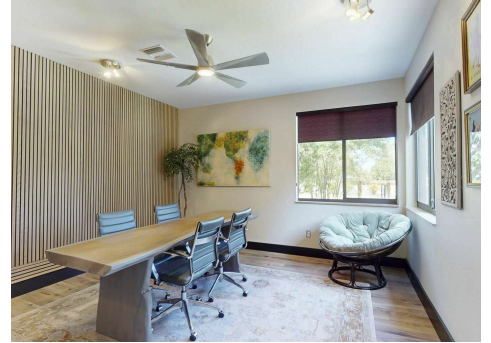
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