



ARCHER

REAL ESTATE

OFFICE SPACE FOR LEASE

1211 1ST AVE N ST. PETERSBURG, FL
EDGE DISTRICT

PROPERTY HIGHLIGHTS



- **188-11,387+ SF AVAILABLE**
- SIGNAGE OPPORTUNITY-
BUILDING NAMING RIGHTS
FOR THE THIRD FLOOR
- POTENTIAL 1ST AVE N
ACCESS
- AMPLE PARKING IN
ADJACENT LOT AND ON
STREET
- EXCELLENT VISIBILITY

3 MILE DEMOGRAPHICS

\$72,453
Average HH
Income

111,107
Population

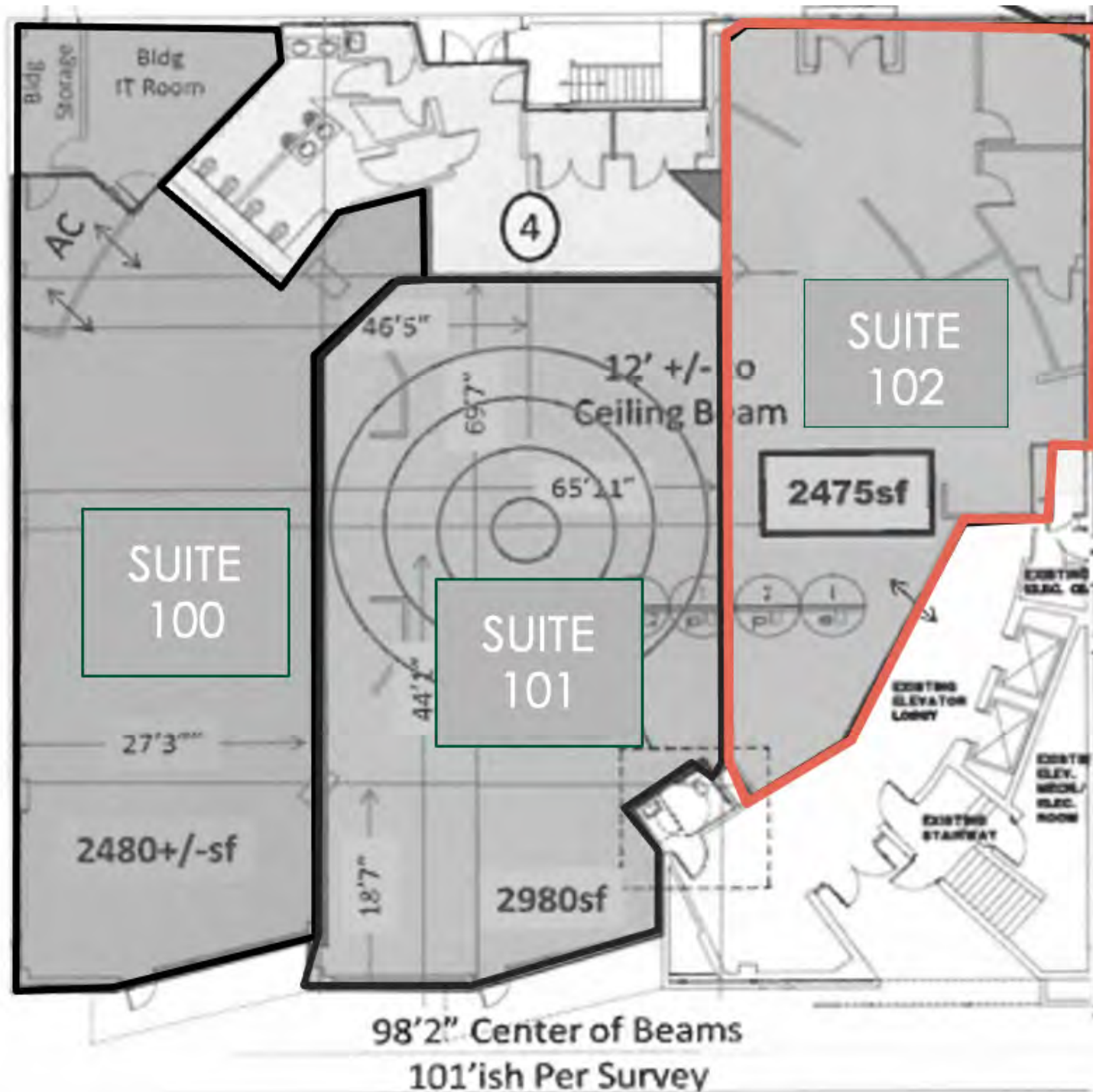
42.7
Average Age

52,481
Estimated
Households

FLOOR PLAN | 1ST FLOOR



ARLINGTON AVENUE

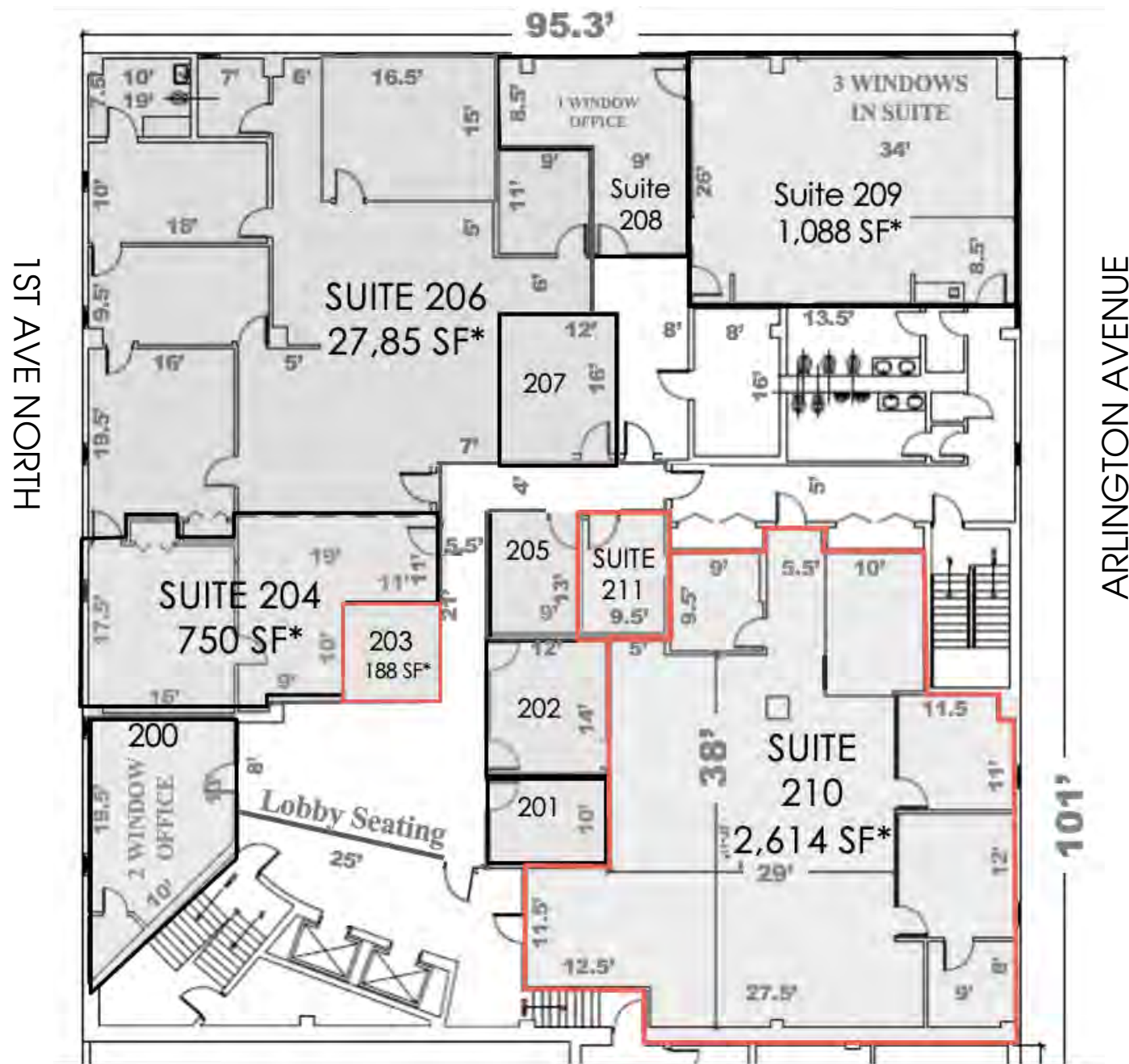


1ST AVE NORTH

- SUITE 102 | 2,475 SF AVAILABLE
- POTENTIAL ACCESS TO 1ST AVE N
- 12 FT CEILING HEIGHT
- IDEAL FOR RETAIL OR FITNESS



FLOOR PLAN | 2ND FLOOR

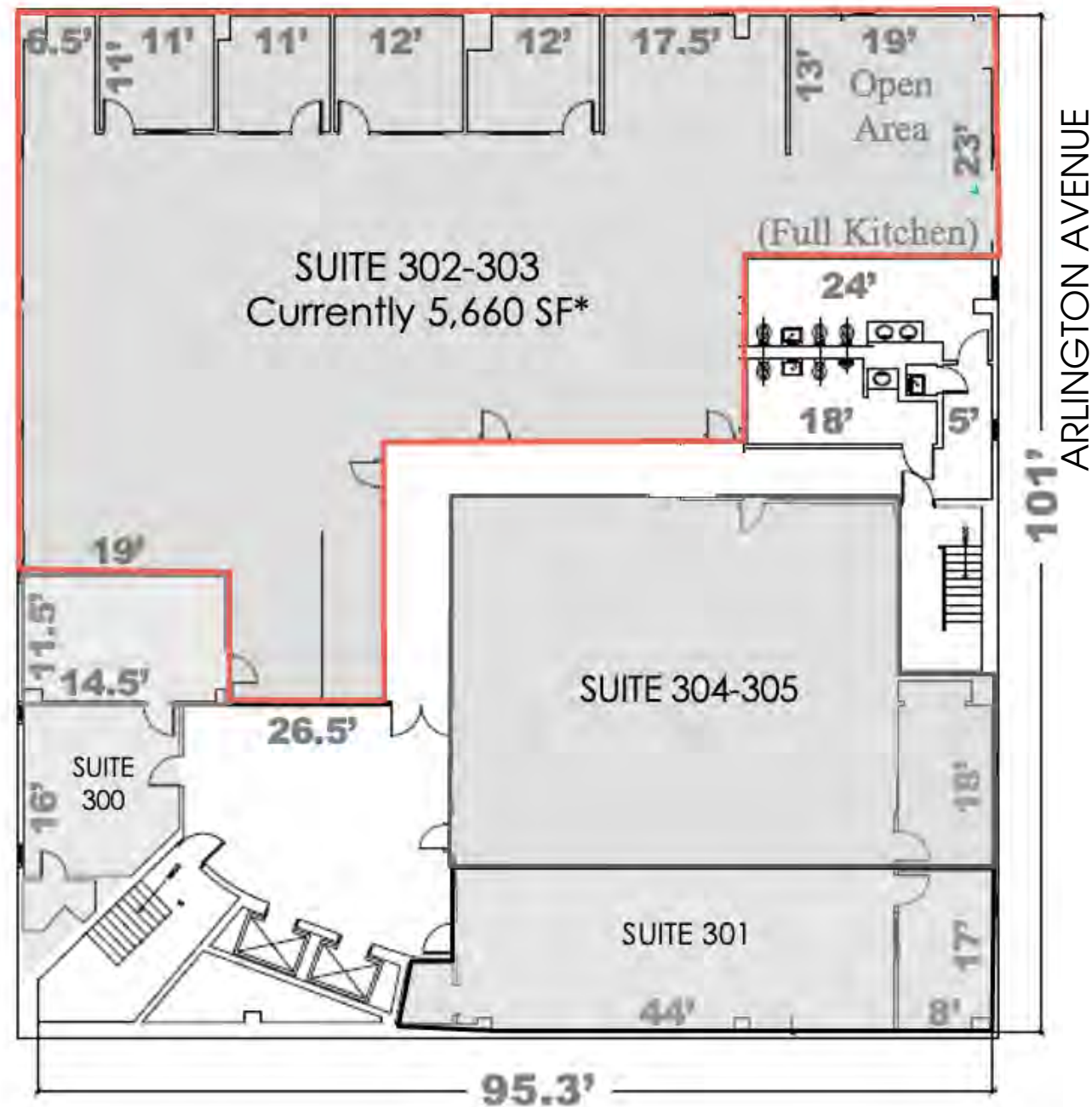


- SUITE 203 | 188 SF AVAILABLE
- SUITE 210 | 2,614 SF AVAILABLE
- SUITE 211 | 180 SF AVAILABLE
- TI AVAILABLE ON SECOND FLOOR

FLOOR PLAN | 3RD FLOOR

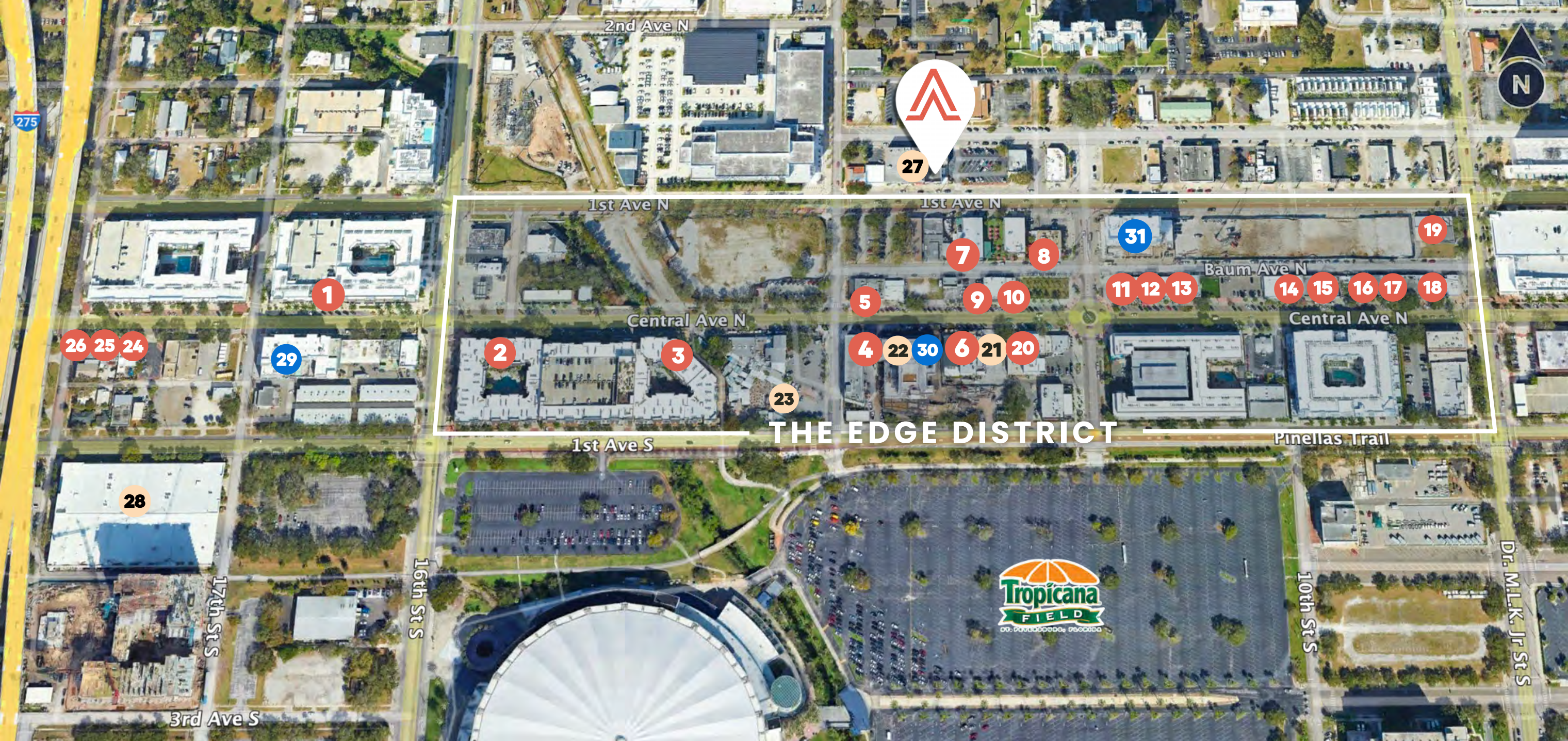


1ST AVE NORTH



- SUITE 302-303 | 5,660 SF COMING AVAILABLE
- THIRD-FLOOR SPACE AVAILABLE WITH BUILDING NAMING RIGHTS OPPORTUNITY





RESTAURANTS

1. Raining Berries
2. The Local Draught House
3. Ferg's Sports Bar
4. Sparrow St. Pete
5. Hawkers Asian Street Food
6. Bodega
7. Green Bench
8. Red Mesa Mercado
9. The Sourdough Co.
10. Intermezzo
11. Bar Mezzo
12. Copa

13. Poppo's Taqueria
14. Grassroots Kava House
15. Bavaro's Pizza
16. No Vacancy
17. Pizza Box
18. Buya Ramen
19. Engine #9
20. Sweetgreen
24. Dirty Laundry
25. The Burg Bar & Grill
26. The Neon Lunchbox

ACTIVITIES

21. The Candle Pour
22. Solidcore
23. St. Pete Axe & Ale
27. Zubrick Magic Theatre
28. Vertical Ventures

HOTELS

29. Tru by Hilton- 132 keys
30. Moxy St. Pete- 163 keys
31. Mint House St. Pete- 100 keys

SURROUNDING AREA

EXISTING

1. Vantage St. Pete- 211 units
2. 1701 Central- 243 units
3. Arte- 246 units
4. Modera on the Trail- 383 units
5. Fusion 1560- 325 units
6. 930 Central Flats- 218 units

UNDER CONSTRUCTION

7. Viv Apartments- 269 units
8. The Central- 42 units, 168 key hotel

PROPOSED

9. Abacus Tower- 292 units
10. Gallery Haus- 260 units

SURROUNDING MULTI-FAMILY





GRAY S. PHYSICAL THERAPY	200
MARK HIGGINS	201
RABBITRUN TECH USA	202
EMERSON & VALENTINE	203
RX LIVE, LLC	204
CREGAN & CO CPA	205
GREEN BENCH	206
EASY FIRE PITS	207
AVAIL \$1000	06
ABRAHAMSON & UITERWYK INJURY	208
ALIGN H.C.M.	210
MEZZ 2ND FLOOR SUITE	
ST PETE MASSAGE THERAPY	211
SOUTHWEST FUNDING	212
GO ZONE WIFI	1
LUKE BAYES	1
CHRIS MORRIS FISH & BAIT	1
IN-BALANCE ACCTG	1
CHAD HOLMAN	20
CONFERENCE ROOM	
INSIDE SALES SOLUTIONS	30
1211 1ST AVE NORTH	
MEMT. BICK 813-477-4517	

LOBBY



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