

# FOR RENT

442 5TH AVE N  
ST. PETERSBURG, FL 33701

## FEATURES

- ≈ 1,500 SQFT
- ← PREVIOUSLY WINE BAR & RESTAURANT

## COMMERCIAL UNIT



## URBAN CORE PROPERTIES

(727)824-7091  
UrbanCoreProps.com  
Leasing@UrbanCoreProps.com

# LEASING FEATURES

- RENT: \$6,800/MONTH
- GROSS MODIFIED LEASE
- 3-5 YEAR LEASE WITH ESCALATION TERMS
- TENANT RESPONSIBLE FOR SALES TAX & DUKE
- TENANT IMPROVEMENT TERMS NEGOTIABLE
- STREET PARKING, WITH PARKING GARAGE WITHIN 1 BLOCK
- PROFESSIONAL PROPERTY MANAGEMENT PROVIDED BY URBAN CORE PROPERTIES
- VAULTED CEILINGS IN AN INCREDIBLE CORNER UNIT ON GROUND FLOOR OF AN ESTABLISHED APARTMENT COMMUNITY IN DOWNTOWN/HISTORIC ST. PETERSBURG
- PRIME LOCATION WITH HIGH FOOT TRAFFIC AND EXCELLENT VEHICLE VISIBILITY
- SEEKING A REPUTABLE TENANT THAT ALIGNS WITH THE DISTINCTIVE CHARACTER OF THE 5TH AVE LOFTS BUILDING

446 2nd St N St Petersburg FL 33701

Ground Floor Corner Unit Commercial Storefront

1500 SF +/- All Measurements Approximate

