

Elevated Environments


FOR PROFESSIONAL & SPECIALTY BUSINESSES

2861 34th Street South
St. Petersburg, Florida 33711


A polished commercial environment designed for businesses that value visibility, professionalism and long-term presence.





PROPERTY SNAPSHOT


 Approximately **10,000 SF** across two adaptable commercial levels


 **4,800 SF** move-in-ready first floor featuring reception area, conference room, private offices, kitchen, package room and restrooms


 **5,200 SF** upper level offering open workspace with perimeter offices, kitchen and restrooms


 Upper level customizable for professional, wellness, showroom or collaborative business concepts


 Prime frontage and branding visibility along 34th Street South

 Expansive private on-site parking for customers and employees

 Easy ingress and egress for customer traffic and deliveries

 Exclusive receiving and delivery area

 Private elevator access to the second floor

 Positioned near 3,000+ existing and planned multifamily residences driving continued corridor growth



IDEAL USES

 PROFESSIONAL & EXECUTIVE OFFICES

 WELLNESS & AESTHETIC CONCEPTS

 BOUTIQUE CO-WORKING ENVIRONMENTS

 DANCE & MOVEMENT STUDIOS

 MEDICAL & SPECIALTY PRACTICES

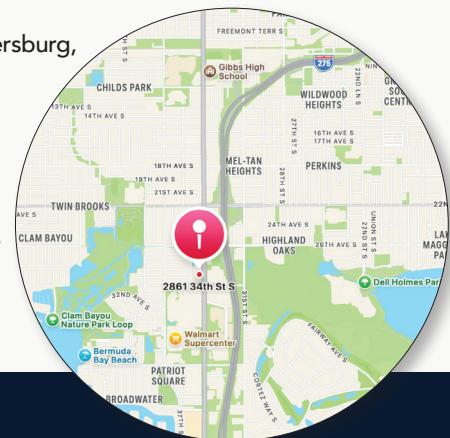
 SHOWROOM & RETAIL CONCEPTS

 EDUCATIONAL & TRAINING USES

 CUSTOMER-FACING SERVICE BUSINESSES

Positioned for Visibility & Growth

2861 benefits from strong daily traffic counts, regional connectivity and proximity to surrounding residential growth through out South St. Petersburg, the Beaches and Downtown — creating an ideal environment for businesses seeking exposure, convenience and long-term presence.



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