

METROPOINT COMMERCE CENTER SUBLEASE

1780 102nd Ave N, Suite 500, St Petersburg, FL 33716



PROPERTY DESCRIPTION

We are pleased to offer Suite 500 at the Metropoint Commerce Center for immediate sublease. The Metropoint Commerce Center is a premier industrial center in Saint Petersburg, offering modern offices with climate controlled warehouses for upscale industrial and distribution solutions. The building features a standard warehouse design with brick accents, numerous large windows, convenient grade-level door and ample parking for tenants and guests. The space consists of 12,923 SF and can be subdivided and/or shared with multiple configurations depending on need and use.

LOCATION DESCRIPTION

Metropointe Commerce Center is located just 1.0 mile from I-275, 0.25 miles from Gandy Boulevard and 2.5 miles from U.S. Highway 19. Located approximately five miles south of the St. Petersburg-Clearwater Airport and less than 20 minutes from Tampa International Airport, this business park allows for easy domestic and international travel. The central location and access to the Howard Franklin and Gandy bridges allows businesses to draw an employment base from both sides of Tampa bay.

PROPERTY HIGHLIGHTS

- Central Location with Immediate Access to I-275
- Modern Office Space
- Fully Climate Controlled Warehouse
- 1 Grade Level Door
- Ample Natural Light Throughout
- More than 5 parking spaces per 1,000 SF
- Immediate Availability with Multiple Configurations

OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$12.10 SF/yr (NNN) |
| Term: | Expires 4/30/29 |
| Total SF: | 6,695 - 12,923 SF |
| Office SF: | 7,000 SF + |
| Warehouse SF: | 4,000 SF + |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HAL HOLDER

Agent
O: 727.241.1307
halholder@gmail.com

KW COMMERCIAL
360 Central Avenue, Suite 600
St. Petersburg, FL 33701

METROPOINT COMMERCE CENTER SUBLEASE



Each Office Independently Owned and Operated

WAREHOUSE OFFICE FOR SUBLEASE

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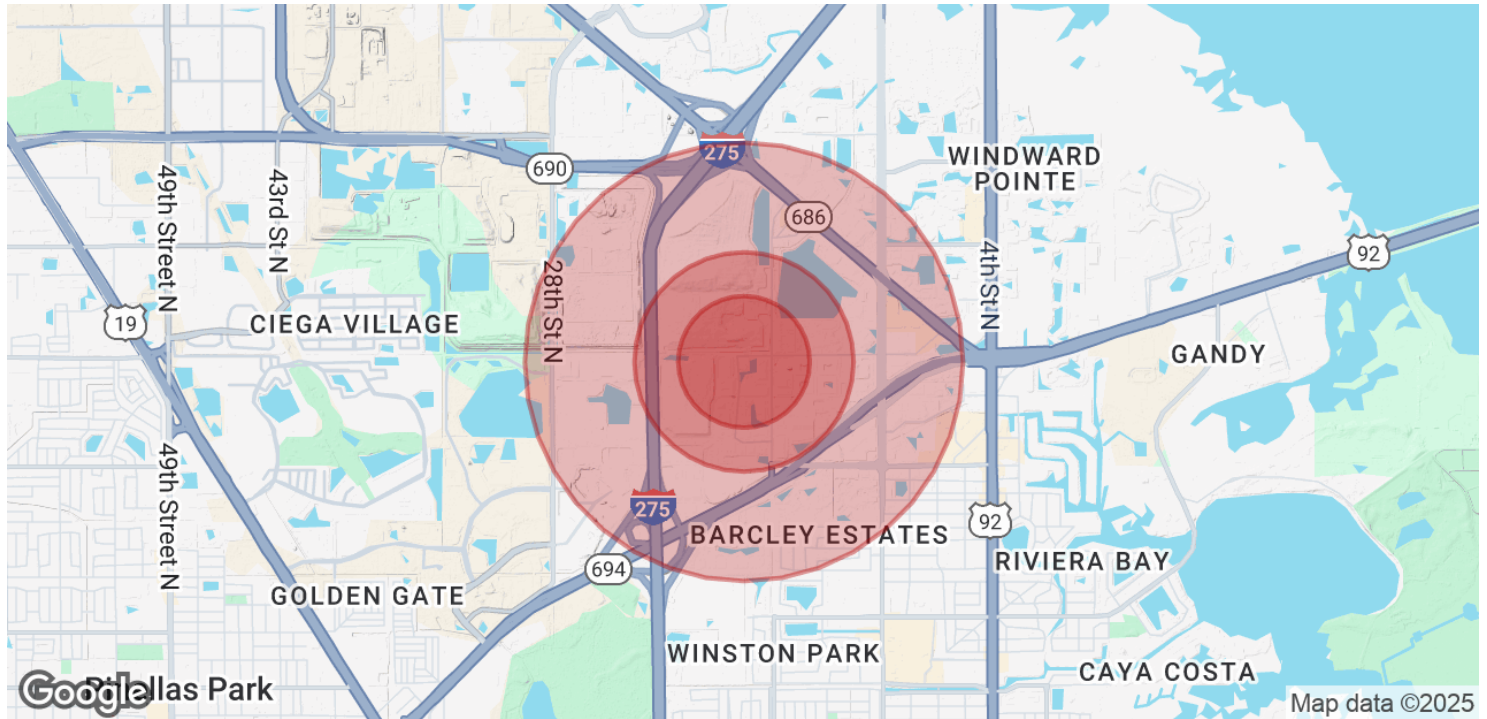
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 245 | 865 | 5,119 |
| Average Age | 37 | 37 | 42 |
| Average Age (Male) | 37 | 37 | 41 |
| Average Age (Female) | 37 | 37 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 142 | 503 | 2,821 |
| # of Persons per HH | 1.7 | 1.7 | 1.8 |
| Average HH Income | \$79,514 | \$79,514 | \$82,487 |
| Average House Value | \$282,143 | \$282,143 | \$304,539 |

Demographics data derived from AlphaMap

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