

Office  
Building

**For Sale**



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**721 1ST AVE NORTH**

**ST. PETERSBURG, FL 33701**

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[www.VectorRealty.com](http://www.VectorRealty.com)  
125 5<sup>th</sup> Street South Suite 201  
Staint Petersburg, Florida 33704  
727-823-1230

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

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*721 1st Avenue North is a distinguished two-story office building located at the prominent corner of 1st Avenue North and 8th Street North in Downtown St. Petersburg. Originally constructed in 1920 and 1938, the approximately 13,739 SF building blends historic architectural character with modern office functionality.*

*The property features a reception area, multiple conference rooms, private offices, and employee break areas, creating a turnkey environment for a corporate headquarters, professional services firm, or multi-tenant office user. Its highly visible corner location provides excellent exposure and is within walking distance of Downtown St. Petersburg's premier restaurants, retail, hotels, and cultural attractions.*

*Zoned DC-1 (Downtown Center-1), the property offers exceptional flexibility for office, retail, residential, hospitality, and mixed-use uses. In addition to its immediate occupancy potential, the site presents a compelling long-term redevelopment opportunity in one of Florida's fastest-growing downtown markets.*



**PRICE**  
\$4,500,000



**LOCATION**  
721 1<sup>st</sup> Ave North  
St. Petersburg, FL 33701



**SIZE**  
Building: 13,739 SF  
Total Land Size: 14,157 SF



**PARKING**  
13 Spaces (0.93/1,000 SF)



**ZONING**  
Flexible DC-1 Zoning

# Highlights

- ±13,739 SF two-story office building
- Historic character with modern interior improvements
- Prominent downtown corner location
- Multiple offices, conference rooms, and break areas
- Walkable to Downtown amenities
- Flexible DC-1 zoning
- Owner-user, investment, and redevelopment opportunity
- Rare opportunity to establish a presence in Downtown St. Petersburg's urban core



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COMMERCIAL REAL ESTATE

# THE BAY IN THE RANKINGS

**32,000**

**DOWNTOWN  
JOBS**

**56%**

**JOBS EXCEEDING  
U.S. MEDIAN EARNINGS**

**15%**

**JOB GROWTH  
IN PAST 5 YEARS**

**#1**

**BEST RUN CITY IN FLORIDA**  
*WalletHub*

**CITY FOR OUTDOOR  
ENTHUSIASTS TO LIVE & WORK**  
*SmartAsset*

**TOP 15**

**CITY FOR NEW NORMAL  
CORPORATE HQ**  
*WalletHub*

**#2**

**CITY'S ECONOMIC PERFORMANCE**  
*WalletHub*

**#3**

**FISCALLY FIT MSA IN NATION**  
*Sperling's BestPlaces*

**#4**

**ECONOMIC GROWTH IN U.S. MID-SIZED  
CITIES**  
*CoworkingCafe*

## POPULATION & INCOME

	1 MILE	5 MILES	10 MILES
<b>2025 POPULATION</b>	<b>19,896</b>	<b>216,957</b>	<b>431,360</b>
<b>2024 HOUSEHOLDS</b>	<b>12,004</b>	<b>99,266</b>	<b>206,111</b>
<b>AVG HOUSEHOLD INCOME</b>	<b>\$103,049</b>	<b>\$98,216</b>	<b>\$98,548</b>

## ST. PETE TAKES THE LEAD...

St. Pete came up on top compared to its neighbors and nationally, making it the #5 Best Place to Live in the U.S. based on the job market, safety, and wellness metrics. Here's how we stacked up based on the Tampa Bay Business Journal's published research:

- HIGHEST PER CAPITA INCOME
- SMALLEST INCOME DISPARITY BY GENDER
- SMALLEST INCOME DISPARITIES BETWEEN AFRICAN AMERICANS AND CAUCASIANS
- LARGEST MIDDLE-CLASS SHARE
- LOWEST SHARE LIVING BELOW POVERTY
- LOWEST UNEMPLOYMENT
- LARGEST SHARE OF FEMALES WITH BACHELOR'S DEGREES

# MARKET MAP

## Developments in Downtown

Projects currently proposed or under construction during 2025.

### ARTS AND CULTURE

1. Central Park Food Hall
2. St. Petersburg History Museum Expansion
3. The Dalí Museum Expansion
4. Woodson African American Museum of Florida
5. Morean Arts Center Expansion
6. Florida Orchestra Center for Music Education and
7. St. Petersburg Athletic Paddle and Social Club

### HOTEL

- |                          |                      |
|--------------------------|----------------------|
| 1. Cordova Inn Expansion | 3. TEMPO by Hilton   |
| 2. EDGE Boutique Hotel   | 4. The Coronet Hotel |

### INSTITUTIONAL

1. Chabad Center for Jewish Life
2. Johns Hopkins All Children's Hospital Emergency Center Expansion
3. University of South Florida College of Marine Science Center of Excellence
4. in Environmental and Oceanography Sciences
5. Legacy Center for Social Justice
6. Hub 2.0 St. Pete Innovation District
7. Bernie McCabe Second District Court of Appeal
8. Orlando Health Imaging Centers
9. Orlando Health Medical Pavilion
- Orlando Health Women's Pavilion

### MIXED USE

- |                                  |                               |
|----------------------------------|-------------------------------|
| 1. The Residences at 400 Central | 5. Waldorf Astoria Residences |
| 2. The Central                   | St. Petersburg                |
| 3. EDGE Collective II            | 6. Tangerine Plaza            |
| 4. 450 1st Ave. N.               | 7. Third Lake Partners        |
|                                  | 8. 821 1st Ave. N.            |

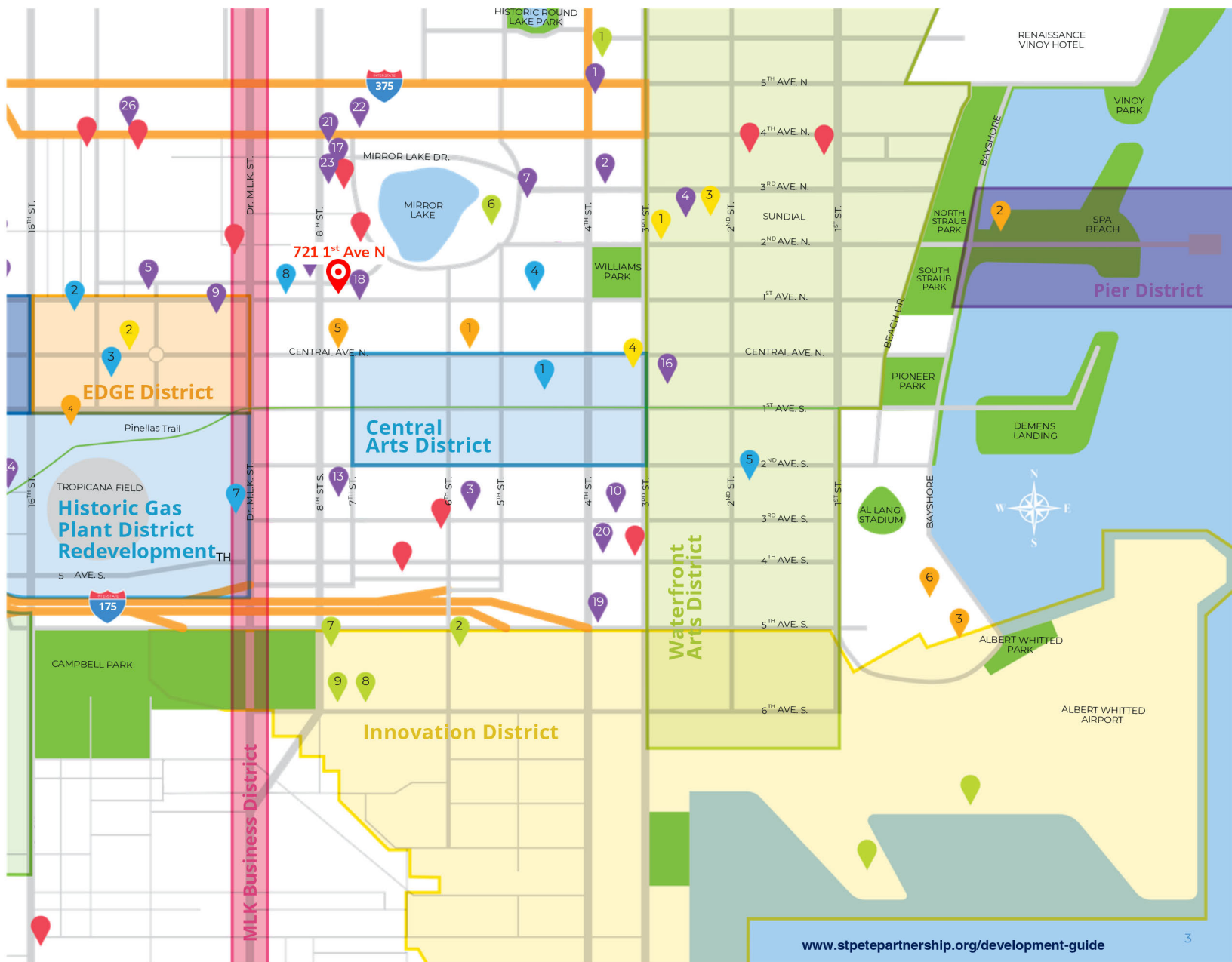
### RESIDENTIAL (OVER 50 UNITS)

- |   |   |
|---|---|
| 1. 5th Ave. N. & 4th St. N.                         | 15. 1641 1st Ave. N.                              |
| 2. 3rd Ave. N. & 3rd St. N.                         | 16. Art House                                     |
| 3. 511, 533, 543, 551 3rd Ave. S.                   | 17. Tomlinson Adult Learning Center Redevelopment |
| 4. Residential Tower (former Exchange/Indigo Hotel) | 18. 699 1st Ave. N.                               |
| 5. Kettler EDGE Development                         | 19. 446 4th St. S.                                |
| 6. Abacus Tower                                     | 20. Roche Bobois Residences                       |
| 7. Mirror Lake Red Apple                            | 21. Ellington Place                               |
| 8. Development Lecsse Tower                         | 22. Downtown 747 4th Ave.                         |
| 9. Viv Apartments                                   | 23. Reflection                                    |
| 10. 3rd & 3rd                                       | 24. Senior Affordable Housing PCHA                |
| 11. Fairfield Apartments                            | 25. Ellington Place EDGE District                 |
| 12. Gallery Haus                                    | 26. Vincentian Village                            |
| 13. Tuxedo Court                                    | 27. Bendin Road Apartments                        |
| 14. SkySt. Pete                                     |   |

### RESIDENTIAL (UNDER 50 UNITS)



# MARKET MAP





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# CONTACT US



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*We look forward to working with you*

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