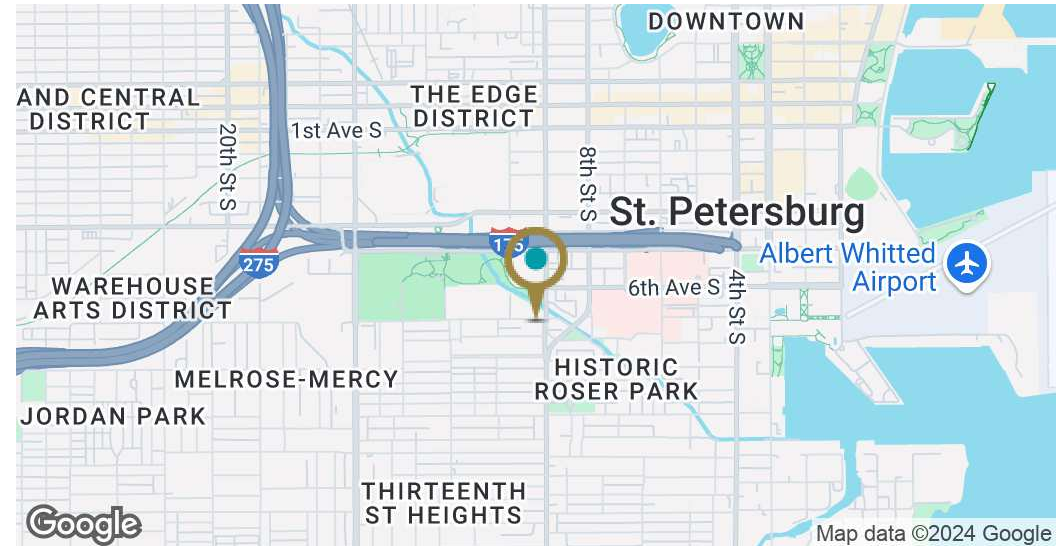




**FOR LEASE - 701 DR MARTIN LUTHER KING JR ST S**  
**701 DR MARTIN LUTHER KING JR ST S, ST PETERSBURG, FL 33705**

EJ Barkett / 727.388.9500 / [ej@barkettrealty.com](mailto:ej@barkettrealty.com) / [barkettrealty.com](http://barkettrealty.com)

# Executive Summary 701 DR MARTIN LUTHER KING JR ST S, ST PETERSBURG, FL 33705



## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	12,361 SF
Available SF:	2,000 SF
Lot Size:	19,305 SF
Number of Units:	1
Year Built:	1949
Renovated:	2019
Zoning:	CCT-1

## PROPERTY OVERVIEW

Discover a 2,000 square foot office/flex/retail space featuring striking 12-foot exposed joist ceilings and spiral ducts running throughout. Become a part of the burgeoning area of St Pete alongside Keg Connect and Bandit Coffee in this thoughtfully renovated, easily accessible, and well-equipped office building. The air-conditioned space offers a versatile layout, recently built out by the owner into a state-of-the-art collaborative office or production area with modern loft finishes, complete with ADA-compliant restroom facilities and a private breakroom and office. Additionally, there's the option to lease up to 2,000 square feet of storage space in the adjoining warehouse.

## PROPERTY HIGHLIGHTS

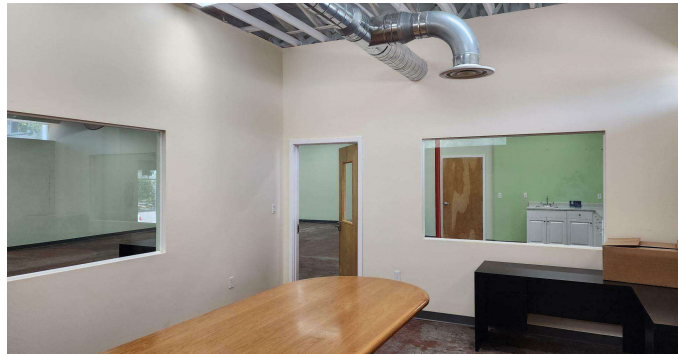
- Private, gated and fenced in parking
- 2,000 of air conditioned space
- Owner has built interior out a new state-of-the art collaborative office/production or flex spaces with loft finishes
- Easy access to 175/275 and to DTSP



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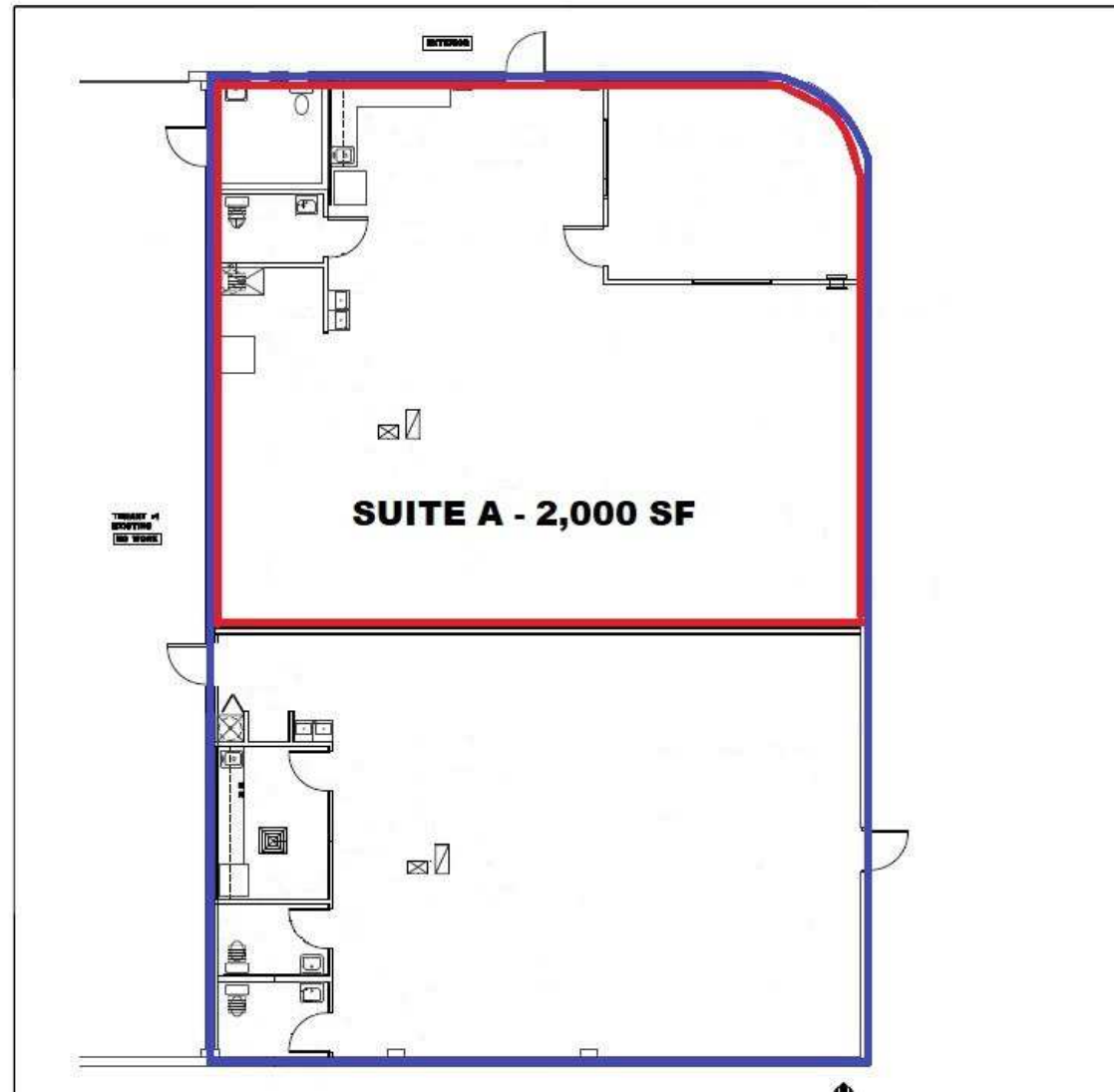


# Additional Photos 701 DR MARTIN LUTHER KING JR ST S, ST PETERSBURG, FL 33705



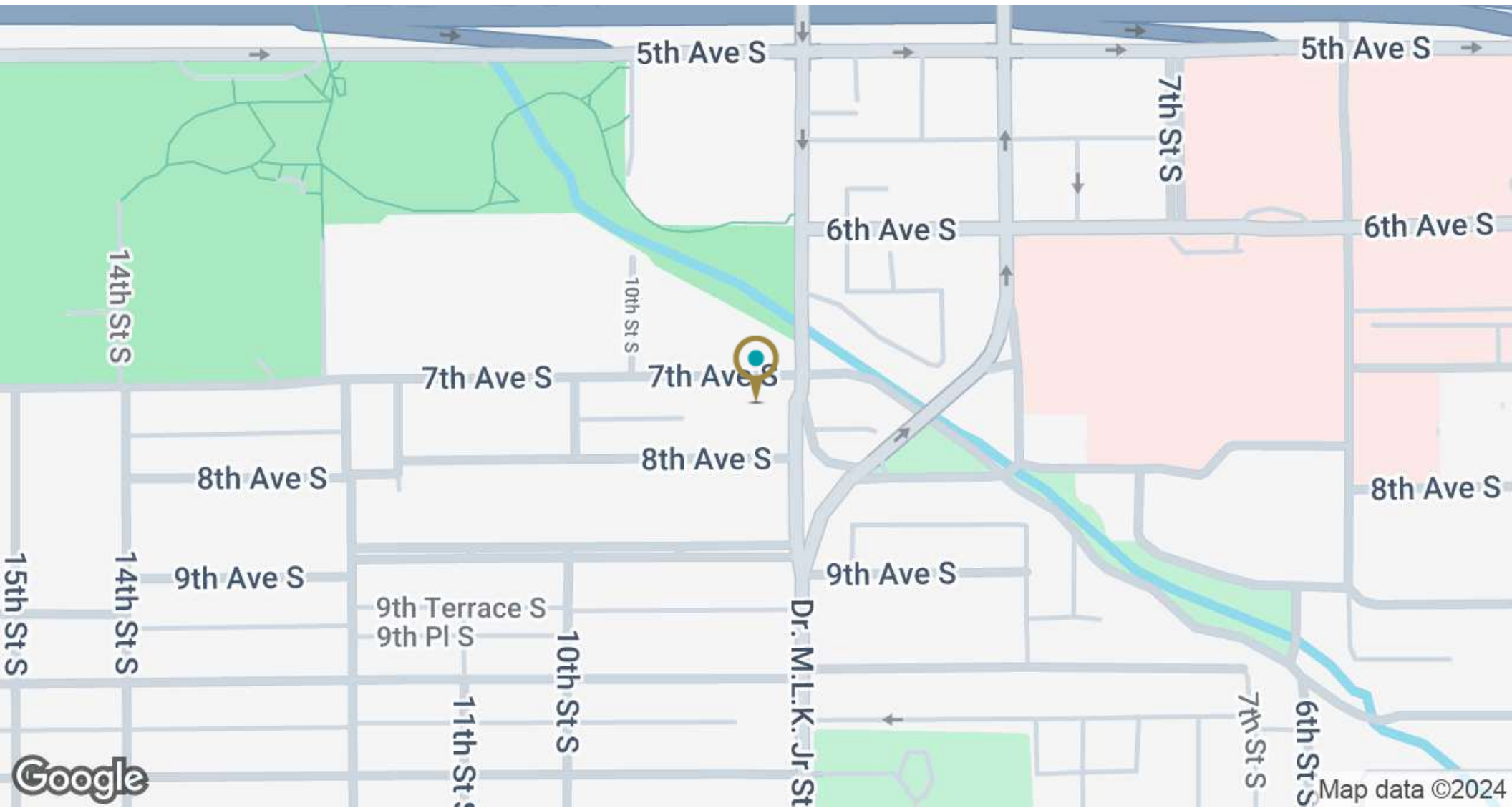
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# Floor Plans 701 DR MARTIN LUTHER KING JR ST S, ST PETERSBURG, FL 33705



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# Location Map 701 DR MARTIN LUTHER KING JR ST S, ST PETERSBURG, FL 33705



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# Demographics Map & Report 701 DR MARTIN LUTHER KING JR ST S, ST PETERSBURG, FL 33705

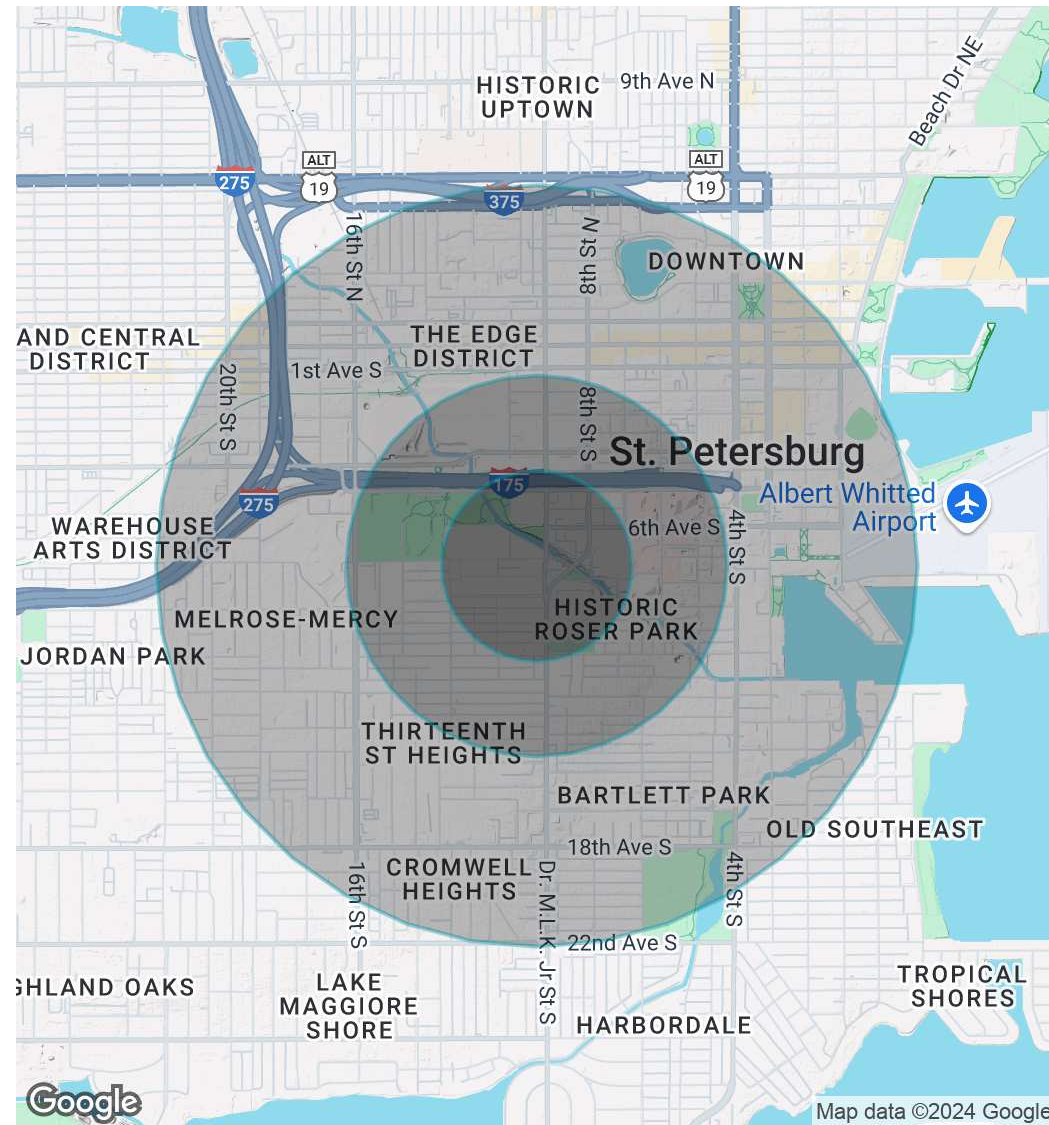
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	792	4,186	15,920
Average Age	39.8	43.2	41.5
Average Age (Male)	42.6	43.0	42.4
Average Age (Female)	37.0	41.9	40.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	461	2,969	10,536
# of Persons per HH	1.7	1.4	1.5
Average HH Income	\$41,579	\$39,273	\$46,346
Average House Value	\$210,732	\$227,811	\$239,349

2020 American Community Survey (ACS)



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