



# NORTHWARD BUILDING

OFFER MEMORANDUM



# BROKERAGE TEAM

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THE NORTHWARD PROPERTY IS A 100% LEASED, CASH-FLOWING ASSET LOCATED ALONG THE HIGHLY DESIRABLE 4TH STREET CORRIDOR IN ST. PETERSBURG, FL. THIS STABILIZED INVESTMENT PRESENTS AN IDEAL OPPORTUNITY FOR BUYERS SEEKING STEADY INCOME WITH NEAR-TERM UPSIDE POTENTIAL. FEATURING EXCELLENT VISIBILITY AND FRONTAGE ALONG ONE OF THE TAMPA MSA'S MOST VALUABLE RETAIL CORRIDORS, THE PROPERTY IS WELL-POSITIONED FOR LONG-TERM GROWTH AND APPRECIATION.





# 327 11<sup>TH</sup> AVENUE N

ST. PETERSBURG, FL 33701

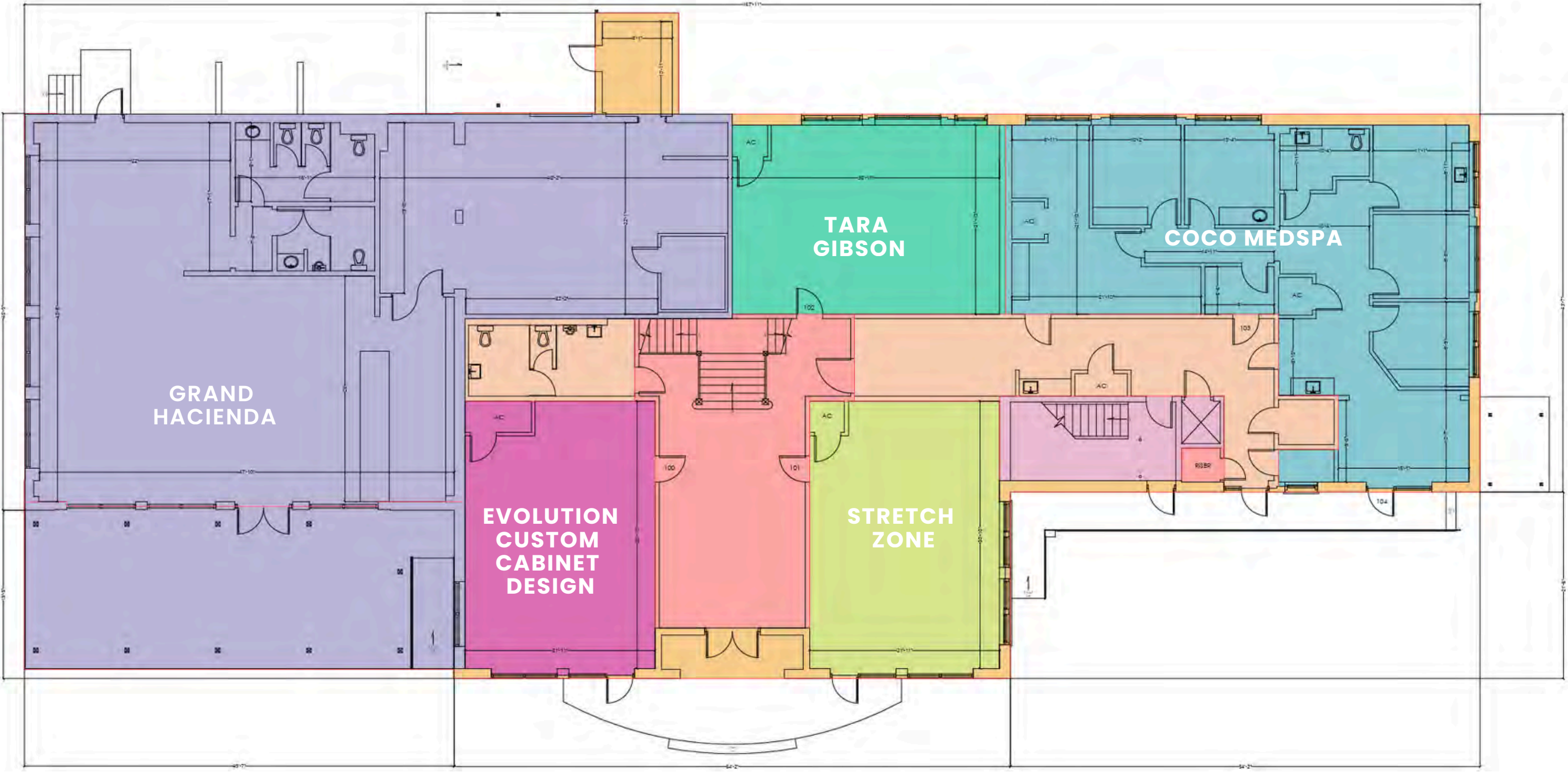
- OCCUPANCY AT 100%
- NOI TOTALS:
  - \$304,826.95 2025 YTD
  - \$478,738.61 2024
- GLA: 15,244 SF
- BUILT / RENOVATED: 1928 / 2017
- MULTI-TENANT BUILDING
- BRIGHT & AIRY SUITES WITH AMPLE NATURAL LIGHT AND UPGRADED LIGHTING FIXTURES
- ANCHORED BY A FLAGSHIP LOCAL RESTAURANT
- EXCELLENT VISIBILITY ON 4TH STREET WITH 36,500 CARS PASSING PER DAY
- PARKING RATIO: 2.62/1,000 SF
- PYLON SIGNAGE
- WALK SCORE®: VERY WALKABLE (81)





# FLOOR PLANS

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<div></div>	BUILDING SERVICE AREA	733 SF	<div></div>	EXTERIOR GROSS AREA	9,823 SF
<div></div>	FLOOR SERVICE AREA	767 SF	<div></div>	BOUNDARY AREA	5,425 SF
<div></div>	VERTICAL PENETRATIONS	234 SF	<div></div>	GRAND HACIENDA	3,971 SF
<div></div>	SUITE 100	910 RSF	<div></div>	EXTERIOR PATIO	958 SF
<div></div>	SUITE 101	925 RSF			
<div></div>	SUITE 102	931 RSF			
<div></div>	SUITE 103	2,110 RSF			

FIRST FLOOR





# SUITE MEASUREMENTS

TENANT	SUITE #	EXISTING LEASES SQUARE FOOTAGE	SQUARE FOOTAGE FOR NEW LEASES	VARIANCE
GRAND HACIENDA	-	3,000 RSF	3,000 RSF	0 RSF
EVOLUTION CUSTOM CABINET DESIGN	SUITE 100	893 RSF	910 RSF	17 RSF
STRETCH ZONE	SUITE 101	800 RSF	925 RSF	125 RSF
TARA GIBSON INTERIORS	SUITE 102	917 RSF	931 RSF	14 RSF
COCO MEDSPA	SUITE 103	1,699 RSF	2,110 RSF	411 RSF
TENANT	SUITE #	EXISTING LEASES SQUARE FOOTAGE	SQUARE FOOTAGE FOR NEW LEASES	VARIANCE
ALADDEN PILATES	SUITE 200	778 RSF	828 RSF	50 RSF
THE COLLECTIVE ST PETE	SUITE 201	1,380 RSF	1,646 RSF	266 RSF
REVO WEIGHT LOSS	SUITE 202	1,818 RSF	1,843 RSF	25 RSF
SOUTH PINELLAS MANAGEMENT	SUITE 204	909 RSF	921 RSF	12 RSF
TEW & TAYLOR	SUITE 205	1,171 RSF	1,173 RSF	2 RSF

FIRST FLOOR

SECOND FLOOR

THE DATA ILLUSTRATES THE SIGNIFICANT OPPORTUNITY FOR A NEW LANDLORD TO RECAPTURE THE CORRECT SQUARE FOOTAGE AND RESET RENTAL RATES ON FUTURE LEASES, OPTIMIZING A KEY VALUE-ADD COMPONENT OF THE INVESTMENT.





**RENT  
ROLL**



## RENT ROLL AS OF 10/1/2025

SUITE #	SQUARE FOOTAGE	ACTUAL RENT	ACTUAL RENT PSF	LEASE TYPE	CAM	CAM PSF	MISC	LEASE EXPIRATION	OPTIONS
100	893 RSF	\$20,436.00	\$22.88	NNN	\$13,800.00	\$15.45	\$0.00	08/31/2026	ONE, FIVE (5) YEAR OPTION
101	800 RSF	\$42,734.76	\$53.42	NNN	\$19,105.56	\$23.88	\$0.00	05/31/2027	TWO, FIVE (5) YEAR OPTIONS
102	917 RSF	\$27,516.00	\$30.01	GROSS	\$0.00	\$0.00	\$0.00	02/07/2026	NONE
103	1,699 RSF	\$76,806.12	\$45.21	NNN	\$33,122.64	\$19.50	\$0.00	06/30/2026	NONE
200	778 RSF	\$24,102.00	\$30.98	GROSS	\$0.00	\$0.00	\$0.00	02/28/2026	NONE
201	1,380 RSF	\$32,208.96	\$23.34	NNN	\$25,431.96	\$18.43	\$0.00	09/30/2026	ONE, THREE (3) YEAR OPTION
202	1,818 RSF	\$56,176.20	\$30.90	GROSS	\$0.00	\$0.00	\$0.00	10/31/2025	ONE, TWO (2) YEAR OPTION
204	909 RSF	\$28,094.28	\$30.91	GROSS	\$0.00	\$0.00	\$0.00	01/31/2026	NONE
205	1,171 RSF	\$25,761.96	\$22.00	NNN	\$17,898.96	\$15.29	\$0.00	10/31/2026	TWO, TWO (2) YEAR OPTIONS
REST	3,000 RSF	\$162,343.32	\$54.11	NNN	\$71,790.96	\$23.93	\$1,926.00	02/29/2028	TWO, FIVE (5) YEAR OPTIONS
TOTAL	-	\$496,179.60	\$37.13	-	\$181,150.08	\$13.55	\$1,926.00	-	-





# PROFIT & LOSS



	2023	2024	2025 YTD
Income			
40000 Rental Income Main	8,400.44	0.00	0.00
40010 Base Rent Income	453,072.92	481,873.08	327,030.52
40020 CAM Reimbursement Income			
CAM Cleaning	18,520.74	12,048.24	5,962.56
CAM HVAC	1,874.87	5,936.16	2,796.96
CAM Insurance Income	51,528.24	95,810.83	48,742.00
CAM Landscaping	4,636.44	3,352.82	2,406.80
CAM Management Fee Income	19,737.00	16,921.79	15,488.37
CAM Property Tax Income	35,903.13	30,172.93	22,892.32
CAM Repairs	6,617.20	12,229.67	7,178.77
CAM Utilities	28,772.28	23,950.17	15,298.96
Total 40020 CAM Reimbursement Income	\$167,589.90	\$200,422.61	\$120,766.74
CAM Reconciliation PY	19,653.01	34,318.73	-4,665.16
Total 40000 Rental Income Main	\$648,716.27	\$716,614.42	\$443,132.10
Services	-0.08	0.00	0.00
Total Income	\$648,716.19	\$716,614.42	\$443,132.10
Cost of Goods Sold			
50000 CAM Recoverable			
Cleaning CAM	19,087.60	20,218.91	9,619.73
Fire Protection/Monitoring	0.00	0.00	1,789.87
Insurance CAM	124,454.05	109,124.29	50,123.80
Landscaping CAM	6,400.00	6,245.00	4,230.00
Prof Fees CAM	0.00	0.00	2,737.50
Property Taxes CAM	45,125.68	46,641.61	32,440.96
Repairs CAM	7,122.28	19,541.94	6,333.01
Elevator	8,404.37	1,283.24	1,348.70
HVAC	9,648.00	6,870.00	3,383.45
Pest Control	1,984.87	2,634.45	2,757.39
Total Repairs CAM	\$27,159.52	\$30,329.63	\$13,822.55
Utilities CAM			
Electric	20,741.57	18,858.03	13,814.58
Internet	3,017.42	1,681.10	719.84
Water	10,980.33	12,904.23	7,954.31
Total Utilities CAM	\$34,739.32	\$33,443.36	\$22,488.73
Total 50000 CAM Recoverable	\$256,966.17	\$246,002.80	\$137,253.14
Total Cost of Goods Sold	\$256,966.17	\$246,002.80	\$137,253.14
Gross Profit	\$391,750.02	\$470,611.62	\$305,878.96
Total 5061 Property Repairs & Maintenance	\$7,936.57	-\$1,493.12	\$7,360.55
Total Expenses	\$8,055.93	-\$1,493.12	\$7,360.55
Net Operating Income	\$383,694.09	\$472,104.74	\$298,518.41
Other Income			
Insurance Proceeds	0.00	0.00	3,500.00
Late Fee Income	2,651.17	6,273.87	2,580.98
Sales Tax Collection Allowance	360.00	360.00	227.56
Total Other Income	\$3,011.17	\$6,633.87	\$6,308.54
Net Other Income	\$3,011.17	\$6,633.87	\$6,308.54
Net Income	\$386,705.26	\$478,738.61	\$ 304,826.95





OLD  
NORTHEAST



CRESCENT LAKE PARK

HISTORIC  
OLD NORTHEAST

at&t  
**CAVA**

Seacoast  
Bank

Smith &  
Associates Real Estate

THREE BIRDS

GUIDEWELL  
EMERGENCY  
DOCTORS

BURGER MONGER  
CHOPHOUSE BURGERS & BARSTOOL SHAKES

SMOOTHIE  
KING

FIRST  
WATCH

CHICKEN SALAD  
CHICK

tropical  
SMOOTHIE  
CAFE

Blended

OLD  
NORTHEAST  
JEWELERS

4TH STREET N- 36,500 CPD

GRAND  
HACIENDA  
MEXICAN CUISINE

327

STRETCH ZONE

COCO  
MED SPA





## POPULATION



5 MIN DRIVE	27,937
10 MIN DRIVE	134,064
15 MIN DRIVE	289,712

## HOUSEHOLDS



5 MIN DRIVE	15,936
10 MIN DRIVE	63,651
15 MIN DRIVE	137,090

## MED HOUSEHOLD INCOME



5 MIN DRIVE	\$82,879
10 MIN DRIVE	\$71,367
15 MIN DRIVE	\$73,719

## MEDIAN AGE



5 MIN DRIVE	47.6
10 MIN DRIVE	43.7
15 MIN DRIVE	44.8

# DEMOGRAPHICS

THE RESIDENTS OF HISTORIC OLD NORTHEAST IN ST. PETERSBURG, FL, ARE A DIVERSE MIX OF PROFESSIONALS, FAMILIES, RETIREES, AND LONGTIME LOCALS WHO VALUE THE NEIGHBORHOOD'S CHARM AND WALKABILITY. MANY ARE DRAWN TO ITS HISTORIC ARCHITECTURE, BRICK-LINED STREETS, AND PROXIMITY TO DOWNTOWN AND THE WATERFRONT. THE COMMUNITY HAS A FRIENDLY, ACTIVE VIBE, WITH NEIGHBORS OFTEN SEEN BIKING, WALKING DOGS, OR GATHERING FOR LOCAL EVENTS.









**ARCHER**  
R E A L E S T A T E

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