

OFFICE SPACE FOR LEASE



# FLORIDA ARCADE BUILDING

449 CENTRAL AVENUE, ST. PETERSBURG, FL 33701



# PROPERTY HIGHLIGHTS

- Four small office suites available in the heart of Downtown St. Pete on Central Avenue  
Suite 201 – 1,367 RSF    Suite 203 – 1,007 RSF  
Suite 202 – 1,525 RSF
- \$38.00/ RSF on a modified gross lease (net electrical, HVAC repairs/maintenance, interior maintenance & increases over the Base Year for taxes & insurance)
- Features: High ceilings, some suites have hard wood floors and brick walls
- Central Avenue location in the core of downtown St. Petersburg in the Central Arts District. Directly across the street from 400 Central, the tallest building in Pinellas County.



# 2ND FLOOR PLAN

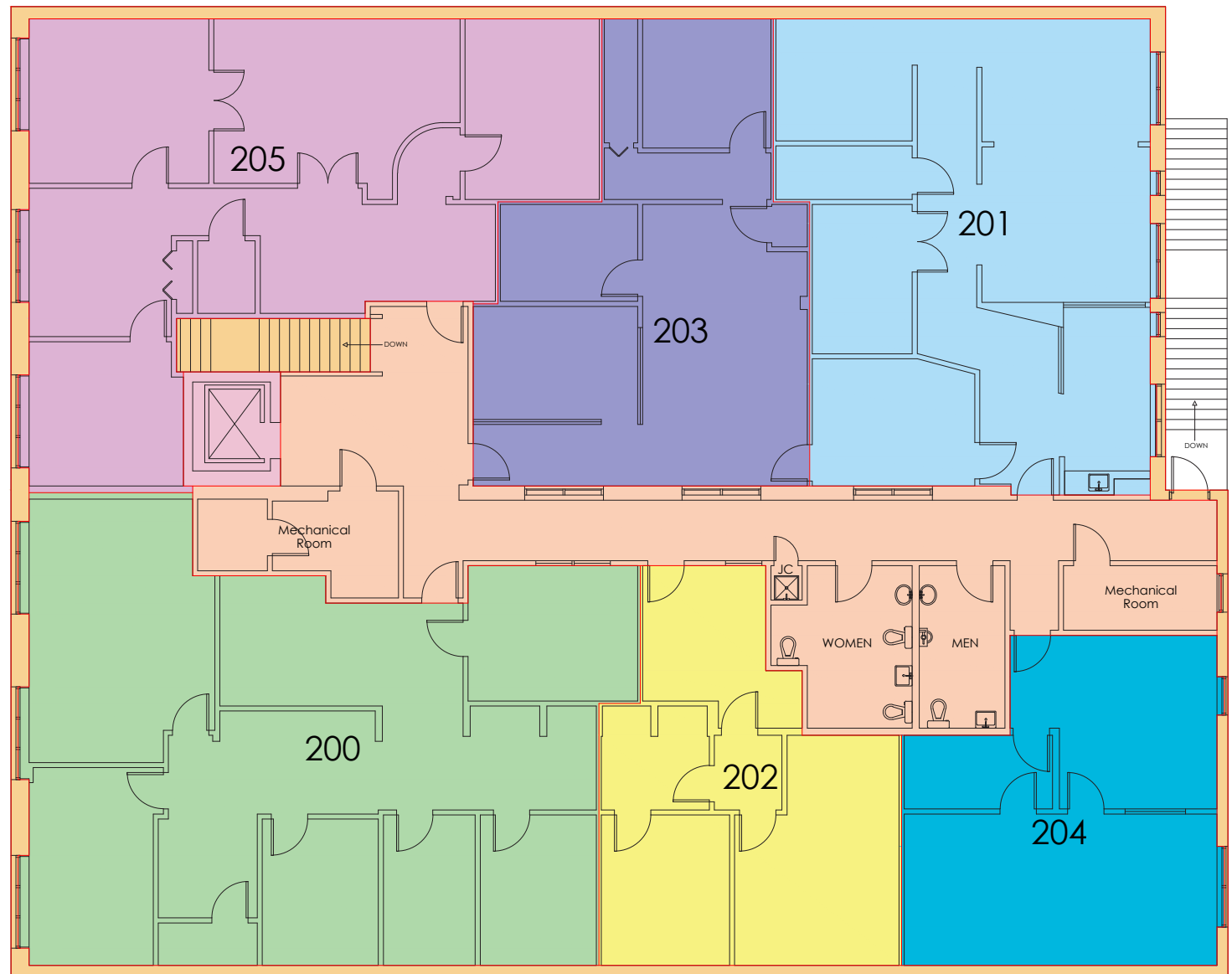
## Available Suites:

Suite 202/204 - 1,525 RSF

Suite 201 - 1,367 RSF

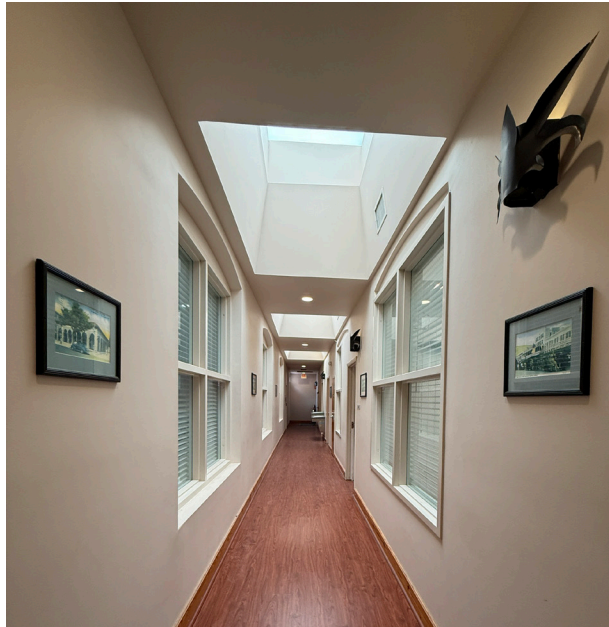
Suite 203 - 1,007 RSF

\*Landlord prefers to lease  
Suites 202 and 204 together  
totalling 1,525 RSF





# PHOTO GALLERY





# AERIAL VIEW

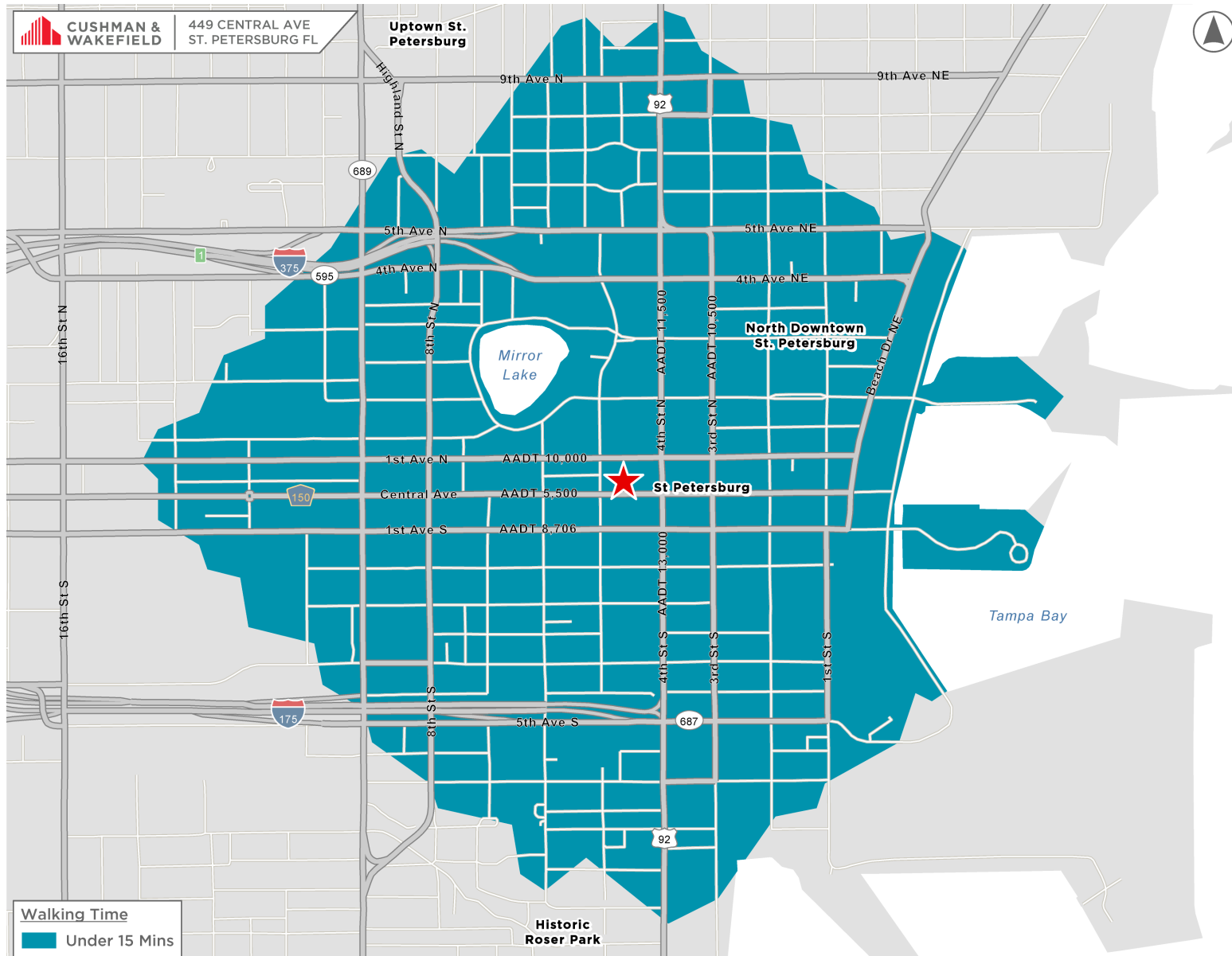


## LOCATION

- Central Avenue frontage
- Within 1 block
  - 400 Central Red Apple 46 story condo building
  - Post Office
  - City Hall
  - Courthouse
  - City MSC
  - Restaurants & Galleries
- Within 3 blocks
  - Hyatt Place
  - James Museum
  - Publix
  - St. Pete College
  - American Stage
  - Second District Court of Appeals
  - AC Marriott
  - Jannus Landing

THREE (3) SMALL OFFICE SPACES AVAILABLE  
**IN THE HEART OF DOWNTOWN ST. PETERSBURG** RANGING FROM 1,007 TO 1,525 RSF

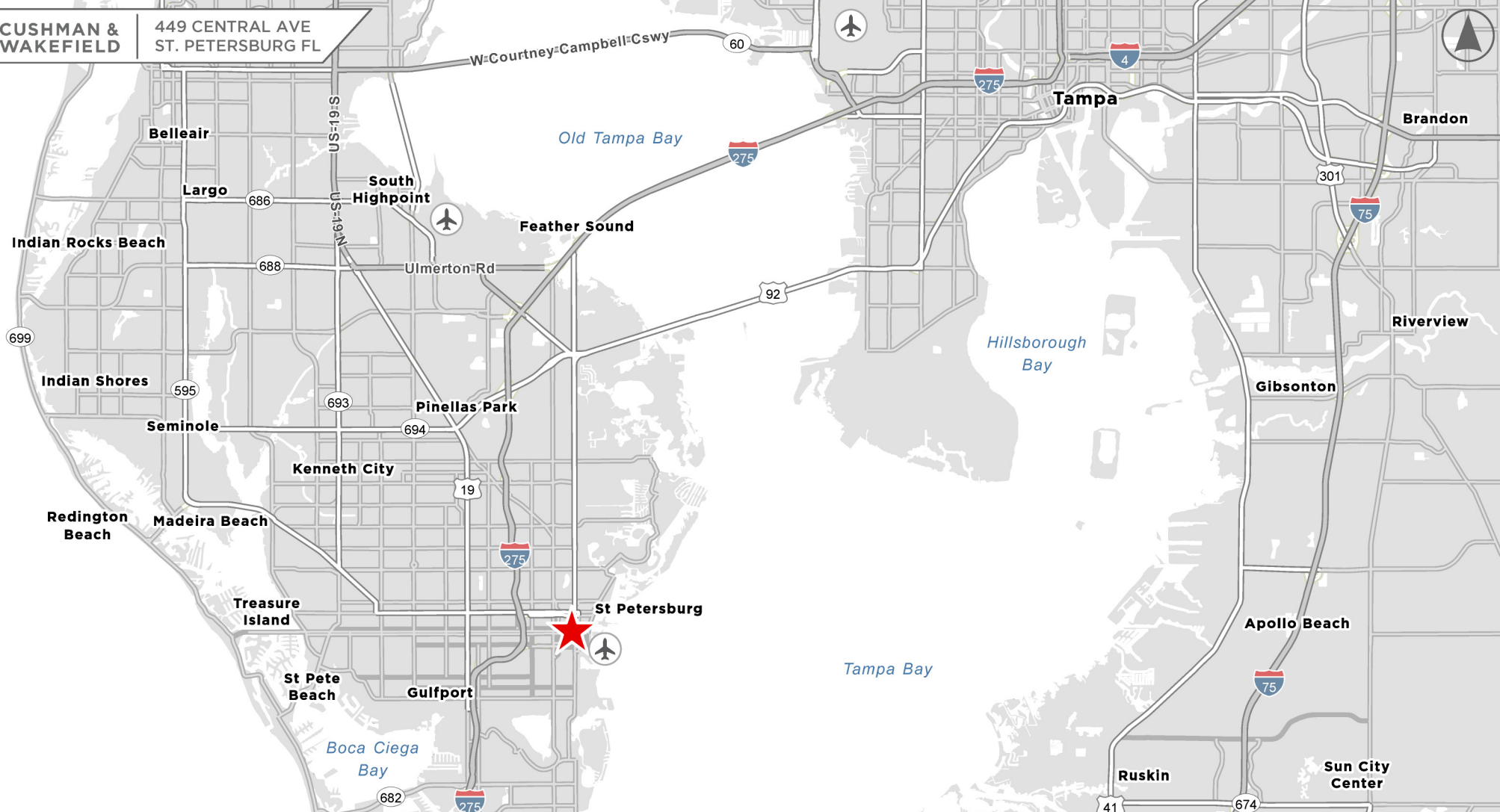
# NEARBY





**CUSHMAN &  
WAKEFIELD**

449 CENTRAL AVE  
ST. PETERSBURG FL



## CONTACT

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