

NET ZERO BUILDING FOR LEASE



WITTNER WOLLMAN GROUP



📍 1950-1980 CENTRAL AVE ST. PETERSBURG, FL 33712

KW ST PETE
KELLER WILLIAMS

JENNA MALOWANY

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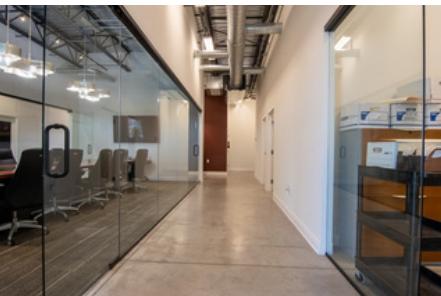
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COMMERCIAL

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2,750 SF TOTAL | \$45 SF NNN

- **2,750 SF OFFICE AVAILABLE FOR OCCUPANCY**
- **NEIGHBORING RESTAURANT TENANT**
- **NET ZERO CONSTRUCTION (SOLAR + GEOTHERMAL)**
- **16 COVERED PARKING SPACES**
- **1 HANDICAP, 1 ELECTRIC VEHICLE CHARGING STATION**
- **HARD CORNER VISIBILITY/ SUPERIOR SIGNAGE OPTIONS**



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PROPERTY HIGHLIGHTS

- GRAND CENTRAL DISTRICT
- LOCATED IN THE ACTIVITY CENTER & SUNRUNNER OVERLAY
- FLAGPOLE SIGNAGE VISIBLE FROM I-275 WITH EXPOSURE TO APPROXIMATELY 144,000 VEHICLES PER DAY
- PEDESTRIAN-ORIENTED, AMENITY-RICH CORRIDOR

RARE NET ZERO ASSET

- LARGEST PRIVATE SOLAR ARRAY IN PINELLAS
- GEOTHERMAL HVAC AND HEAT PUMPS
- EXCEPTIONALLY LOW OPERATING COSTS
- 182 BOSCH SOLAR MODULES

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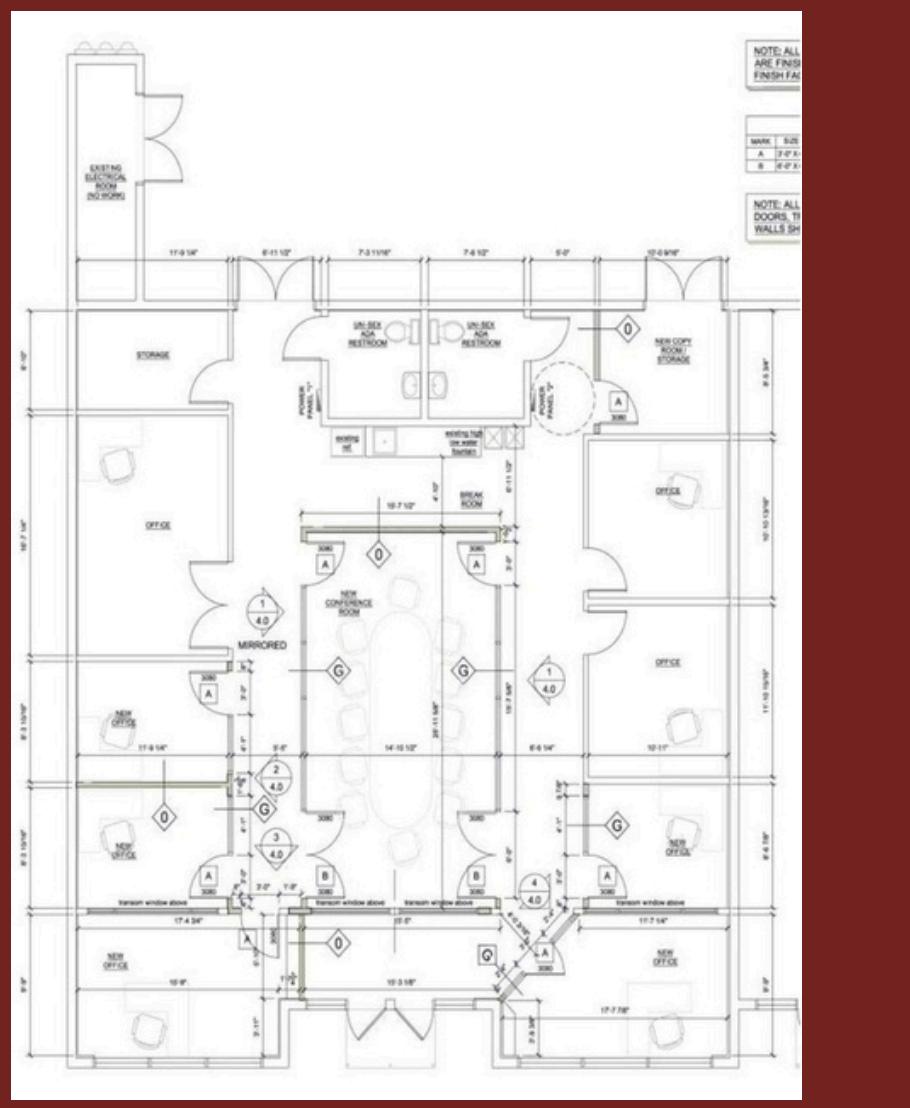
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IDEAL POTENTIAL USER

- BANK OR CREDIT UNION BRANCH
- ACCOUNTING OR CPA FIRM
- LAW FIRM OR LEGAL SERVICES
- MEDICAL OFFICE OR SPECIALTY CLINIC
- MED SPA OR AESTHETIC SERVICES
- INSURANCE AGENCY OR BROKERAGE
- REAL ESTATE BROKERAGE OR TITLE COMPANY, MORTGAGE
- EXECUTIVE OFFICE SUITES
- TECH OR CREATIVE OFFICE
- BOUTIQUE FITNESS OR WELLNESS STUDIO
- RETAIL SHOWROOM
- RESTAURANT, CAFÉ, OR SPECIALTY FOOD CONCEPT

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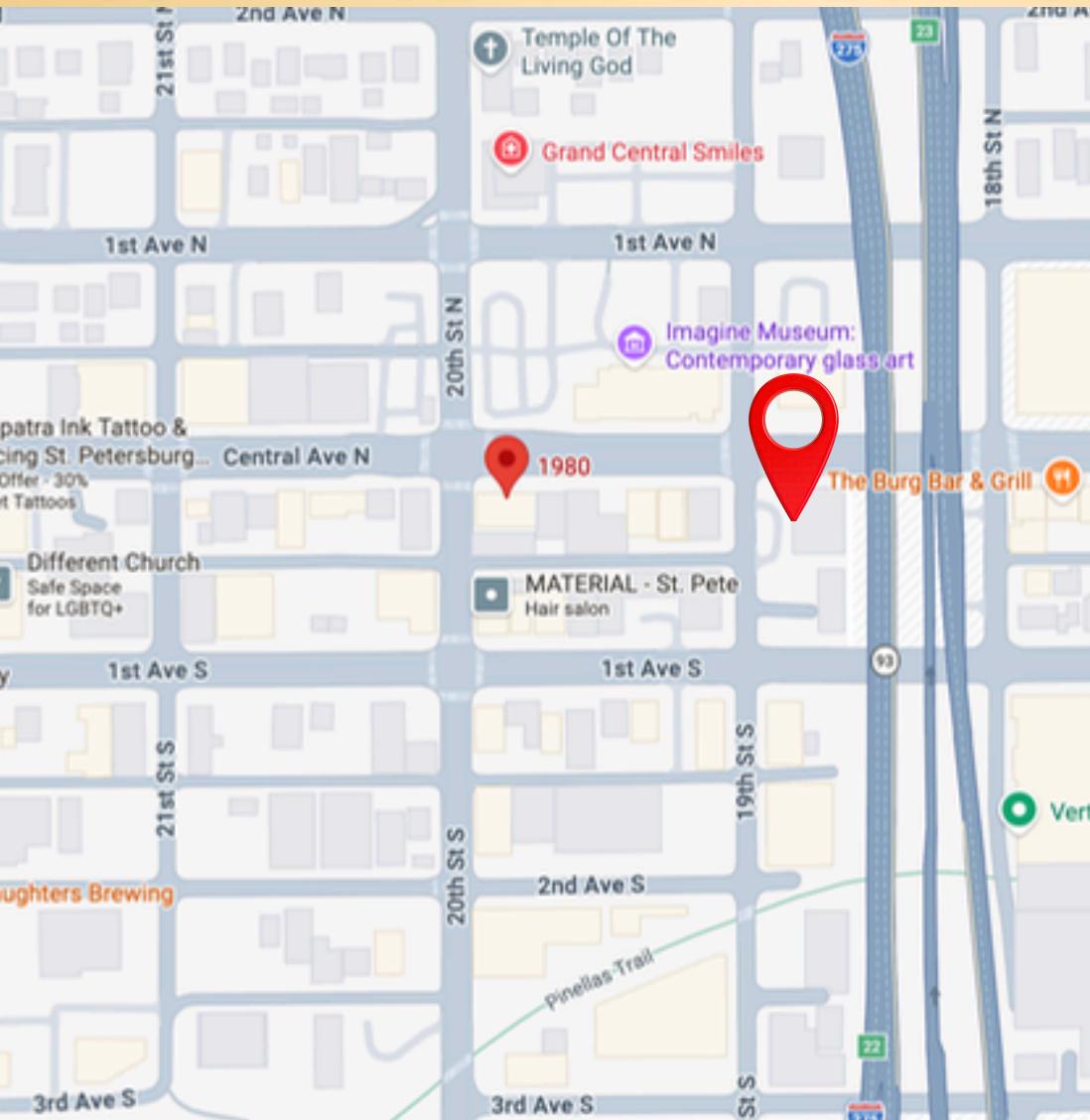


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NEARBY ATTRACTIONS

- POUR & DECOR
- PULPO KITCHEN + LOUNGE
- THE BURG BAR & GRILL
- ARTPOOL GALLERY
- OYSTER BAR ST. PETE
- LALA ST. PETE
- TROPHY FISH
- GRAND CENTRAL BREWHOUSE
- THE DOG BAR
- IMAGINE MUSEUM
- WAREHOUSE ARTS DISTRICT
- CENTRAL AVENUE DINING AND RETAIL CORRIDOR
- HISTORIC KENWOOD & PALMETTO PARK NEIGHBORHOOD

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