

# PROFESSIONAL 4TH STREET OFFICE FOR LEASE

3637 4th St N St. Petersburg, FL 33704



**Lease Rates:**  
**\$35.00/SF**  
**Full Service**

Kevin Yeager, VP Commercial Services  
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# Highlights



43,740 SF office building.  
3,576 SF available suite.



Common area renovations are underway



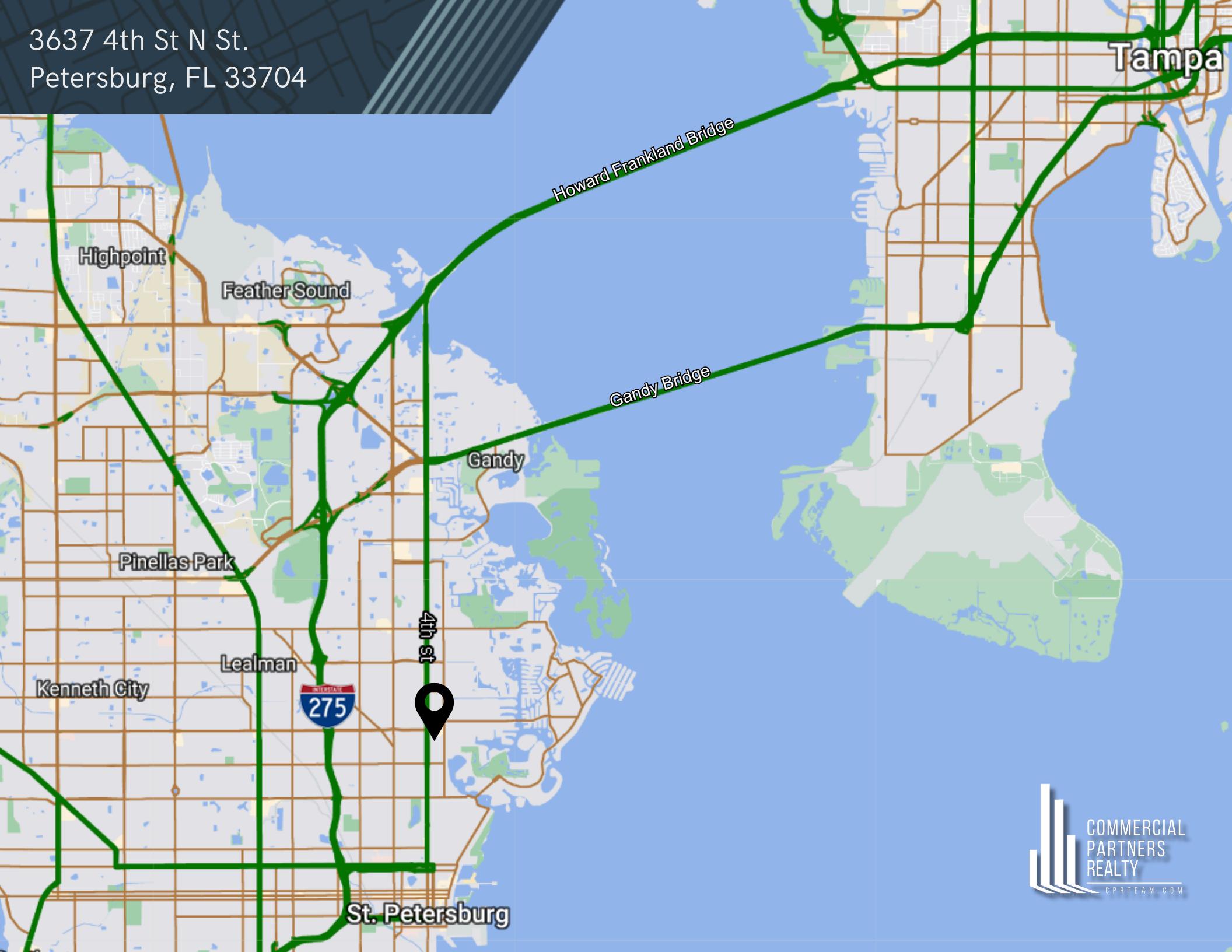
24-hour access available with  
video monitoring



Large availability of free parking spaces  
and a bus stop conveniently located  
right in front of the building

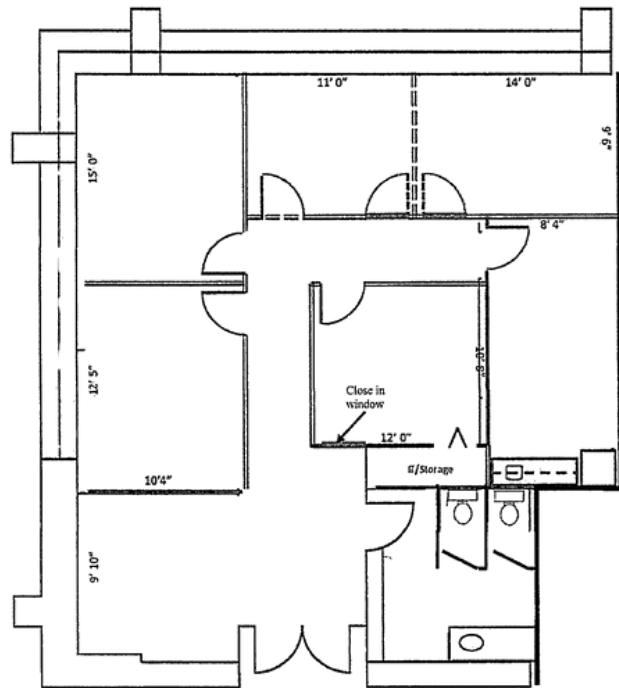


3637 4th St N St.  
Petersburg, FL 33704



# Property Description

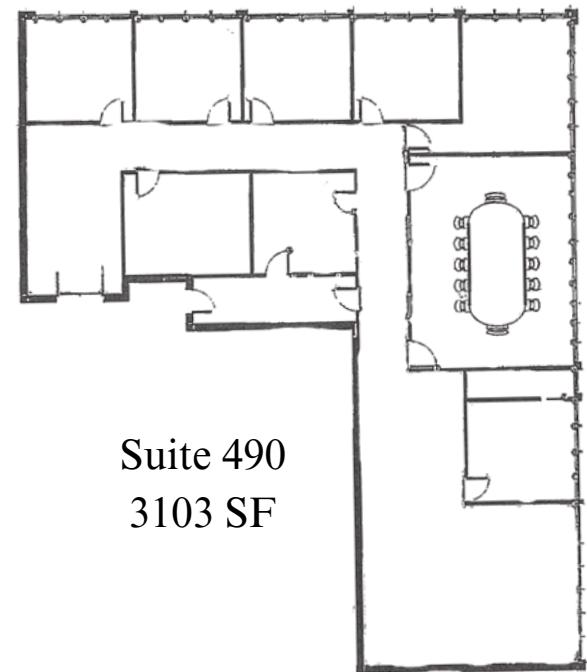
Conveniently located on 4th Street N, just 2 miles from downtown St. Petersburg, this property offers suites ready for immediate occupancy with pre-wired internet. It provides abundant parking, 24-hour access, and video monitoring for enhanced security. Situated in an established business district with national tenants, it enjoys high average daily traffic of over 36,000. Interior renovations are underway in the common area, adding to the property's appeal. With its prime location and proximity to downtown, this property is a highly desirable and convenient business location.



**Suite 101**  
1,527 SF



**Suite 103**  
3,090 SF



**Suite 490**  
3103 SF



# Listing Agent



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Kevin is the Vice President of Commercial Services at Commercial Partners Realty and has been in commercial real estate since 2003. Kevin manages tenant representation, landlord representation, investment sales, and owner/user transactions for our client's success. His clients appreciate his wealth of knowledge and professionalism in securing and closing deals.



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