COMING SOON! Three to four commercial retail/office spaces are going to be available soon for rent. Incredible location! High foot and car traffic that will drive a lot of customers to your business! Located on the edge of the Historic Old North East and Downtown St. Petersburg, in the historic 5th Avenue Lofts building!

5th Avenue Lofts
216 5th Ave North, St. Petersburg, FL 33701
5th Avenue Lofts Building Highlights:

- Highly coveted location for commercial retail or office on the corner of 2nd Street North and 5th Avenue North
- High foot and car traffic count
- Edge of Historic Old North East and Downtown St. Pete, walking distance to the museums, Beach Drive, Palladium, Coliseum event center and more!
- Historic building is currently undergoing many interior and exterior updates, including exterior paint job in fun, attractive, vibrant colors that are in harmony with Downtown St. Pete’s energy and vibe
- Commercial units are all on the 1st floor
- Second and third floors make up approximately 30 apartment units
- 3-4 commercial spaces are available: starting August 2018
- Contact for site visit: 727-418-5361 or email StPeteProperty.ContactUs@gmail.com

5th Avenue Lofts

216 5th Ave North, St. Petersburg, FL 33701
**Commercial Space #1: 444 2nd Street North**

- Sq Ft: 700 sq ft (approximate)
- Rent range: $1500-$1800/month ($26-$31 sq. ft.)
- Lease Type: Modified Gross
- Use: Retail/Office
- Availability: 30 days
- Lease terms: Negotiable
- Existing building out: Partial
- Space Condition: Average
- Layout: Open
- Amenities: High ceilings, industrial, loft look/feel
- Other: Restroom, central A/C

**Layout**

![Layout Diagram]

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3
**Commercial Space #2-#3*: 446 2nd Street North**

- Sq Ft: 1500 sq ft (approximate)
- Rent range: $3800-$4200/month ($30-$33 per Sq ft.)
- Lease Type: Modified Gross
- Use: Retail/Office
- Availability: 30 days
- Lease terms: Negotiable
- Existing building out: Partial
- Space Condition: Above average
- Layout: Open (with existing partitions)
- Amenities: High ceilings, industrial, loft look/feel
- Other: corner, open foyer, restroom, central A/C, wood floors, lighting
- *Option: space potentially divisible into 2 separate units

**Layout**

![Floor Plan Diagram]
Commercial Space #4: 216 5th Ave North Suite 100

- Sq Ft: 900 sq ft (approximate)
- Rent range: $2000-$2500/month ($27-$33 per sq. ft.)
- Lease Type: Modified Gross
- Use: Retail/Office
- Availability: 30 days
- Lease terms: Negotiable
- Existing building out: Partial
- Space Condition: Excellent
- Layout: Open
- Amenities: Newly renovated (flooring, bath, lighting, paint)
- Other: foyer, restroom, central A/C, tile floor, 2 private rooms

Layout
Contact for additional information or to schedule site visit.

5th Avenue Lofts Board of Directors:

Phone: 727-418-5361

Email: StPeteProperty.ContactUs@gmail.com

Serious inquiries only, these spaces will not last long!