

# CREATIVE OFFICE

100 7th Street S, Saint Petersburg, FL 33701



- ✓ 5,880 sf
- ✓ Flexible Lease Term
- ✓ Move in ready
- ✓ Full Chef's Kitchen



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,560 - 5,880 SF
<b>LEASE RATE:</b>	\$28.00 SF/yr (Full Service)
<b>TERM:</b>	Flexible Lease Term
<b>BUILDING SIZE:</b>	5,880
<b>MARKET:</b>	Tampa Bay
<b>SUBMARKET:</b>	Saint Petersburg

## PROPERTY OVERVIEW

Clean and spacious office space perfect for a collaborative work environment. Short term and traditional lease options available. Entering the space, you notice the volume ceiling, steel beams and impressive columns. A curved exposed brick interior wall, coupled with hardwood floors throughout add to the building's modern industrial aesthetic. Condo quality finishes including a full "Chef's Kitchen" and expansive second floor balcony, perfect for hosting events and casual meetings.

Most recently used as tech-office space, the building has hosted many networking and start-up events and is strategically wired for maximum connectivity. This is a highly secure building. The building's flexible open configuration offers many space options while still offering room to spread out and safely socially distance.

Both the ground floor and second floor have their own kitchen/break area and restroom(s). The first floor has (3) large offices and additional space for 9 workstations. (4) private call booths with laptop stations offer sound buffered break-out space. Tons of storage in the building including multiple large closets and built-in bookshelves.

The east portion of the ground floor was previously a recording studio and benefits from a private and separate kitchen and restroom plus additional storage. The insulated ceilings provide a quiet workspace. The second floor boasts room for 17 workstations, a large executive office with space for a couch and separate sitting area, (2) large meeting rooms or additional offices, plus a full kitchen and casual "living room" area, which could be converted to additional desk space.

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# "IN THE HEART OF THE ACTION"

100 7th Street S, Saint Petersburg, FL 33701



## LOCATION DESCRIPTION

This location has it all, walk to countless lunch spots, art galleries and retail shops, happy hour is literally a stone's throw away. Property sits directly on the Pinellas Trail at the corner of 1st Avenue N and 7th Street. Located just off of Saint Pete's most vibrant corridor, this area has a walk score "off the charts". Adjacent to the 600 Arts Block.

Directly across 7th Street sits the new luxury apartment complex, Hermitage Apartments. Grab a pub-sub at the newly completed downtown Publix, also catty-corner to the building. Plenty of entertainment and dining options close by as well including the acclaimed Rococo Steak House, the soon to be open Floridian Social Club, and multiple food hall concepts in the works.

## HIGHLIGHTS

~ Short Term Lease Available ~ This flagship building can also accommodate RETAIL concepts. With frontage on the Pinellas Trail and 1st Avenue S (the one-way artery connecting residents to downtown St Pete) this location would be perfect for a - side walk dining experience, wine loft, art gallery, yoga studio, or an office tenant looking for walk-in traffic.

Excellent branding potential; the building is calling for Mural! Bring your ideas and creativity. Ride your bike to the office. Ample parking available in close proximity. Enjoy the balcony spanning the length of the building with secure access from both street level and 2nd floor. High energy environment - modern office space in the heart of the action. Large windows throughout offer plenty of nature light.



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OFFICE FOR LEASE

# COLLABORATIVE ENVIRONMENT

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Full kitchen including washer/dryer, oven and range, and extra large subzero refrigerator



Large office / meeting room



2nd floor workstation pod



Call booths for privacy

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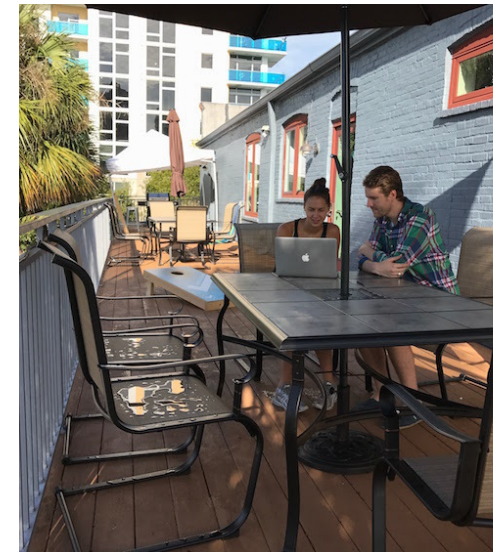
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OFFICE FOR LEASE

# FLAGSHIP OFFICE SPACE - DTSP

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