

OFFICE FOR SALE / LEASE



WITTNER WOLLMAN GROUP



757 ARLINGTON AVE N, ST. PETERSBURG, FL 33701

\$3,750,000

LEASE RATE \$27 / SF
MODIFIED GROSS

KW ST PETE
KELLERWILLIAMS®

JON WITTNER
813-610-9777

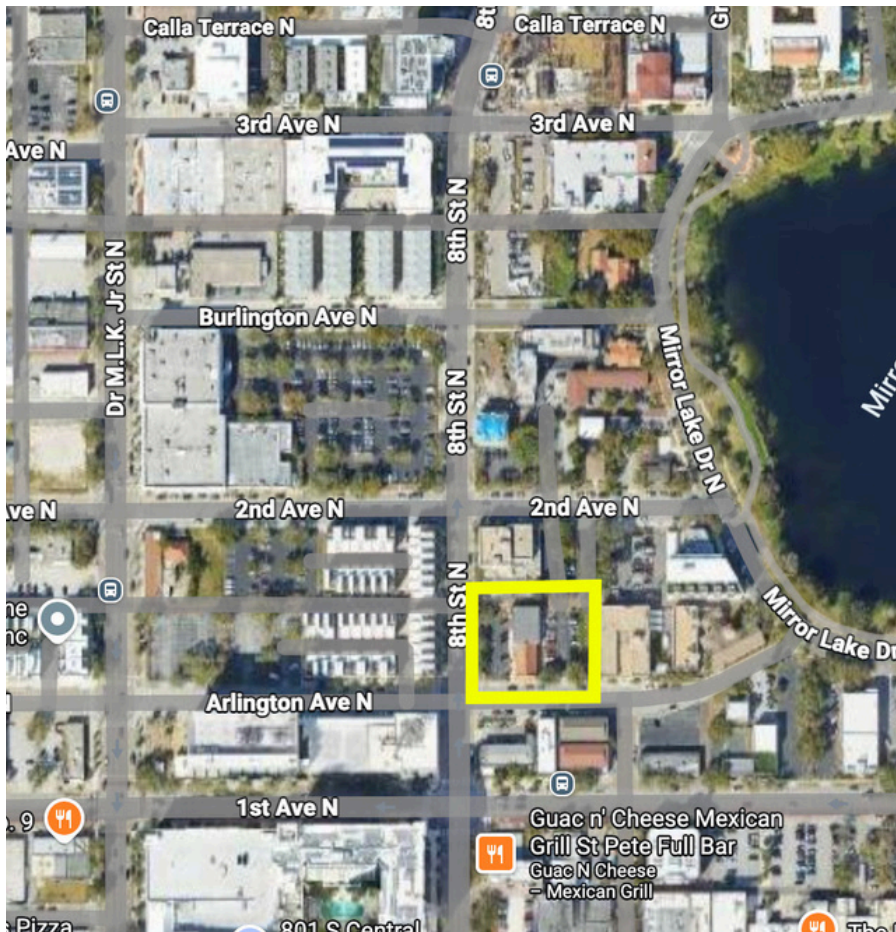
JAKE WOLLMAN
727-280-5592



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PROPERTY TYPE: OFFICE
LAND SIZE: 0.44 ACRE
SQUARE FOOTAGE: 7,799 SF
YEAR BUILT/RENOVATED: 1940/2010
PARKING: 27 SPOTS

PROPERTY HIGHLIGHTS

- 0.44-ACRE CORNER PARCEL IN DC-2 ZONING DISTRICT (HIGH-DENSITY DEVELOPMENT POTENTIAL)
- PRIME DOWNTOWN LOCATION NEAR CENTRAL AVENUE AND MIRROR LAKE
- 27 ON-SITE PARKING SPACES (3.4/1,000 SF)
- EXCELLENT VISIBILITY ON 8TH STREET N
- SURROUNDED BY ONGOING AND PLANNED REDEVELOPMENT PROJECTS
- IDEAL FOR LAW FIRMS, CPAS, INSURANCE, AND FINANCIAL PROFESSIONALS
- UPSTAIRS FILING ROOM

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