

2500 EMERSON AVE S | ST. PETERSBURG, FL

OFFICE + STUDIO SPACE

AVAILABLE FOR SALE & LEASE
IN THE WAREHOUSE ARTS DISTRICT



ARCHER
REAL ESTATE

BUILT FOR THE CREATIVE PROCESS





LOCATED IN THE WAREHOUSE ARTS DISTRICT, 2500 EMERSON AVENUE S IS A FREESTANDING BUILDING THAT BRINGS TOGETHER DESIGN, FUNCTIONALITY AND CREATIVE ENERGY IN A WAY FEW SPACES CAN.

AS A FILM STUDIO AND PROFESSIONAL RECORDING STUDIO DESIGNED BY THE WES LACHOT DESIGN GROUP, THE PROPERTY CARRIES A DISTINCT SOHO-INSPIRED FEEL, COMPLEMENTED BY PRIVATE OFFICES, A FULL KITCHEN, LOUNGE SPACE AND A FULLY BUILT-OUT STUDIO ENVIRONMENT.

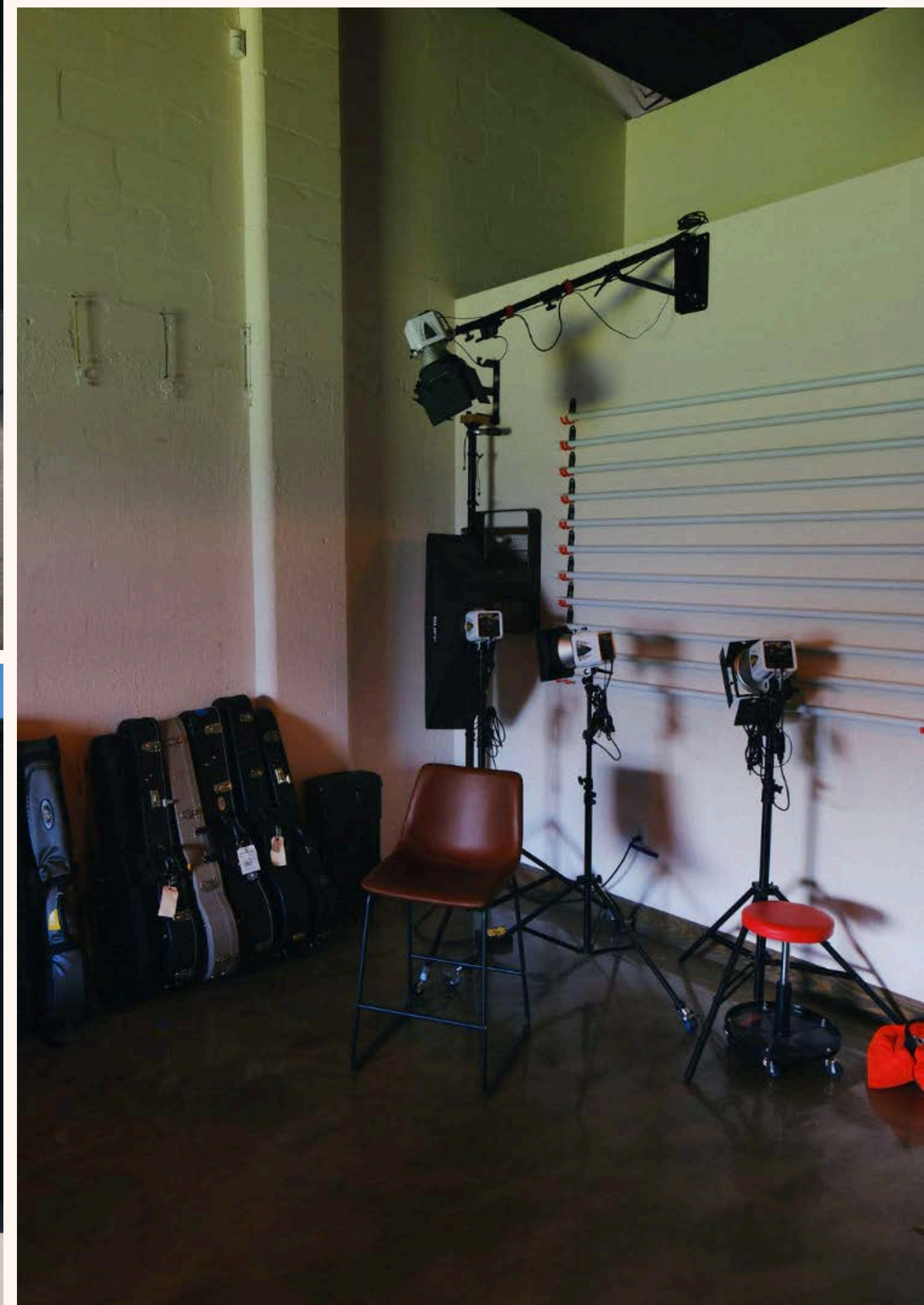
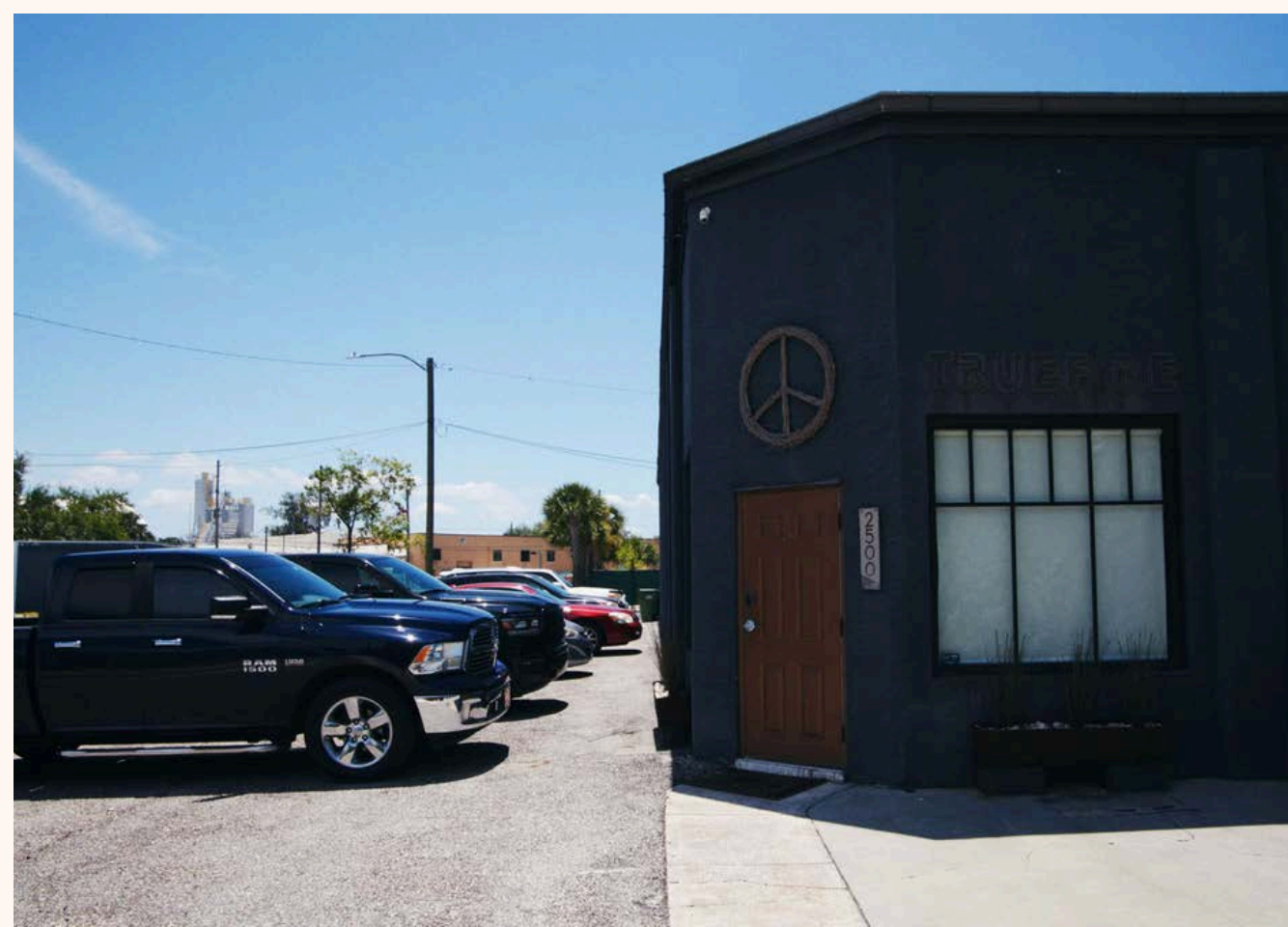
IDEAL FOR OFFICE, STUDIO OR LIVE/WORK USE, 2500 EMERSON AVE S SITS WITHIN THE NEWLY ADOPTED SUNRUNNER TEC OVERLAY. IT SUPPORTS A MORE WALKABLE, MIXED-USE NEIGHBORHOOD WHILE MAINTAINING THE CHARACTER THAT DEFINES THE DISTRICT.

PROPERTY DETAILS

- 4,875 SF AVAILABLE + OUTDOOR PATIO
- 12 DESIGNATED PARKING SPACES + ADDITIONAL SPACE ON VACANT ADJACENT LOT
- EXCELLENT ACCESS I-275, DOWNTOWN ST. PETE, BREWERIES, GALLERIES, RESTAURANTS AND MORE
- ASKING RENT: \$25-30 PSF NNN







DEMOGRAPHICS

The background image shows an outdoor patio area. On the left is a dark blue textured wall. On the right is a dark grey corrugated metal wall. The ground is a reddish-brown surface. In the foreground, there are several white plastic chairs and tables. In the background, there are orange awnings hanging from the ceiling. A red 'EXIT' sign is visible above a doorway in the distance.

POPULATION

1 MILE	13,786
3 MILES	125,582
5 MILES	259,401

AVG HH INCOME

1 MILE	\$87,735
3 MILES	\$104,969
5 MILES	\$107,215

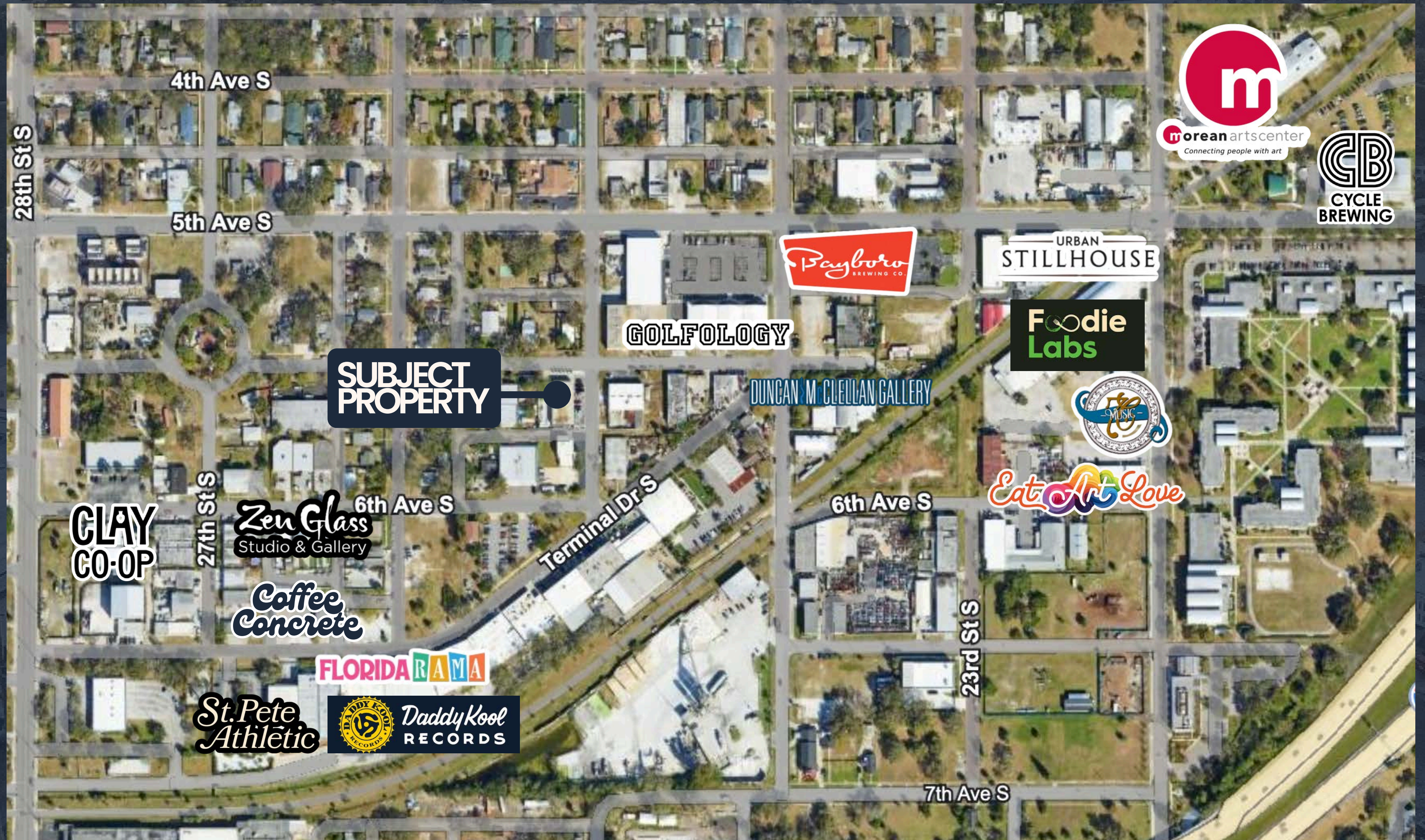
DAYTIME POPULATION

1 MILE	17,104
3 MILES	138,006
5 MILES	251,325

MEDIAN AGE

1 MILE	39.0
3 MILES	43.9
5 MILES	46.7

THE NEIGHBORHOOD





KYLE MASTERSON

CO-FOUNDER + PRINCIPAL
KYLE@ARCHERGROUPRE.COM
727-656-8337

LAUREN CAMPBELL

FOUNDER + MANAGING BROKER
LAUREN@ARCHERGROUPRE.COM
813-777-6258

This marketing material is intended for informational purposes only and does not constitute an offer or solicitation for the purchase or lease of real estate. All properties, prices, and availability are subject to change without notice. The information provided is believed to be accurate but is not guaranteed. Commercial real estate services are provided by Archer Real Estate, a licensed real estate brokerage.