



# Move-in Ready Office Space

*Rare 5,000-20,000 SF Available Near Downtown*

## \$32.00 psf Full Service

*3251 3rd Ave N, St. Petersburg, FL 33713*

 [727-822-4715](tel:727-822-4715)

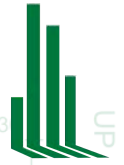
 [www.cprteam.com](http://www.cprteam.com)



# TABLE OF CONTENTS



2	<u>Property Overview</u>
3	<u>Aerial</u>
4	<u>General Summary</u>
5	<u>Highlights</u>
6	<u>Zoning Information</u>
8	<u>Floor Plans</u>
14	<u>Demographic Data</u>
16	<u>Listing Team</u>



An aerial photograph of a commercial property complex, featuring several multi-story buildings, parking lots, and surrounding greenery. The image is overlaid with a semi-transparent architectural grid and technical drawings, including lines, rectangles, and text like 'UP', '0.50', '1.10', and '0.80'. In the top right corner, there is a white bar chart icon. The overall aesthetic is professional and technical.

02

# PROPERTY OVERVIEW



**DOWNTOWN  
ST PETERSBURG**

**TROPICANA FIELD  
(REDEVELOPMENT SITE)**

**SUBJECT  
PROPERTY**

**3RD AVE N**

**34TH ST N  
(AADT: 44,500)**

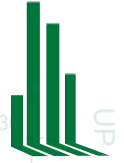


PROPERTY  
OVERVIEW

FLOOR  
PLANS

DEMOGRAPHIC  
DATA

LISTING  
TEAM



# GENERAL SUMMARY

BUILT IN  
**1971**

SITS ON A  
**3.01**  
ACRE PARCEL

Size  
**46,708**  
SF



Centrally located in St. Petersburg's North Kenwood corridor, this **±46,708 SF multi-tenant office property** sits on a 3.01-acre site between Downtown and the Grand Central District. Originally constructed in the early 1970's, it offers flexible layouts suited for a variety of office and service users, along with convenient on-site parking and easy access.

Positioned near **major corridors including 5th Avenue N and 34th Street N (±44,500 AADT)**, the property benefits from strong commuter traffic and excellent connectivity to surrounding residential neighborhoods and commercial hubs. Its central location supports both employee convenience and client accessibility, making it an ideal option for businesses seeking a well-located, functional workspace in a growing area.

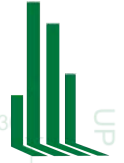


PROPERTY  
OVERVIEW

FLOOR  
PLANS

DEMOGRAPHIC  
DATA

LISTING  
TEAM



# HIGHLIGHTS



5,000-20,000 sf  
Available



Heating And  
Cooling Package



Private, In-Suite  
Restrooms



120 Parking  
Spaces



Flexible Floor  
Plan(s) to match  
Tenant's need



Flood Zone X



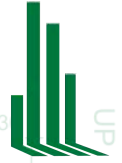
Recent \$6M  
Renovation



Fully Sprinklered



*Information herein is not warranted and subject to change without notice.  
We assume no liabilities for errors and omissions.*



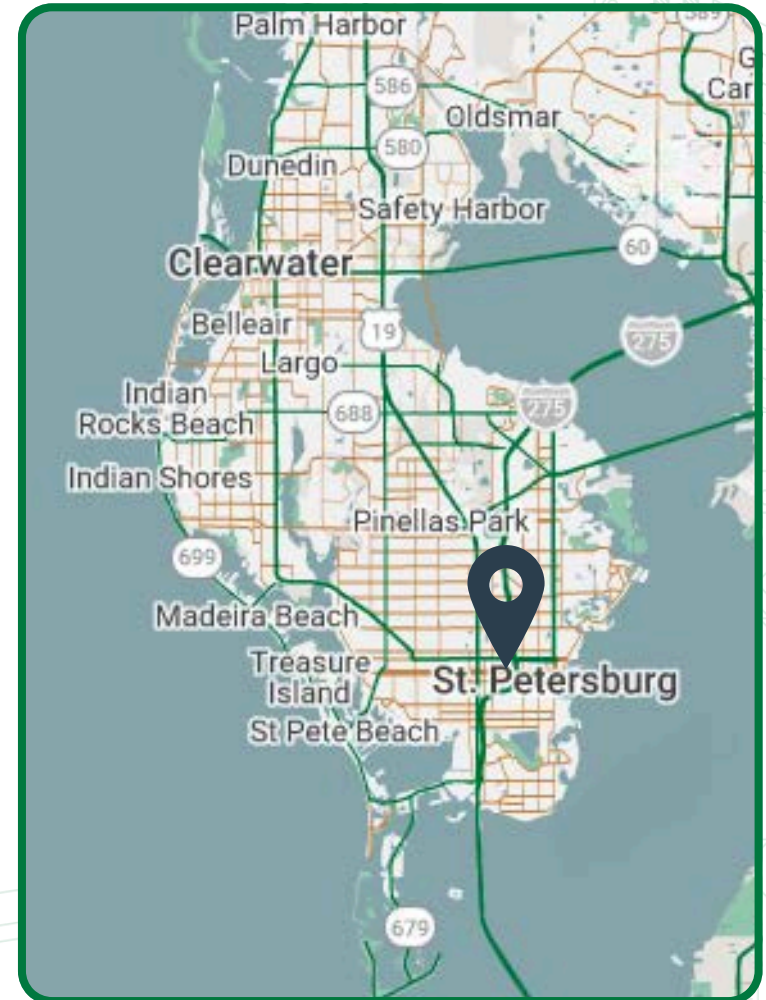
# ZONING DESCRIPTION

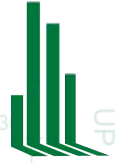
## CORRIDOR COMMERCIAL SUBURBAN 2 (CCS-2)

The property is zoned CCS-2, Corridor Commercial Suburban, a flexible commercial designation intended to support a wide range of retail, office, and service-oriented uses along key transportation corridors. This zoning allows for uses such as professional and medical office, retail establishments, restaurants, and personal services, while also accommodating select light commercial and mixed-use components subject to city approval. CCS-2 districts are designed to balance visibility and accessibility with compatibility to surrounding neighborhoods, making them well-suited for businesses seeking exposure along high-traffic corridors with convenient access and on-site parking.

## POTENTIAL USES

- Professional office (legal, financial, consulting, or insurance)
- Medical or wellness users (therapy, chiropractic, aesthetics, or specialty care)
- Boutique retail or showroom space
- Creative studio or flex office (marketing, design, co-working, or tech)





## 3251 3RD AVE N, ST. PETERSBURG, FL 33713

Positioned along a well-traveled corridor connecting Downtown St. Petersburg to surrounding neighborhoods, this location offers a dynamic opportunity for a wide range of users.

- Close Proximity to St. Anthony's & Bayfront Hospital
- Ideal for medical, wellness, and therapy users
- Strong referral network opportunity
- Central location for workforce-heavy tenants
- Recently renovated \$6M asset—limited large-block availability

An aerial photograph of a commercial building complex, overlaid with a semi-transparent architectural drawing grid. The grid includes various lines, rectangles, and circles, along with technical annotations such as 'UP', '0.50', '1.10', and '0.80'. In the top right corner, there is a stylized bar chart icon with four vertical bars of increasing height. The background shows several multi-story buildings, parking lots filled with cars, and surrounding greenery. In the distance, a city skyline is visible under a clear sky.

08

# FLOOR PLANS

PROPERTY  
OVERVIEW

FLOOR  
PLANS

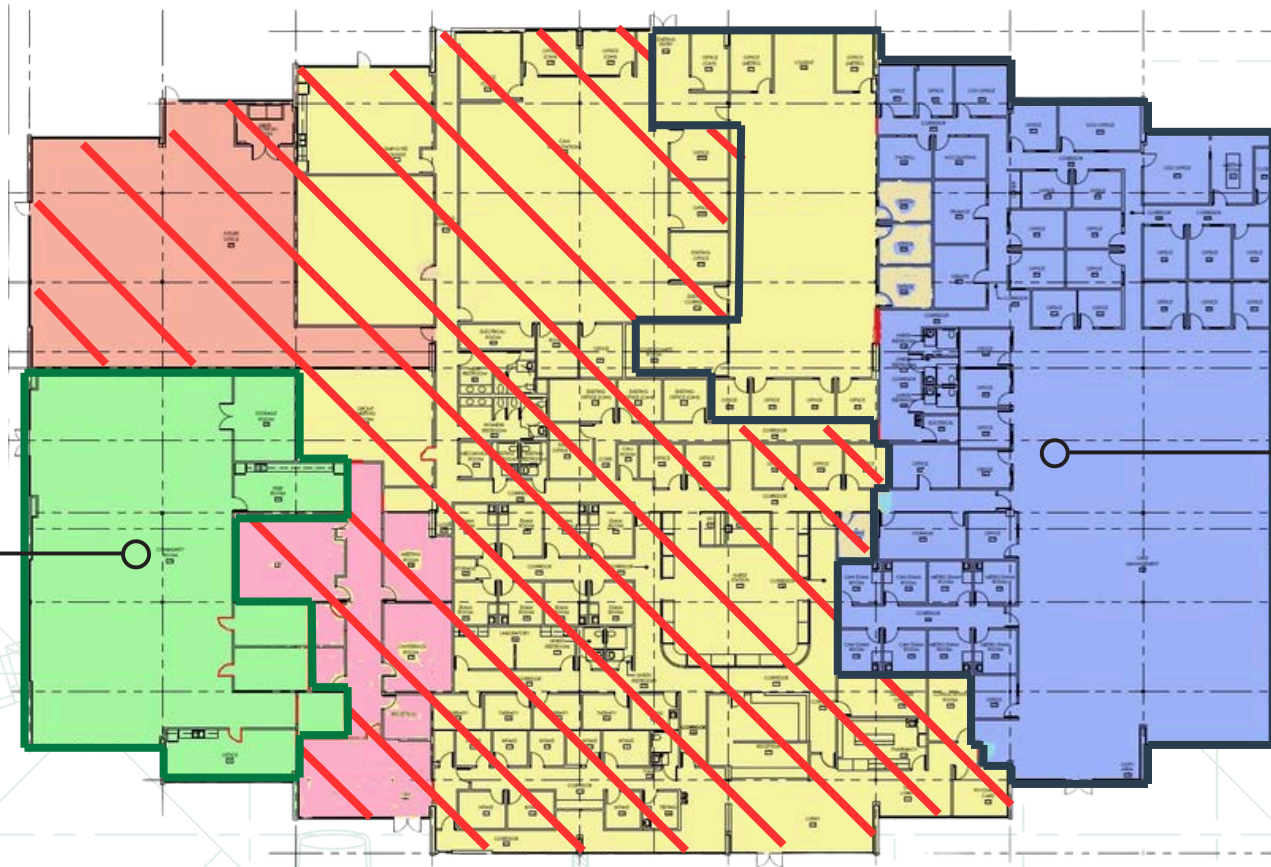
DEMOGRAPHIC  
DATA

LISTING  
TEAM

# Full Floorplan

Floor Plan 1

Floor Plan 2

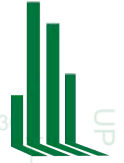


PROPERTY  
OVERVIEW

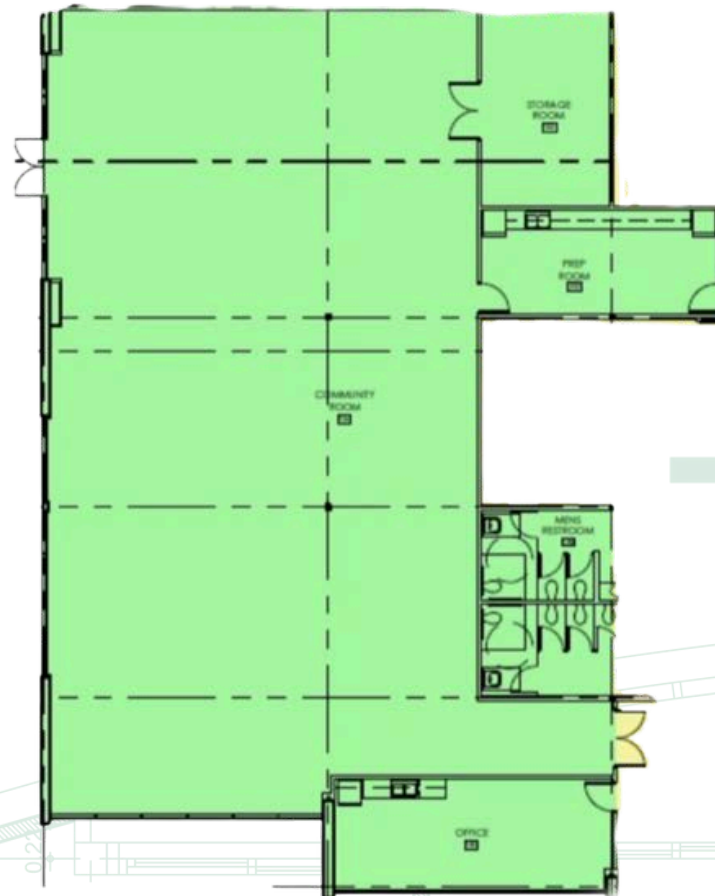
FLOOR  
PLANS

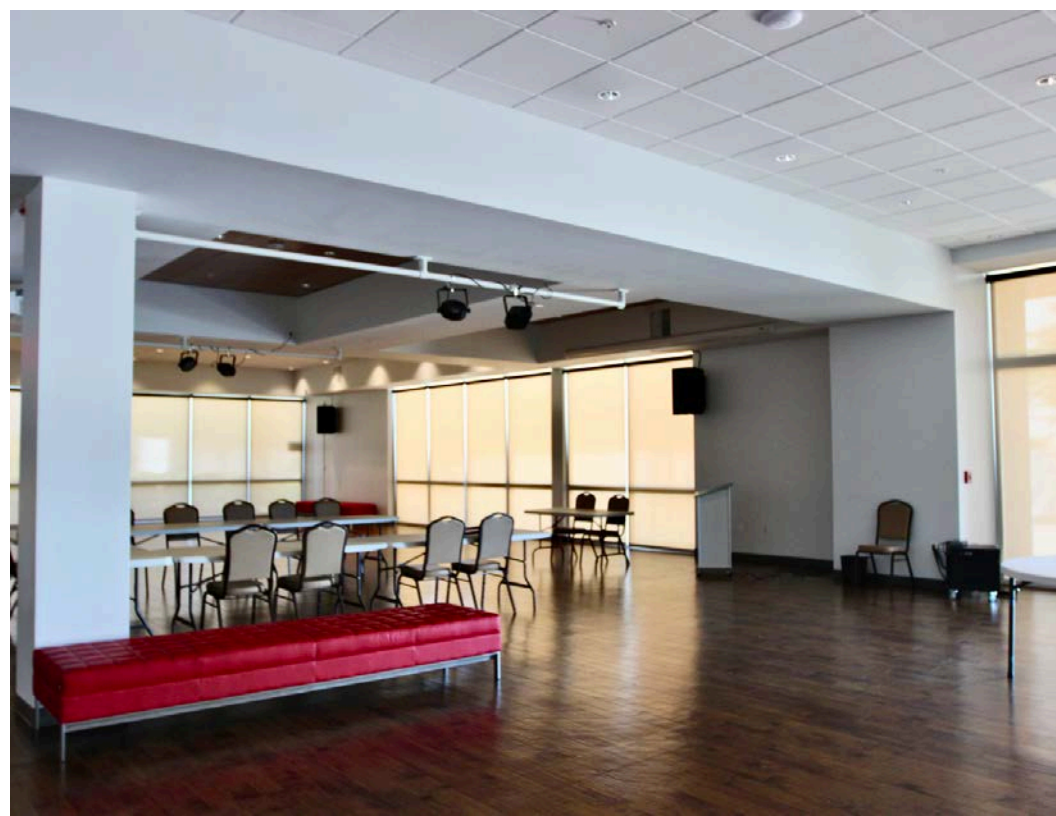
DEMOGRAPHIC  
DATA

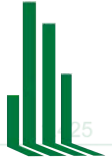
LISTING  
TEAM



# Floorplan 1 ~5K SF







# Floorplan 2 12-20K SF







14

# DEMOGRAPHIC DATA

PROPERTY OVERVIEW

FLOOR PLANS

DEMOGRAPHIC DATA

LISTING TEAM

# DEMOGRAPHIC SUMMARY

3251 3rd Ave N, St. Petersburg, FL 33713  
DRIVE OF 10 MINUTES



## KEY FACTS

**157,920** Population  
**44.8** Median Age

**75,643** Households  
**\$60,371** Median Disposable Income



## EDUCATION

**6.8%** No High School Diploma  
**29.1%** Some College/Associate's Degree

**24.8%** High School Graduate  
**39.4%** Bachelor's/Grad/Prof Degree



## INCOME

**\$73,171** Median Household Income  
**\$48,382** Per Capita Income  
**\$162,082** Median Net Worth



## EMPLOYMENT

**68.2%** White Collar  
**17.2%** Blue Collar  
**19.4%** Services  
**4.8%** Unemployment Rate



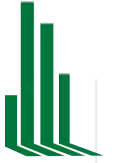
Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

PROPERTY  
OVERVIEW

FLOOR  
PLANS

DEMOGRAPHIC  
DATA

LISTING  
TEAM



**Jay Billings**  
*Commercial Specialist*

Jay@cprteam.com  
**(636) 219-9156**



**Harrison Gault**  
*Commercial Specialist*

Harrison@cprteam.com  
**(727) 677-8070**

**727-822-4715**

**www.cprteam.com**

**CommercialPartnersRealty**