

Built to Be a Destination

2232 2nd Avenue South
St. Petersburg, Florida 33712

Architecturally distinctive commercial environments designed for modern brands, hospitality concepts, wellness operators and customer-facing businesses seeking atmosphere, identity and visibility within the Warehouse Arts District.



PROPERTY SNAPSHOT

-  Approximately **36,000 SF** of adaptable commercial spacex
-  Flexible suite configurations from boutique environments to large-format opportunities
-  Dramatic interiors with architectural scale and modern finishes
-  Large street-facing windows designed for visibility, branding and natural light
-  Curated mix of established hospitality, wellness, retail and creative businesses
-  On-site parking and customer accessibility
-  TEC overlay supporting hospitality, showroom, office, retail and adaptive commercial uses
-  Positioned directly across from the planned I-MIX redevelopment introducing approximately 900 multifamily residences and new mixed-use activity
-  Immediate access to Downtown St. Petersburg, Central Avenue and the Warehouse Arts District

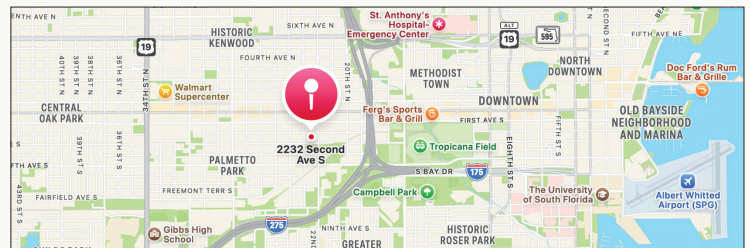


IDEAL USES

-  **HOSPITALITY & BEVERAGE CONCEPTS**
-  **WELLNESS & FITNESS STUDIOS**
-  **SHOWROOM & SPECIALTY RETAIL**
-  **CREATIVE OFFICE & STUDIO ENVIRONMENTS**
-  **BOUTIQUE SERVICE BUSINESSES**
-  **EDUCATIONAL & TRAINING CONCEPTS**
-  **HYBRID COMMERCIAL & CUSTOMER-FACING USES**
-  **DESIGN, PRODUCTION & MAKER-ORIENTED BUSINESSES**

Positioned Within an Emerging Creative Corridor

2232 sits at the center of one of St. Petersburg's most active adaptive redevelopment corridors — surrounded by hospitality, fitness, creative operators and continued residential investment driving the evolution of the Warehouse Arts District into a more connected and destination-oriented urban environment.



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