

The 2200 Building

Spaces for contemporary, experience-driven businesses

2232 2nd Avenue South | St. Petersburg, Florida | 33712



Flexible modern environments designed for retail,
hospitality, showroom, wellness and concept shops



Designed for Brands, Built for Growth

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More than simply functional space, 2232 2nd Avenue South was designed to support experiential and customer-facing businesses seeking adaptable environments with architectural character and operational flexibility.

Large-format interiors, expansive street-facing windows, natural light, flexible configurations and on-site parking create opportunities for operators seeking a more intentional commercial environment within one of St. Petersburg's fastest-growing creative districts.



Large-format interiors, natural light and strong street presence create opportunities for wellness, beauty and service-oriented businesses focused on customer experience and brand identity.

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At the Center of St. Petersburg's Next Chapter

Great businesses deserve more than generic space.

2232 2nd Avenue South was designed for businesses that value visibility, atmosphere and customer experience as much as operations. Located within the Warehouse Arts District and directly across from the transformative I-MIX redevelopment — a planned mixed-use district expected to introduce approximately 900 multifamily residences along with new retail, hospitality and pedestrian-oriented environments — the property is positioned at the center of one of St. Petersburg's most significant emerging redevelopment corridors.

Defined by architectural character, adaptable layouts, attractive price points and strong street presence, 2232 offers commercial environments rarely found within traditional commercial projects. Whether expanding, relocating or establishing a flagship presence, businesses benefit from the flexibility provided by the property's TEC overlay supporting hospitality, showroom, retail, office, creative and adaptive commercial uses.



6 Flexible layouts and architectural scale accommodate boutique fitness, wellness and membership-driven concepts designed to build community and customer loyalty.

7 THIS IS WHERE CHANGE HAPPENS



Ideal for:

- Experiential Retail & Concept Shops
- Hospitality & Beverage Concepts
- Boutique Fitness & Wellness Studios
- Showroom & Demonstration Environments
- Membership Clubs & Social Concepts
- Educational & Training Environments
- Creative Production & Maker Businesses
- Specialty Manufacturing & Fabrication
- Hybrid Commercial & Operational Uses

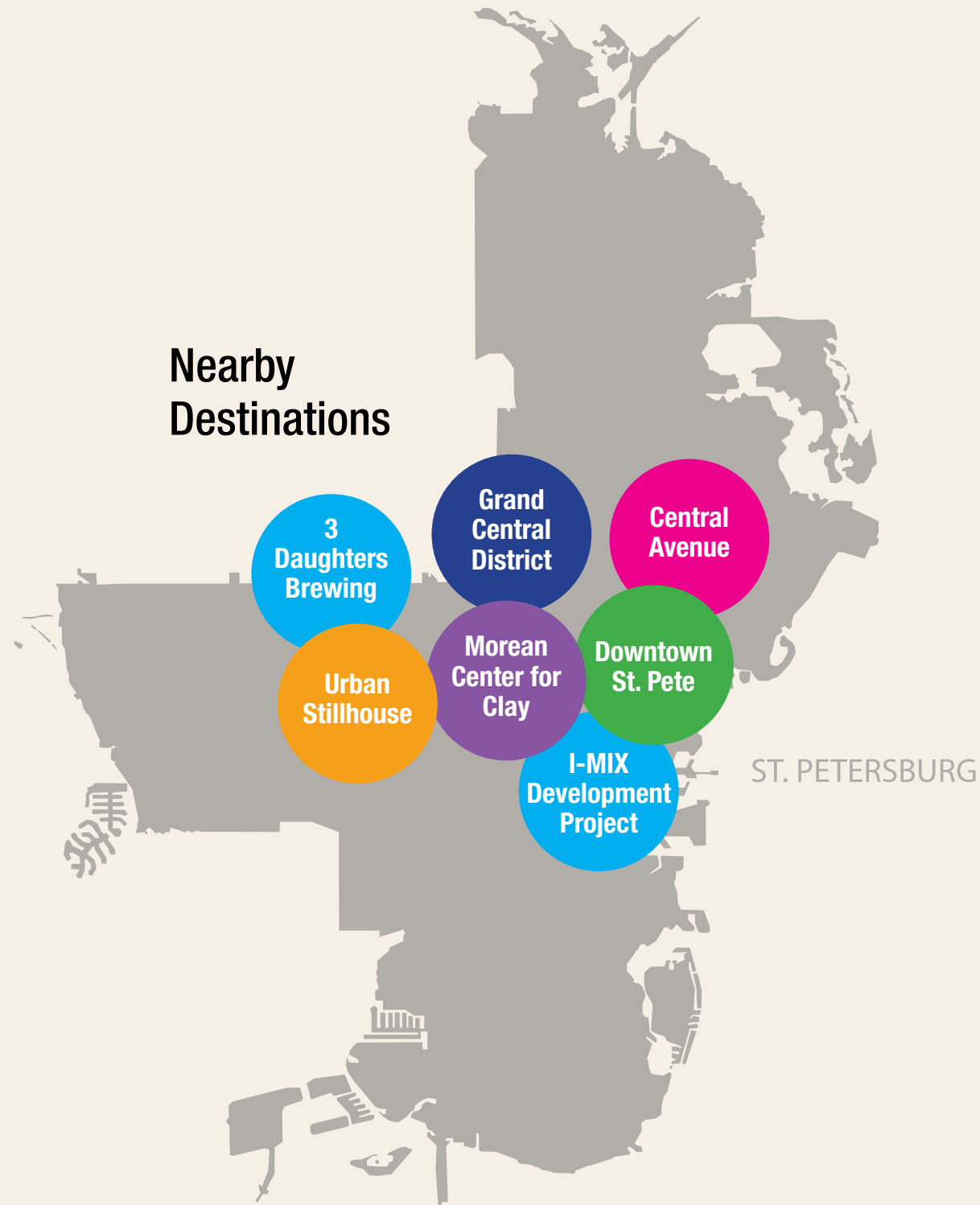
Customer-facing environments create opportunities for hospitality concepts designed around atmosphere, gathering and neighborhood connection.





Showroom, retail and experiential concepts can combine product, demonstration and customer engagement within a highly adaptable commercial environment.

Nearby Destinations



Located at the center of St. Petersburg's evolving Warehouse Arts District, The 2200 Building connects businesses to some of the city's most active creative, hospitality and entertainment destinations.



Property Highlights:

- Distinctive commercial environment with strong street presence and natural light
- Flexible suite configurations from 700 SF to 36,000 SF
- High ceilings up to 15 feet with adaptable open layouts
- Located within the Warehouse Arts District surrounded by established fitness, hospitality, retail and creative operators
- Positioned directly across from the planned I-MIX redevelopment introducing approximately 900 multifamily residences and new mixed-use activity
- TEC overlay supporting hospitality, showroom, retail, office, wellness, creative and adaptive commercial uses
- Grade-level loading and operational access • On-site parking
- Immediate access to Downtown St. Petersburg, Central Avenue and I-275

Available suites may be leased individually, combined or consolidated to create up to 11,255 sf of contiguous space.



A curated mix of fitness, wellness, retail and creative businesses contributes to the energy, visibility and community that define The 2200 Building. Join an established tenant ecosystem that continues to attract customers, businesses and investment to the surrounding district.



Discuss the Opportunity

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