

2500 EMERSON AVE S | ST. PETERSBURG, FL

OFFICE + STUDIO SPACE

AVAILABLE FOR SALE & LEASE
IN THE WAREHOUSE ARTS DISTRICT



ARCHER
REAL ESTATE



STAY TRUE

Fats Domino

360's

BB King

Howlin' Wolf

Son and Us

Howlin' Wolf Band

EXIT



**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
- SPACE INCLUDES: RECEPTION WITH 2 DESKS, 4 OFFICE/ROOMS, COMMON SITTING AREA, BREAKROOM WITH KITCHENETTE, RECORDING STUDIO, STORAGE/CLEANING CLOSET, MENS AND WOMENS BATHROOMS
- COMPLETELY REMODELED IN 2015, HURRICANE RATED WINDOWS, BLOCK STRUCTURE, METAL ROOF
- 12 DESIGNATED PARKING SPACES + ADDITIONAL SPACE ON VACANT ADJACENT LOT
- FLOOD ZONE X, ON 0.27 ACRES
- 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





ARCHER

REAL ESTATE

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