



**JonnY RenO La Budde**  
 Licensed Agent  
 St. Petersburg

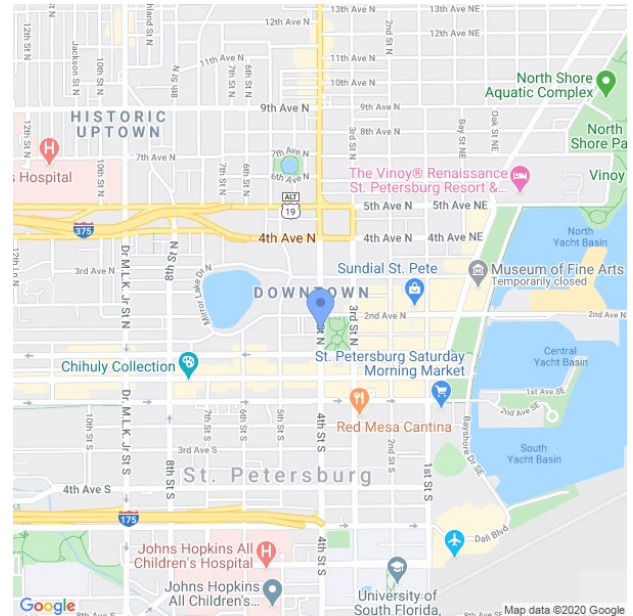
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# WILLIAMS PARK WEST

130 4TH STREET NORTH, SAINT PETERSBURG, FLORIDA 33701

COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE **\$28.00-\$29.00 /SQFT FS**  
 ZONING **DC-1**  
 CLASS **A**  
 STATUS **EXISTING**  
 YEAR BUILT **2011**  
 YEAR RENOVATED **2018**  
 STORIES **2**  
 VACANCY **33%**

GROSS BLDG **41,000 SQFT**  
 TOTAL AVAIL **22,000 SQFT**  
 AVAIL **14,000 TO 0 SQFT**  
 RBA **28,000 SQFT**  
 CONTIG SPACE **28,000 SQFT**  
 AVAIL PARKING **2/1000SQFT**  
 CEILING HEIGHT **12.0 FT**  
 MARKET **TAMPA BAY**  
 SUB-MARKET **DOWNTOWN ST PETERSBURG**

- Florida Opportunities • Tampa Bay Metro Area • St Petersburg Market • Downtown District
- Prime Time Location • 4th Street North Address • Class A Office Space • Park Views • Superb Walk-ability
- 3 per 1000 Parking • New Parking Structure • Naming Rights • Fine Finishes • Custom Space Planning
- Convenience • Proximity • Only 3,000 sf minimum




Downtown Scarcity - St Pete is running out of Office Space Availability in Downtown. Our Offer is a Brand New Construction ready for Class A Build Out. Here is an opportunity to have your Office customized with your floor plan and

your finishes. Your Office would be in the core of downtown with views of the Park. There is 28,000 sf total available on 2 floors, consisting of 14,000 sf per floor. Currently, the minimum requirement is 3,000 sf. Three per 1,000 Parking is available in a New Parking Structure. Building Naming Rights are available too. The Site and Space is available for all sorts of professions such as Legal, Accounting, Financial, Tech, Insurance, Medical and more. There is also space or floors available for Co-Work Space Operators or Start Up Incubator Co-Ops.

St Petersburg is a key part of the Tampa Bay Market. Tampa Bay is the third largest Metropolitan Statistical Area in the South and 18th largest MSA in the nation. St. Petersburg has a higher average household income than Miami, Orlando or Tampa. It has the greatest number of households with a net worth in excess of \$1 million in the Tampa Bay area.

Location Description: Excellent downtown location on the best commercial corridor in St. Petersburg "4th Street North". The Address is 136 4th Street North between 1st Ave N and 2nd Ave N on 4th Street N \* One block away from City Hall, the Courthouse and Central Ave. \* Only minutes to the University and three major hospitals - John Hopkins All Children's, Bayfront Hospital and St Anthony's Hospital. Two blocks way from the Sundial \* Less than a 2 minute walk to Beach Drive \* The Site is only minutes from Old Northeast, Snell Isle, Shore Acres, Kenwood, Old Southeast, Euclid and Uptown neighborhoods \* Only 13 minutes to Tampa \* Only 12 minutes to the Beaches, Tierra Verde and the Skyway

 3 Spaces

		
TYPE: <b>OFFICE BUILDING</b>	AVAILABLE: 5,000 SqFt	LEASE RATE: \$28.00 FS
SUITE/UNIT: 201	FLOOR: 2	DATE AVAIL: 4/17/2018
MIN DIVISIBLE: 5,000 SqFt	MAX CONTIGUOUS: 28,000 SqFt	
		
TYPE: <b>CREATIVE/LOFT</b>	AVAILABLE: 3,000 SqFt	LEASE RATE: \$28.00 FS
SUITE/UNIT: 202	FLOOR: 2	MIN DIVISIBLE: 3 SqFt
MAX CONTIGUOUS: 28 SqFt		
		
TYPE: <b>CREATIVE/LOFT</b>	AVAILABLE: 14,000 SqFt	LEASE RATE: \$29.00 FS
SUITE/UNIT: 301	FLOOR: 3	MIN DIVISIBLE: 3 SqFt
MAX CONTIGUOUS: 14 SqFt		