



## **DOWNTOWN ST. PETERSBURG OFFICE/MEDICAL SPACE FOR LEASE!**

1401 5th Ave N, St Petersburg, FL 33705

### **EXECUTIVE SUMMARY**



### **OFFERING SUMMARY**

Available SF:	13,623 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.69 Acres
Buildout Available	Yes
Year Built:	1977
Building Size:	13,938 SF
Renovated:	2022
Zoning:	ALE
Market:	St. Petersburg
Submarket:	Tampa

### **PROPERTY OVERVIEW**

AMAZING OFFICE/MEDICAL BUILDING IN DOWNTOWN ST. PETERSBURG, FL FOR LEASE. LOCATED IN THE HISTORIC UPTOWN NEIGHBORHOOD! THE PROPERTY IS PERFECT FOR OFFICE, RETAIL, OR MEDICAL USE AS IT CONTAINS OVER 20 OFFICE SUITES, LARGE CORRIDORS, AND AMPLE SPACE FOR CONFERENCE ROOMS. THE OWNER IS WILLING TO ALLOW FOR BUILDOUT FOR ANY USE. THE SPACE CAN BE DIVIDED INTO TWO SPACES ONE ON EACH FLOOR.

LEASE TERMS ARE AS FOLLOWS: 13,623 RENTABLE SF, \$14\$ SF/YR, NNN LEASE, 5-20 YEAR TERM, BUILDOUT INCLUDED. THE TENANT IS RESPONSIBLE FOR EXPENSES AT THE PROPERTY.

### **AVAILABLE SPACES**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
1401 5th Ave N	\$14.00 SF/yr	MEDICAL/OFFICE/RETIAL	6,900 - 13,623 SF

### **David Rosenthal**

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david@grimaldicommercialrealty.com

### **Kari L. Grimaldi/ Broker**

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### **COMPLETE HIGHLIGHTS**

#### **LEASE HIGHLIGHTS**

- 13,629 OF AVAILABLE SPACE FOR LEASE IN DOWNTOWN ST. PETE!
- OFFICE/MEDICAL
- LOCATED IN THE HEART OF HISTORIC UPTOWN IN ST. PETERSBURG, FL!
- \$14 SF/YR & BUILDOUT AVAILABLE!
- OVER 40 PARKING SPACES AND SIGNAGE FACING 5TH AVE N!
- BUILDOUT AVAILABLE FOR ALL NEW TENANTS!
- PURE NNN LEASE, THE TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY!
- ONLY 30 FEET FROM ST. ANTHONY'S HOSPITAL!
- 15 MINUTES FROM SOUTH TAMPA AND TAMPA INTERNATIONAL AIRPORT!
- DIVISIBLE BY FLOOR (6,900 S/F) PER FLOOR
- TERMS NEGOTIABLE!



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### **PROPERTY DESCRIPTION**

#### **PROPERTY DETAILS**

BEAUTIFUL TWO-STORY OFFICE/MEDICAL BUILDING IN THE HEART OF HISTORIC UPTOWN IN DOWNTOWN ST. PETERSBURG. THE BUILDING HAS OVER 13,000 S/F AVAILABLE FOR RENT, WITH BUILD-OUT AVAILABLE TO ANY NEW TENANTS. THE PROPERTY SITS IN AN AMAZING LOCATION DIRECTLY NEXT TO ST ANTHONY'S HOSPITAL, THE #1 HOSPITAL IN ST PETERSBURG, AND IS LISTED IN THE TOP FEW HOSPITALS IN THE STATE. ST ANTHONY'S CONTINUES TO GROW AND IS COMPLETING A \$158 MILLION EXPANSION.

THE PROPERTY SITS DIRECTLY IN THE MIDDLE OF THE LARGE MEDICAL CORRIDOR OF DOWNTOWN ST. PETE. THIS AMAZING SITE, HAS TWO FLOORS WITH OVER 6,900 SF OF RENTABLE SPACE ON EACH LEVEL. THE PROPERTY HAS AN UPDATED ROOF AS WELL AS PLUMBING AND HVAC UPDATES IN THE PAST 5 YEARS. THE BUILDING HAS OVER 40 PARKING SPACES IN THE FRONT PARKING LOT AND A GATED LOT IN THE REAR WITH PYLON SIGNAGE FACING 5TH AVE N. THE PROPERTIES ENTRANCE IS LESS THAN A MILE FROM INTERSTATE I-275 CONNECTING ST. PETERSBURG WITH TAMPA, FL!

THE PROPERTY IS PERFECT FOR OFFICE, RETAIL OR MEDICAL USE AS IT CONTAINS OVER 20 OFFICE SUITES, LARGE CORRIDORS, AND AMPLE SPACE FOR CONFERENCE ROOMS. THE OWNER IS WILLING TO ALLOW FOR BUILDOUT FOR ANY USE. THE SPACE CAN BE DIVIDED BY 1ST AND 2ND FLOOR. LEASE TERMS ARE AS FOLLOWS: 13,623 RENTABLE SF, 14\$ P/S/F, PURE NNN LEASE, 5-20 YEAR TERM, BUILDOUT INCLUDED. TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.



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### PROPERTY DETAILS

Lease Rate	\$14.00 SF/YR
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#### LOCATION INFORMATION

Building Name	DOWNTOWN ST. PETERSBURG OFFICE/MEDICAL SPACE FOR LEASE!
Street Address	1401 5th Ave N
City, State, Zip	St Petersburg, FL 33705
County	Pinellas
Market	St. Petersburg
Sub-market	Tampa
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-275
Nearest Airport	TAMPA INTERNATIONAL AIRPORT

#### BUILDING INFORMATION

Building Size	13,938 SF
Building Class	B
Number of Floors	2
Average Floor Size	6,996 SF
Year Built	1977
Year Last Renovated	2022
Gross Leasable Area	13,623 SF
Construction Status	Existing
Framing	BLOCK
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

#### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	ALE
Lot Size	30,236 SF
APN #	13-31-16-10062-000-0680
Lot Depth	1,200 ft
Amenities	13,000 SF OF RENTABLE SPACE, 2 FLOORS, OVER 20 OFFICE SUITES, BUILD OUT AVAILABLE!
Waterfront	No
Power	Yes

#### PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	40

#### UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	1, IN GOOD WORKING CONDITION.
Freight Elevator	Yes
Number of Elevators	1
Central HVAC	Yes
HVAC	NEW HVAC UNITS PUT IN IN 2020!
Broadband	Cable
Centrix Equipped	Yes
Restrooms	8.5
Landscaping	YES
Gas / Propane	Yes

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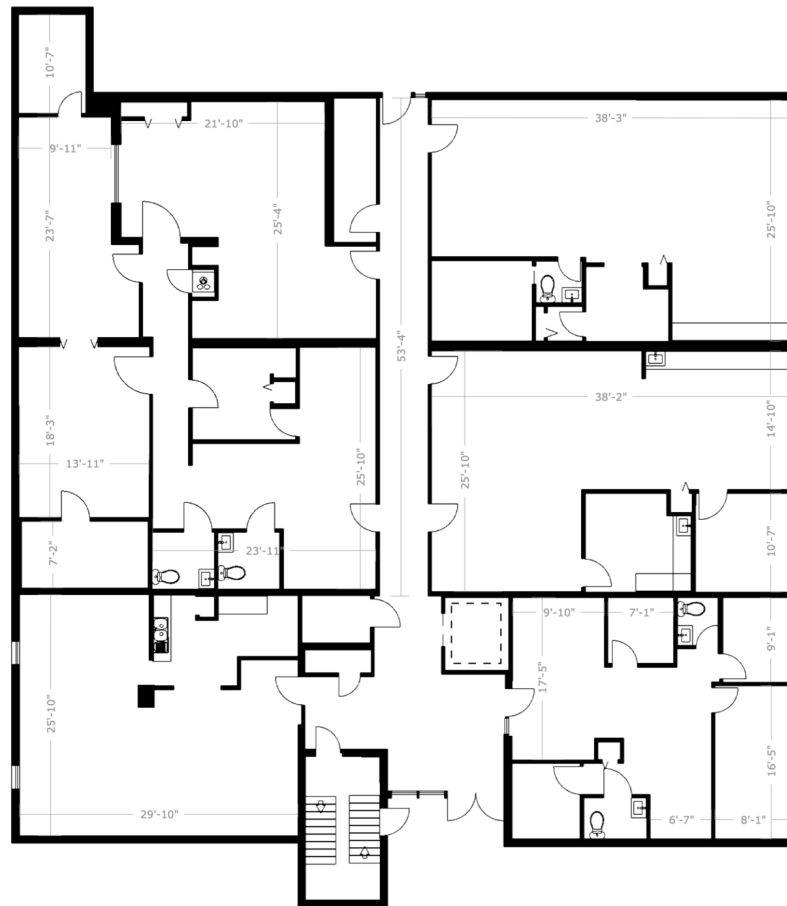
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### FLOOR PLAN 1SR FLOOR

# 1401 5th Ave N

St Petersburg, FL 33705



1st Floor

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### ADDITIONAL PHOTOS

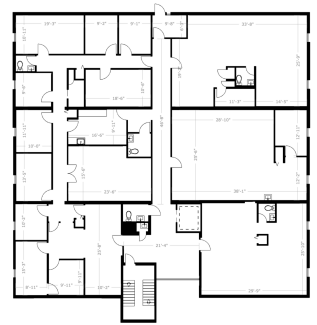


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FL 33705



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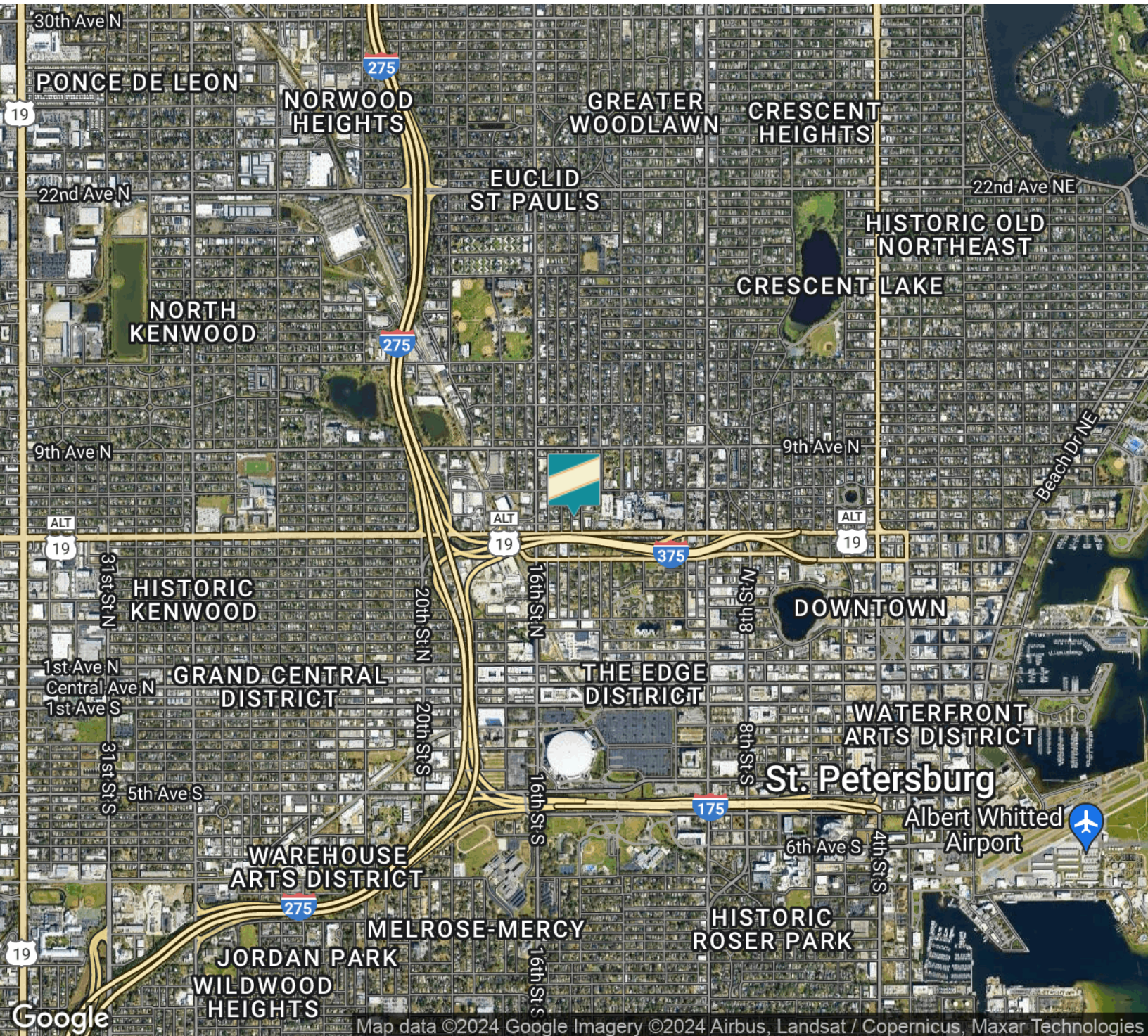




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### LOCATION MAP



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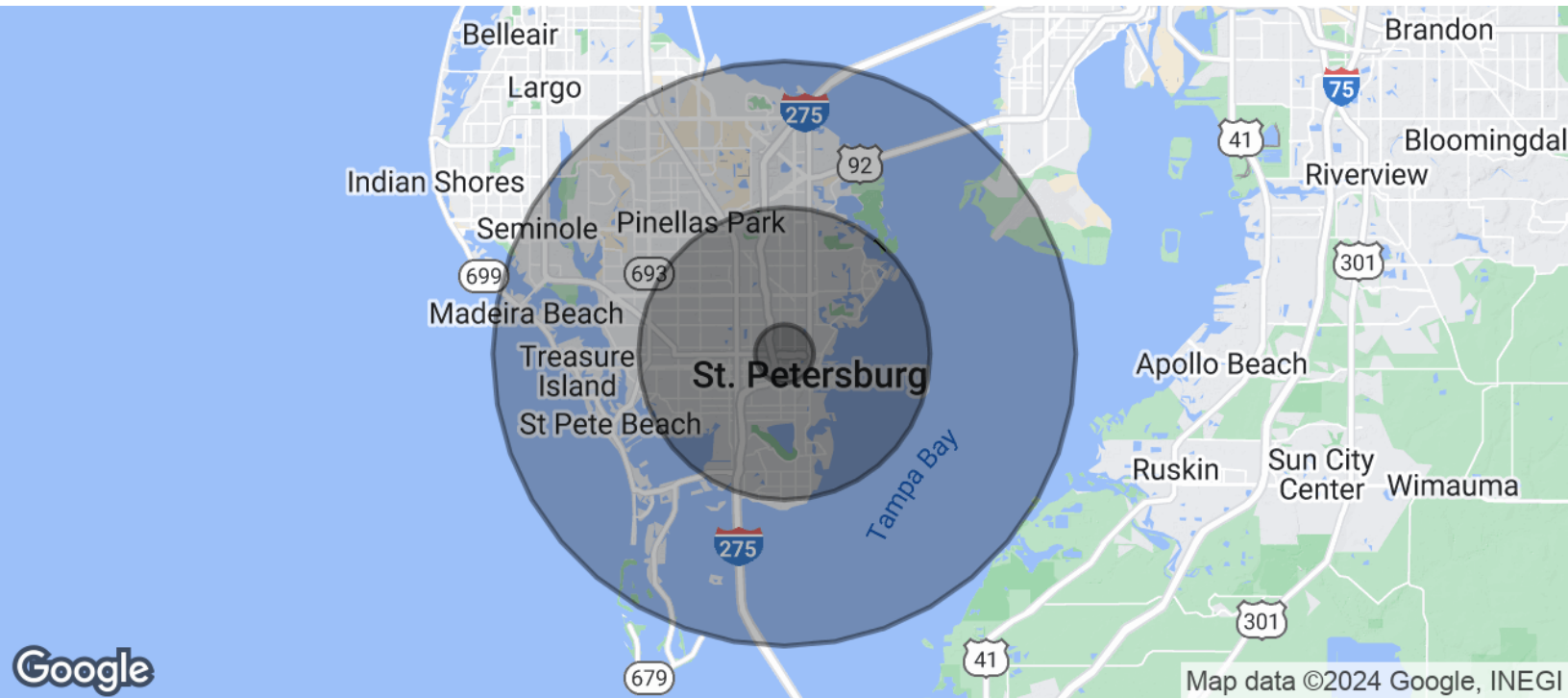




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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

##### 1 MILE

##### 5 MILES

##### 10 MILES

Total Population	15,648	263,475	471,484
Average Age	43.8	43.9	45.6
Average Age (Male)	45.2	43.2	44.5
Average Age (Female)	42.8	44.6	46.8

#### HOUSEHOLDS & INCOME

##### 1 MILE

##### 5 MILES

##### 10 MILES

Total Households	10,380	134,735	252,883
# of Persons per HH	1.5	2.0	1.9
Average HH Income	\$55,362	\$65,863	\$64,681
Average House Value	\$264,579	\$242,897	\$242,288

2020 American Community Survey (ACS)

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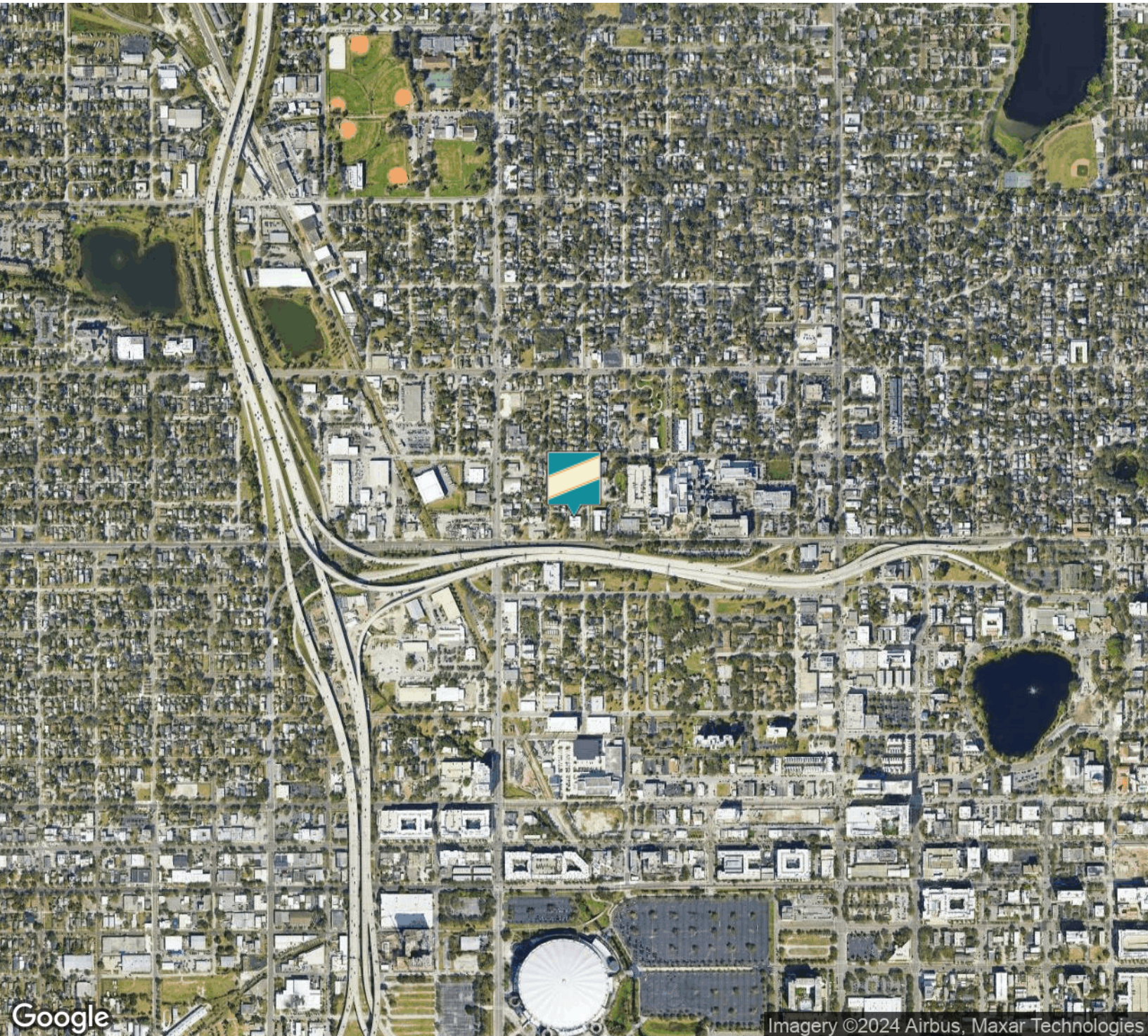




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**AERIAL MAP**



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### **ADVISOR BIO & CONTACT 1**

#### **DAVID ROSENTHAL**

V.P. Commercial Sales



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Tampa, FL 33613  
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C 813.245.7333  
david@grimaldicommercialrealty.com

#### **PROFESSIONAL BACKGROUND**

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

Multifamily  
Retail Sales & Leases  
Financial Planning  
Real Estate Investment Trusts  
Dividend Reinvestment Plans & Dividend Payout Ratios  
Seller and Investor Financing  
Contract negotiations and due diligence  
Investment & Financial Analysis  
Property Valuation

#### **EDUCATION**

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

#### **MEMBERSHIPS & AFFILIATIONS**

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.

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### **ADVISOR BIO & CONTACT 2**

#### **KARI L. GRIMALDI/ BROKER**

President



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#### **PROFESSIONAL BACKGROUND**

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

#### **EDUCATION**

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### **MEMBERSHIPS & AFFILIATIONS**

REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers

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