

Property Summary

Address Not Disclosed, St. Petersburg, FL

FOR SALE



PROPERTY DESCRIPTION

This fully leased multi-tenant office property presents a compelling value-add opportunity in the heart of St. Petersburg. The asset is currently 100% occupied, providing immediate and stable cash flow, while offering significant upside through strategic lease restructuring and property improvements.

Rents are below current market levels, creating a clear path to increased revenue as leases renew. With thoughtful renovations and updated common areas, an investor can reposition the property to command stronger rental rates and enhance tenant retention.

The property has been under the same ownership for over a decade and has been well maintained, but is now ready for fresh vision and capital improvements. This is an ideal opportunity for an investor seeking stable in-place income with measurable upside through operational improvements, cosmetic upgrades, and proactive leasing strategy.

Strong occupancy, below-market rents, and renovation potential combine to create a rare opportunity to grow NOI and long-term asset value in one of Tampa Bay's most desirable office markets.

OFFERING SUMMARY

Sale Price:	\$2,950,000
Number of Units:	7
Lot Size:	0.85 Acres
Building Size:	11,848 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	645	2,262	6,660
Total Population	1,326	4,655	14,238
Average HH Income	\$97,268	\$104,421	\$96,542

Lexi Nawrocki

312.618.3698

lexi.nawrocki@expcommercial.com



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