

GATEWAY OFFICE - NORTH 4TH STREET ST PETE

9675 4th Street North, Saint Petersburg, FL 33702



LEASE DESCRIPTION

4th Street North (St Pete (Completely Renovated Professional or Medical Office))

The 15,348 SF Gateway building, having undergone an extensive renovation, includes **7,100SF** of pristine and modern office space ready for immediate occupancy. Riviera Landing is perfectly tailored to accommodate a myriad of professional needs.

The natural light, modern furnishings, and high ceilings welcome patrons to your business.

The space includes a mix of large and medium size office suites, a state of the art conference room, break-area/kitchen, collaborative office spaces, and several modern executive offices. In addition to a flexible office configuration, the space also includes a pristine laboratory, complete with medical grade flooring, ample power, back-up generator, and a host of other upgrades.

PROPERTY HIGHLIGHTS

- Large office suites
- Pristine lab space (medical, R&D, training room, flex space)
- Modern office furnishings (negotiable)
- Ample parking for tenants and visitors
- Flexible floor plan to suit various business needs
- High visibility corridor, access to major transportation routes
- Waterfront Development Land
- Florida Opportunity
- Tampa Bay Metro

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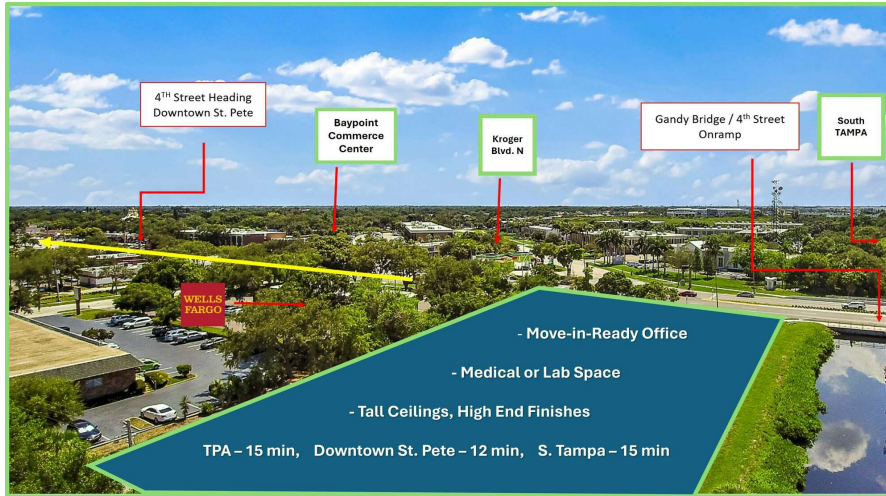
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Each Office Independently Owned and Operated

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PROPERTY DETAILS

Sale Price:	\$4,670,000
Building Size:	15,348 SF
Available SF:	7,160 SF
Lot Size:	1.58 Acres
Price / SF:	\$304.27
Market:	Tampa Bay
Submarket:	Saint Petersburg
Traffic Count:	39,000

LOCATION OVERVIEW

The superb location on the corner of 4th Street North at the end of Koger Blvd North is considered the #1 commercial corridor in St. Pete, prime for recruiting employees throughout Tampa Bay.

Just a block off Gandy Blvd, the property is on the east side of 4th Street North, and caps one of St. Pete's major north-south corridors, dubbed the "the Gateway area" due to its proximity to Tampa. The property is in a high-traffic corridor that is accessible to commuters from Tampa and St. Pete.

The Gateway area supports more than 2,700 businesses and 60,000 employees. This includes hosting the region's top employers including Raymond James Financial, Home Shopping Network, Power Design, and Jabil.

Riviera Landing is ideally situated just 10 min from Westshore Marina District, 20 minutes from the heart of Downtown Tampa and less than 15 minutes from Downtown St. Pete. Nearly 1.5 million Tampa Bay residents can access the Gateway by driving 30 minutes or less.

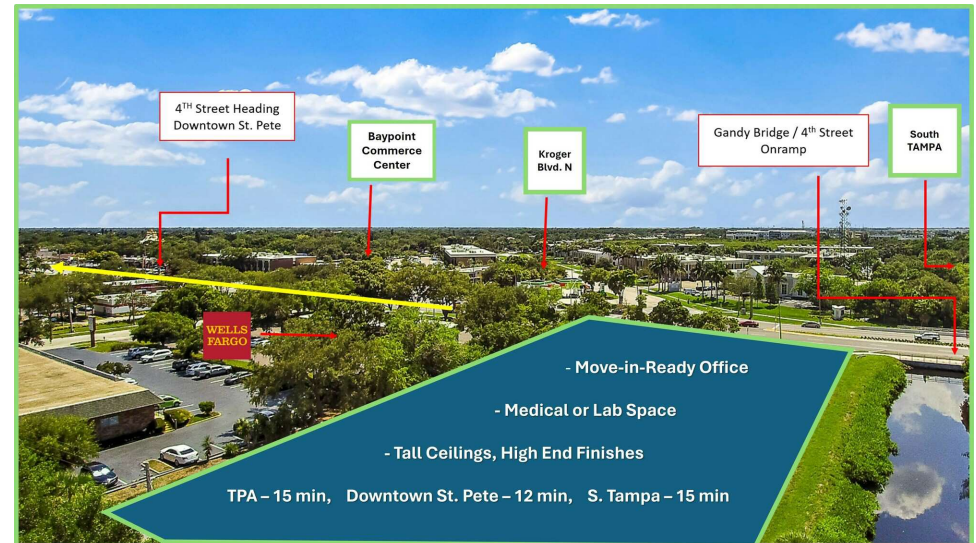
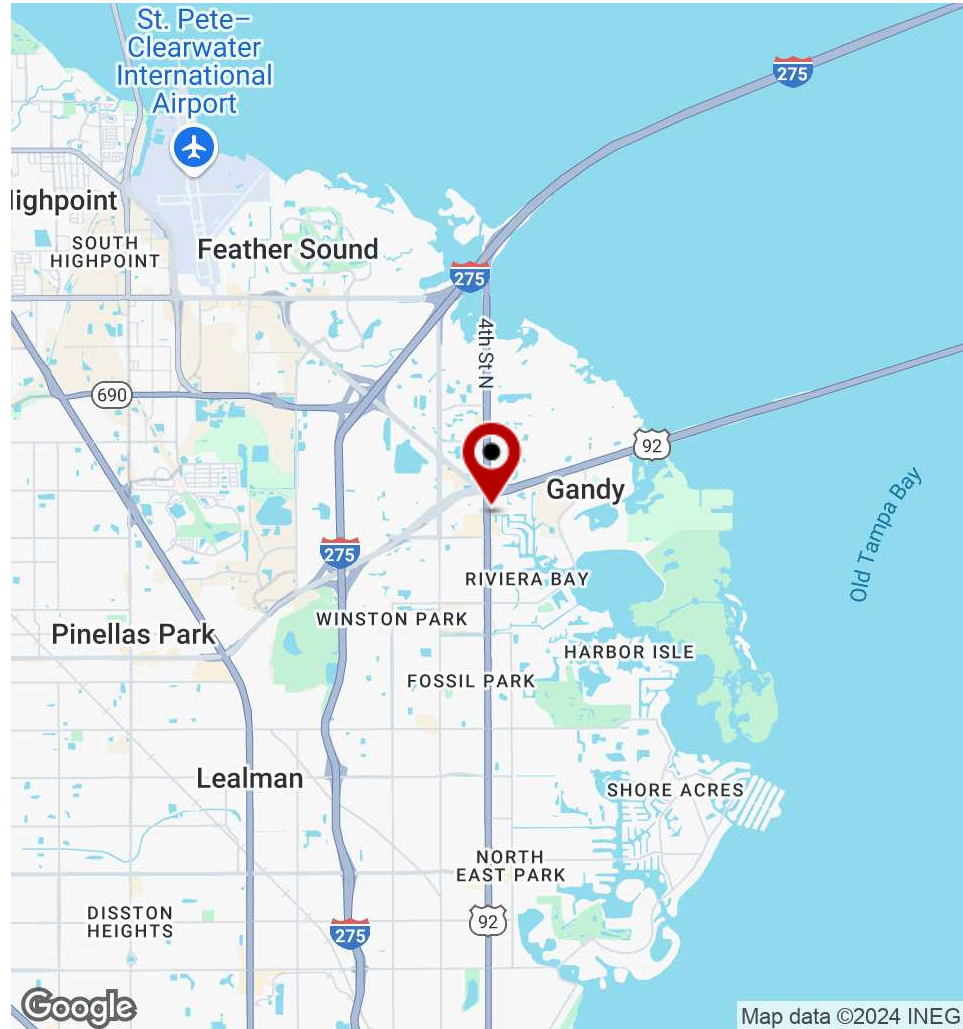
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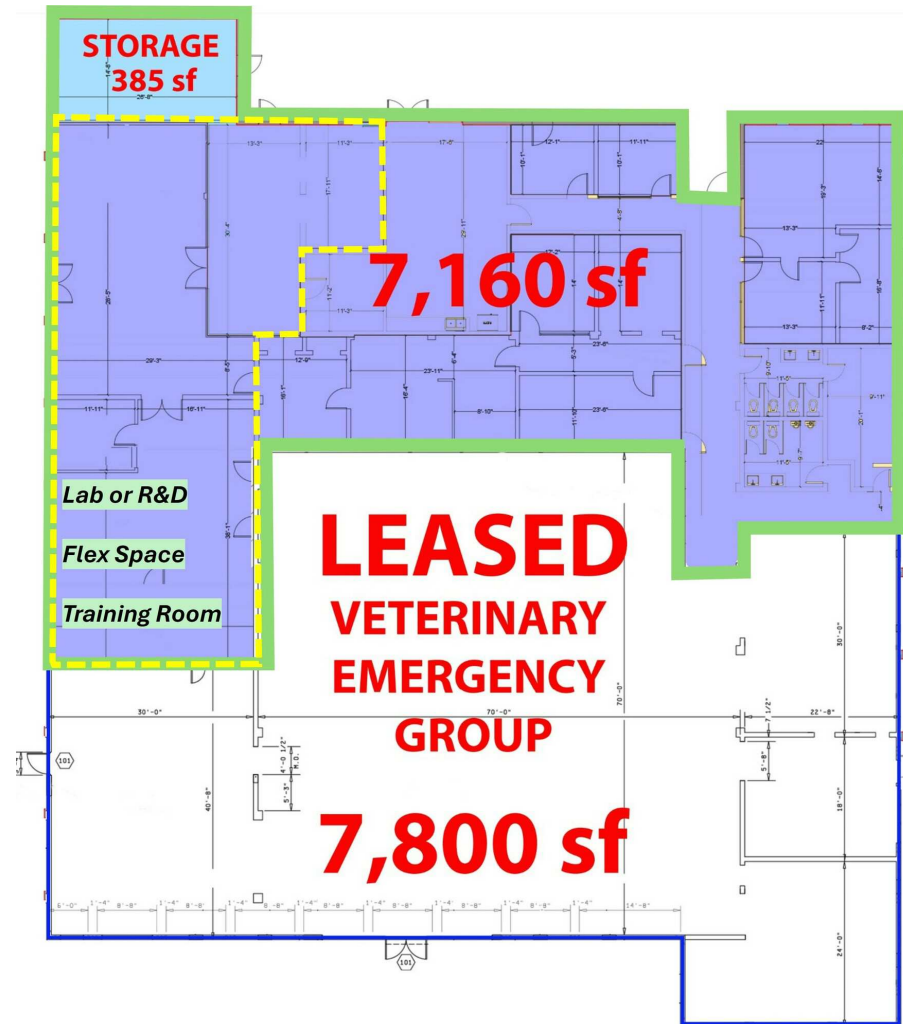
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OFFICE FOR SALE & LEASE

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