



OFFICE & RETAIL

400 CENTRAL

ST. PETERSBURG, FLORIDA



The **Heart** of St. Petersburg



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400 CENTRAL

Site Specifications

Located on Central Avenue in the heart of St. Petersburg, Florida, and spanning an entire city block, this highly visible and iconic, 515' tall tower is anticipated to be the tallest condominium on Florida's Gulf Coast. The project will feature 45,000 sq. ft. of Class A office space, 60,000 sq. ft. of ground floor Retail space, over 900 parking spaces, and 301 luxury condominiums.

With iconic design by the world renowned architectural firm Arquitectonica, and easily accessible to St. Petersburg's major thoroughfares, 400 Central will redefine the highly walkable, inner core of this historic city – creating a new neighborhood and hub of downtown excitement that will emphasize elegance from sidewalk to skyline.

CEILING HEIGHTS

Office: Up to 15'-2"

Retail: Up to 17'-2"

OFFICE/RETAIL SPACE AVAILABLE

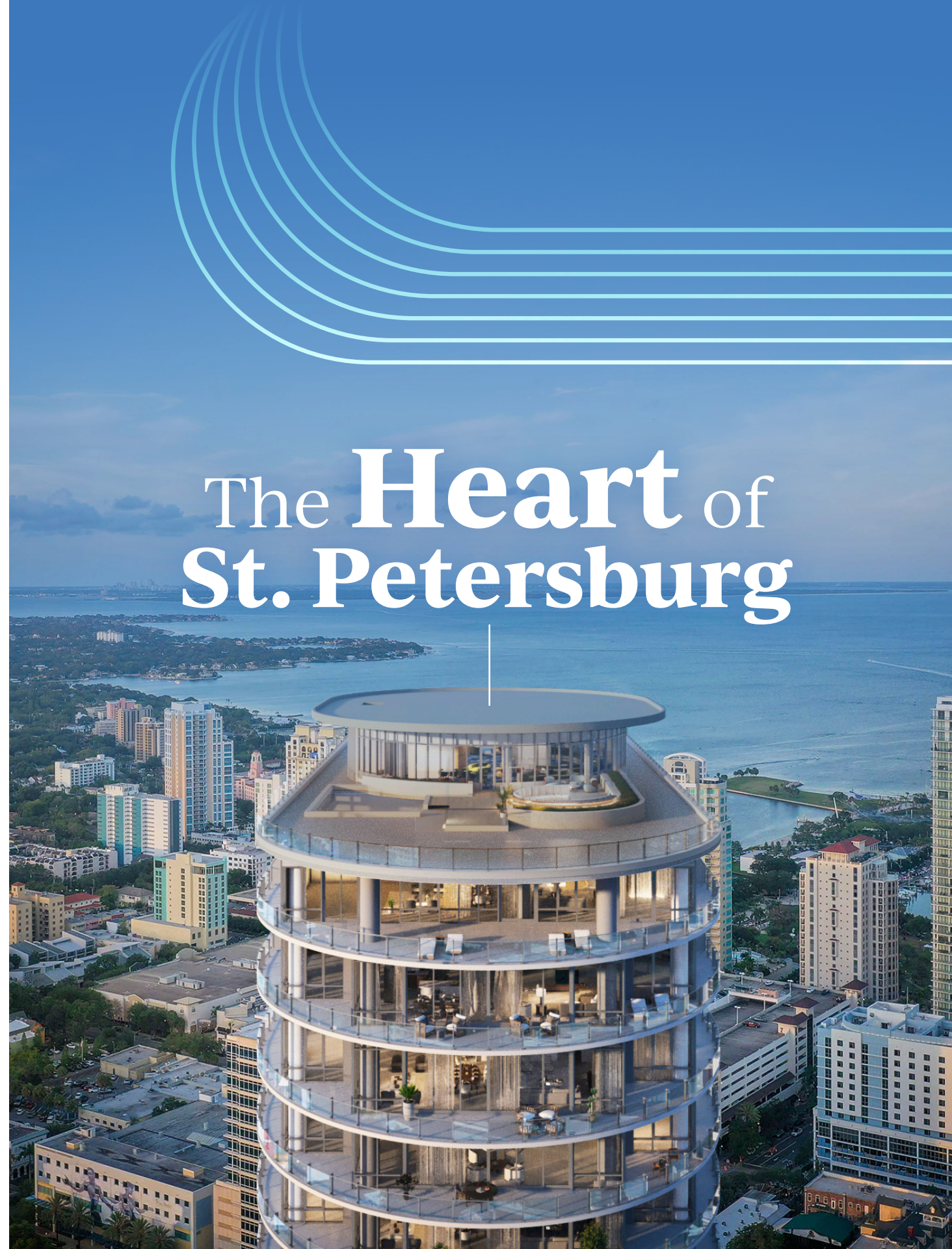
45,000 Class A Office

60,000 High End Retail

EXPECTED DELIVERY

Late 2024 with early
access for tenant fit out.

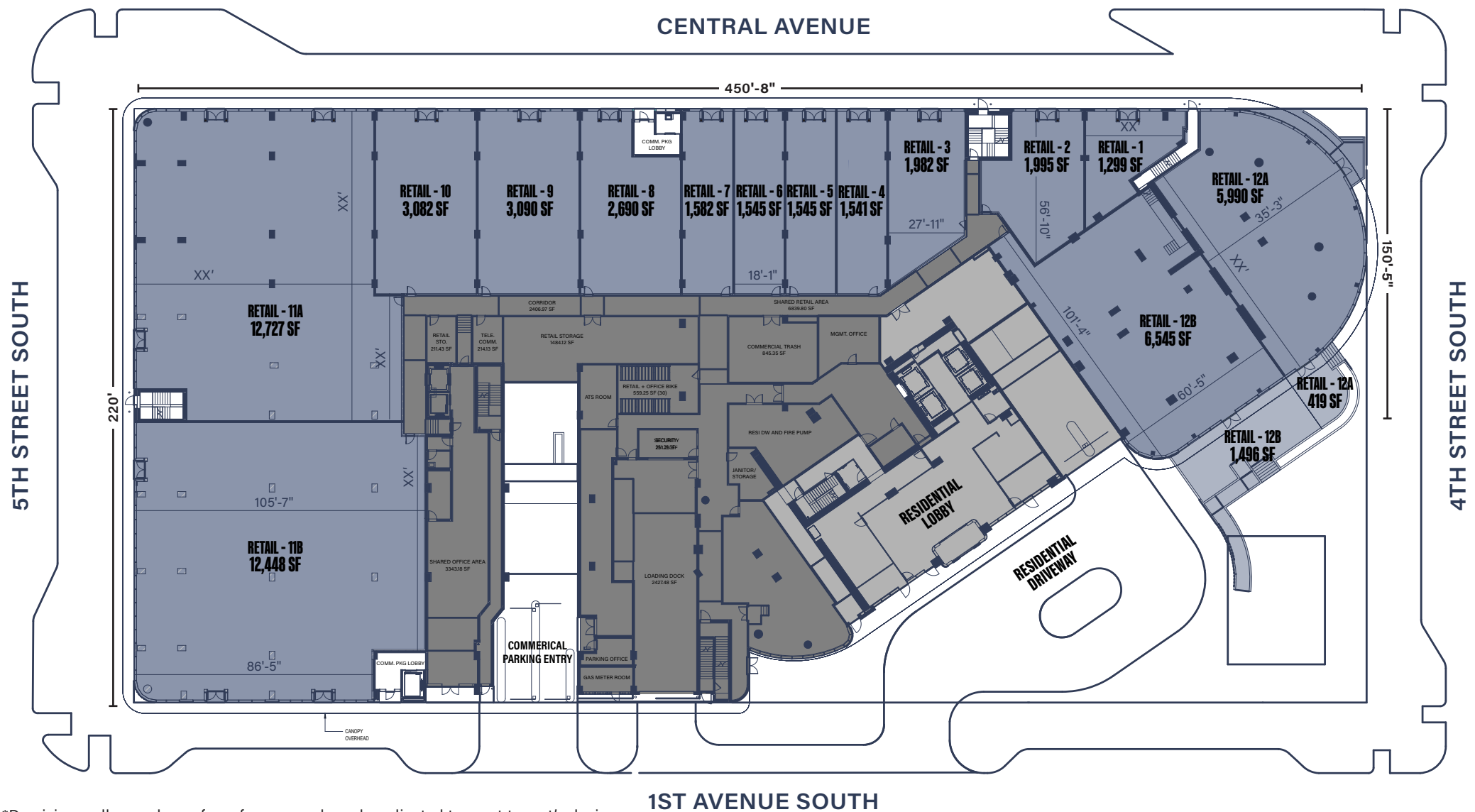




The Heart of St. Petersburg



- ## Ground Floor – Up to 60,000 SF



*Demising walls are shown for reference and can be adjusted to meet tenant's desires



CENTRAL AVENUE

450'-8"

RETAIL - 11A
4,381 SF

RETAIL - 10
3,085 SF

RETAIL - 9
3,082 SF

RETAIL - 8
3,090 SF

RETAIL - 7
2,690 SF

RETAIL - 6
1,582 SF

RETAIL - 5
1,545 SF

RETAIL - 4
1,545 SF

RETAIL - 3
1,541 SF

RETAIL - 2
1,982 SF

RETAIL - 1
3,293 SF

RETAIL - 12A
3,504 SF

RETAIL - 12C
2,486 SF

RETAIL - 12B
6,545 SF

RETAIL - 12C
419 SF

RETAIL - 12B
1,496 SF

RETAIL - 11B
9,495 SF

RETAIL - 11C
8,215 SF

COMMERCIAL PARKING ENTRY

RESIDENTIAL DRIVEWAY

1ST AVENUE SOUTH

5TH STREET SOUTH

4TH STREET SOUTH

220'

150'-5"

67'-1"

49'-2"

62'-7"

56'-10"

39'-5"

35'-3"

27'-11"

18'-1"

60'-5"

10'-4"

82'-3"

105'-7"

48'-7"

86'-5"

COMM. PKG LOBBY

TELE. COMM.
214.33 SF

RETAIL STD.
214.43 SF

RETAIL STORAGE
148.42 SF

CORRIDOR
2405.97 SF

SHARED RETAIL AREA
6839.80 SF

MGMT. OFFICE

COMMERCIAL TRASH
845.35 SF

AT'S ROOM

RETAIL + OFFICE BIKE
559.25 SF (30)

SECURITY
253.25 SF

RESID DW AND FIRE PUMP

JANITOR/STORAGE

LOADING DOCK
2427.48 SF

COMMERCIAL ELEC
1118.55 SF

PARKING OFFICE

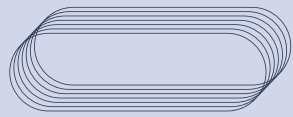
GAS METER ROOM

SHARED OFFICE AREA
3343.15 SF

COMM. PKG LOBBY

CANOPY OVERHEAD

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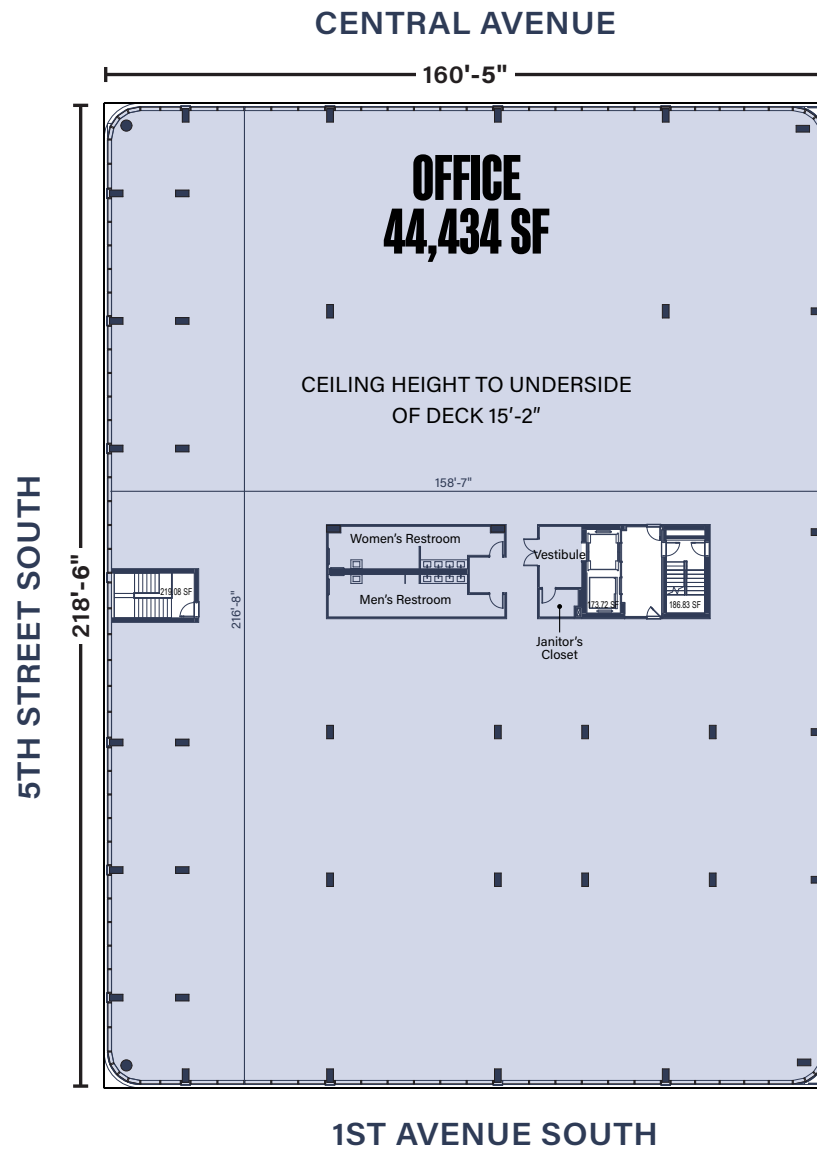


OFFICES

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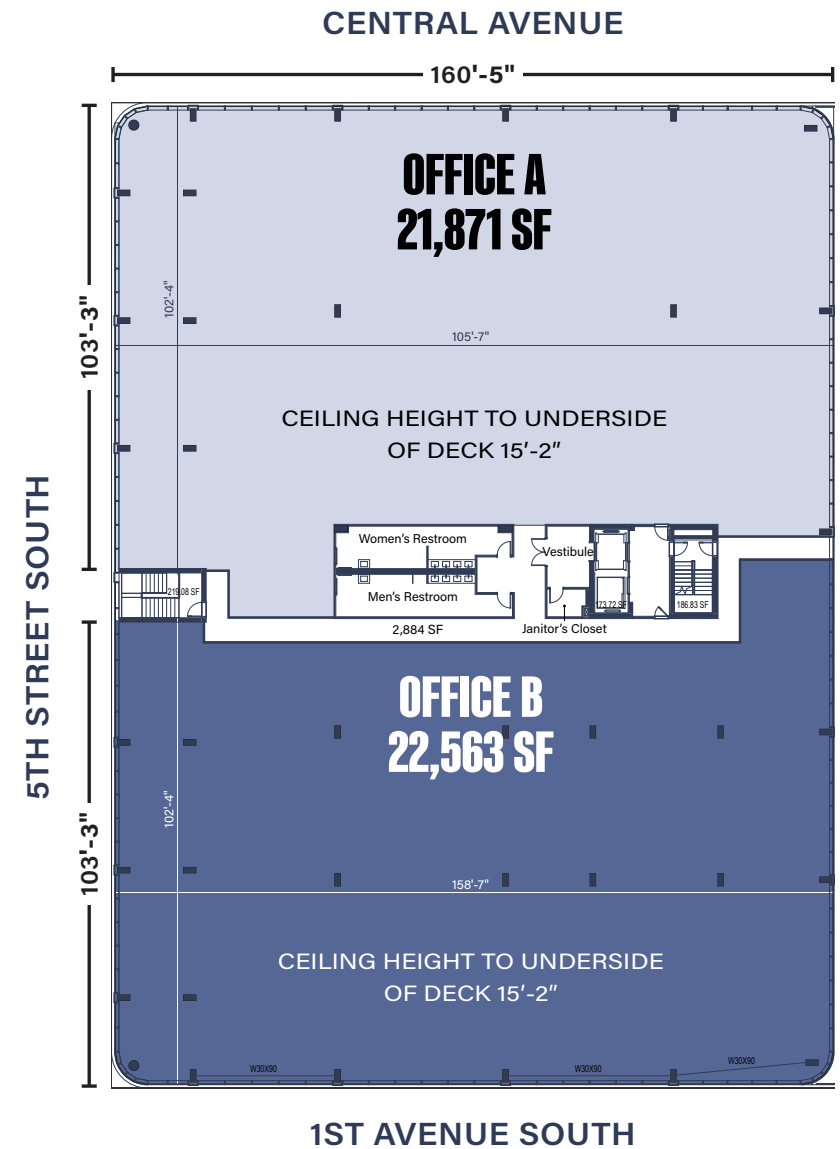
8th Floor – 44,434 SF

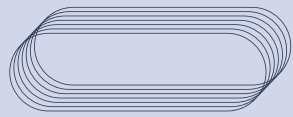
OPTION 1 - Single Tenant



8th Floor – 44,434 SF

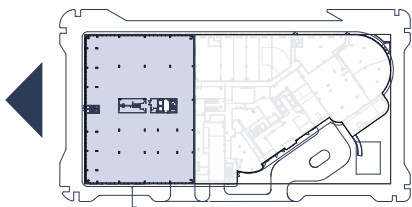
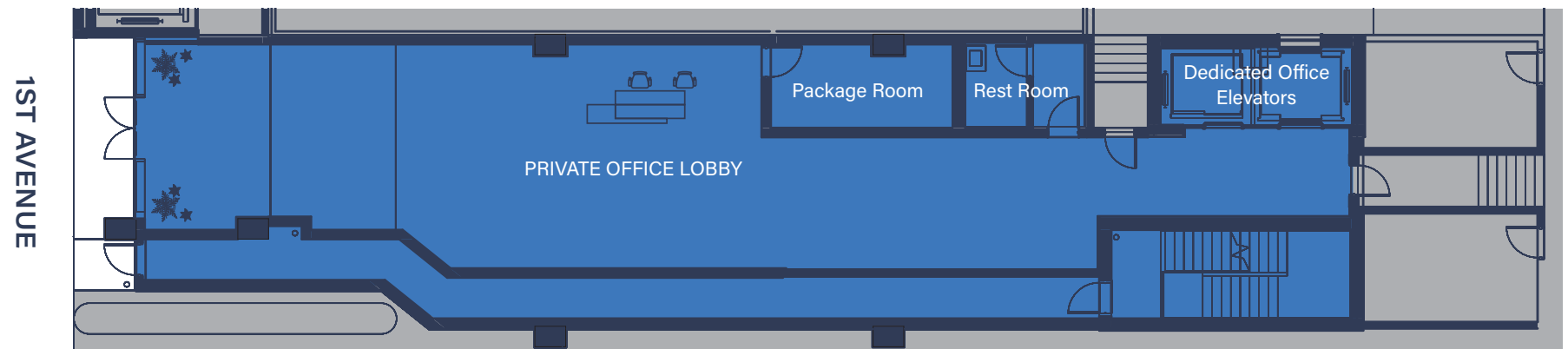
OPTION 2 - Multi-Tenant



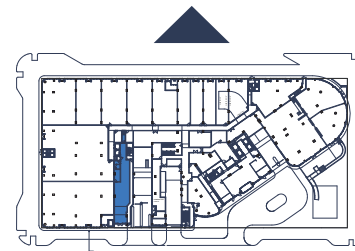


OFFICES
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Private Office Lobby



- Dedicated parking spaces
- Demising walls are shown for reference and can be adjusted to meet tenant's desires
- Layout indicates additional configurations
- Ceiling heights up to 15'-2"



- Dedicated lobby and entrance for Office Tenant(s)
- Building within a building
- Office building canopy with exterior signage options
- Interior lobby signage options
- Signage possibilities on 8th floor
- 2 private elevators for Office
- Located in Central Business District

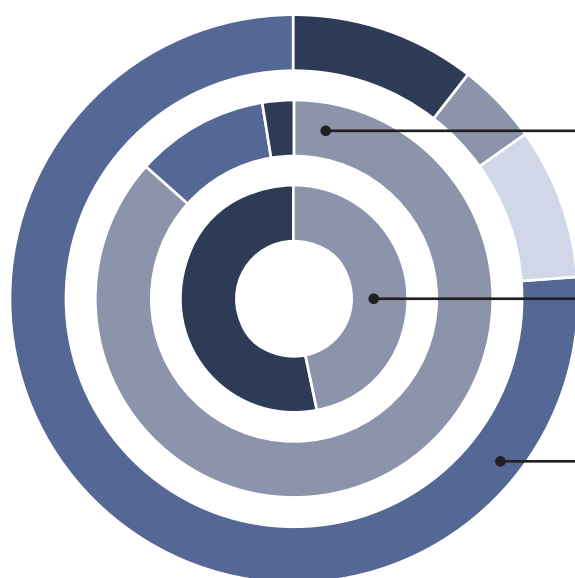


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How St. Petersburg Stacks Up

Tampa MSA/St. Petersburg is a top 10 (#6) market to watch in 2021, with the Head of PWC U.S. Real Estate citing business leadership, safety, affordability, waterfront development, job growth and governance. The stats of the two largest markets within the MSA-Tampa and St. Petersburg-are impressive, with St. Petersburg frequently leading the way.

Downtown St. Petersburg Population



Citizens

Citizens US Born 89.93%
Citizens not US born 11%
Not Citizen 2.07%

Population

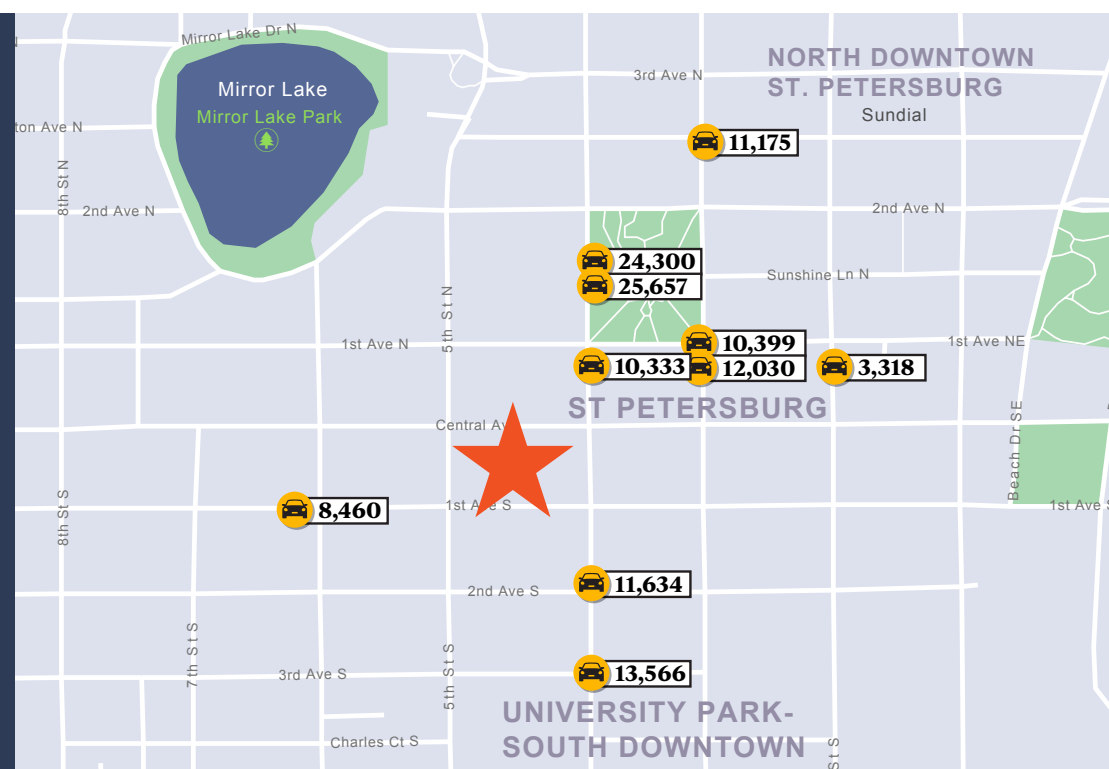
Male Population 46.71%
Female Population 53.29%

Moved

From Abroad 0.95%
Same County 9.68%
Same State 4.44%
Different State 8.4%
House as Last Year 76.54%



Traffic Count



52%

Exceed U.S. Median Earnings

\$100,272

Median HH Inc., Owners

54%

Increase in Pinellas New Business
Formation Over 5 Years

4.9%

Commercial Vacancy Rate

46.7%

Percent of Population in
Middle Class

#1

City in the State for Job
Seekers

4.7%

Unemployment Rate

63.5%

Homeownership Rate

#12

Best City to Start a Business

67%

Percent with Bachelors
Degree or Higher

#2

JOB GROWTH

Tampa Bay Business Journal

#4

**NET RESIDENTIAL
INFLOW**

Redfin

#6

MARKET TO WATCH

ULI

#6

**MARKET FOR FEMALE
ENTREPRENEURS**

SmartAsset

#9

**FASTEST GROWING
TECH TALENT**

CBRE



Population (1 mile)

20,914



Avg. HH Size (1 mile)

1.94



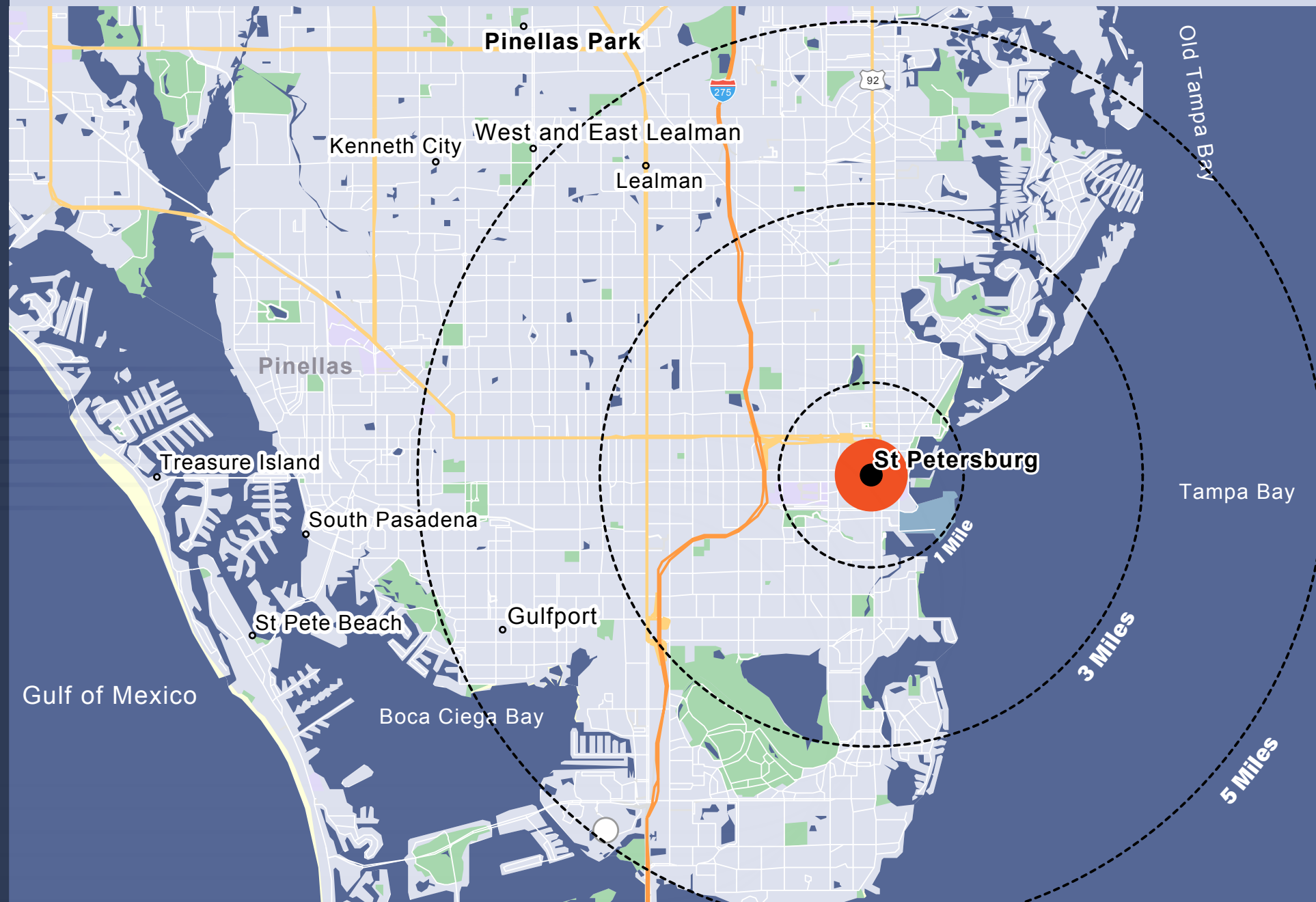
Avg. Age (1 mile)

46



Med. HH Inc. (1 mile)

\$61,631



A Highly-Amenitized Hub

Parks & Recreation

- 1 St. Pete Pier
- 2 St. Petersburg Yacht Club
- 3 Tropicana Field - Home of Tampa Bay Rays
- 4 Vinoy Marina
- 5 Space Beach
- 6 Al Land Field - Home of Tampa Bay Rowdies
- 7 Williams Park
- 8 North Straub Park
- 9 South Straub Park
- 10 Mahaffey Theater
- 11 Demens Landing Park

Public Transportation

- 1 Downtown Looper Trolley
- 2 Suncoast Beach Trolley
- 3 Pinellas Bike Trail

Restaurants / Entertainment

- 1 Rococo Steak
- 2 Brick & Mortar
- 3 IL Ritorno
- 4 Beau & Mo's Italian Steakhouse

Major New Developments

- 1 Ascent
- 2 Deuces Rising
- 3 Edge Collective
- 4 4501 1st Ave. N.

- 5 Orange Station
- 6 1000 1st Avenue N.
- 7 1735 1st Avenue N.
- 8 200 17th St N.
- 9 256 2nd St. N. Tower
- 10 900 Central
- 11 Blake Building
- 12 One St. Petersburg
- 13 Art House
- 14 Solitaire
- 15 Reflection

Shopping / Supermarkets

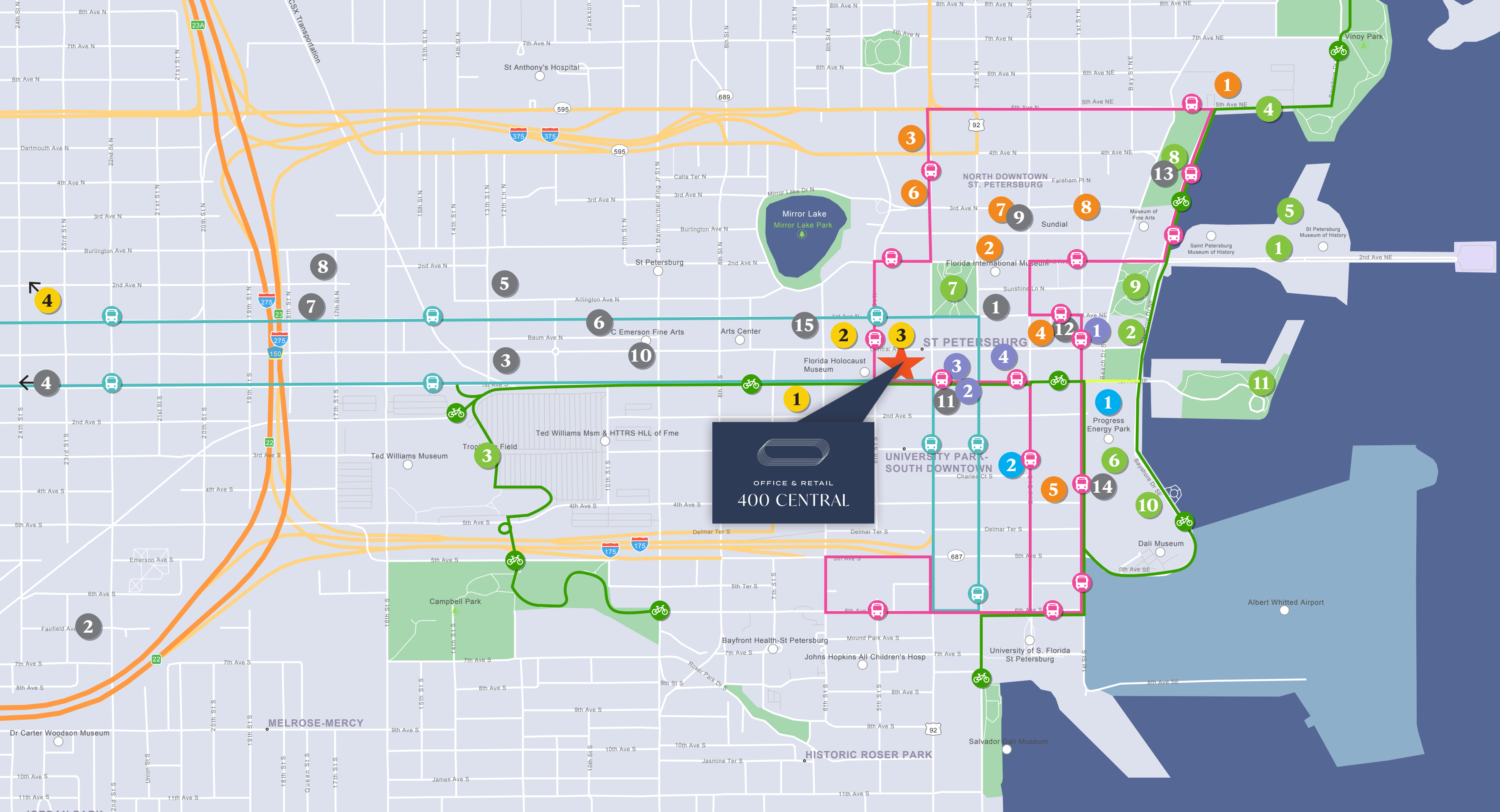
- 1 Publix
- 2 St. Petersburg Saturday Morning Market

Hotels

- 1 The Vinoy Resort & Golf Club
- 2 Cordova Inn
- 3 Hollander
- 4 Hyatt Place
- 5 Hilton
- 6 Marriott
- 7 The Exchange Hotel
- 8 Galaxy Hotel

Notable Office Buildings

- 1 Plaza Tower
- 2 SunTrust Tower
- 3 First Central Tower
- 4 200 Central





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RED APPLE REAL ESTATE