

# DOWNTOWN OFFICE BUILDING FOR SALE & LEASE



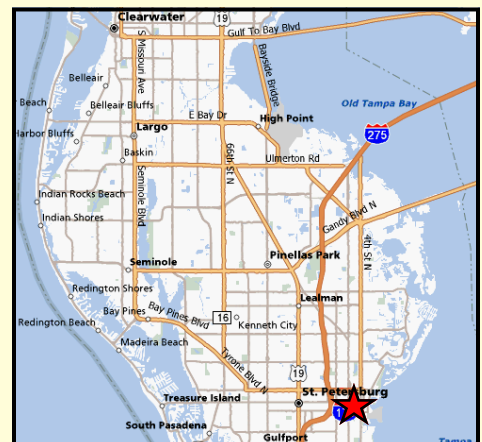
646 SECOND AVENUE SOUTH  
ST. PETERSBURG, FLORIDA 33701



**OSPREY**  
REAL ESTATE SERVICES  
NORTH BAY, LLC

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St. Petersburg, Florida



646 SECOND AVENUE SOUTH  
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REAL ESTATE SERVICES  
NORTH BAY, LLC

8,300 SQUARE FOOT  
PROFESSIONAL OFFICE BUILDING

**FOR SALE: \$1,525,000**

**FOR LEASE: \$12.00 PER SQ FT, NNN**

- 8,300 sq ft building completely renovated in 2008
- 3,250 sq ft of open display area with 3 private offices, larger conference room, garden veranda area, break room & kitchen, two ADA bathrooms and storage.
- 3,750 sq ft of office space with two cubical areas, large conference room, ADA bathrooms, full kitchen, and 1,300 sq ft of additional storage on the second floor.
- 22,000 sq ft of land, beautifully landscaped and containing twenty-two parking spaces.

FOR ADDITIONAL INFORMATION CONTACT:

**PAULA C. SMITH,**  
**CCIM**

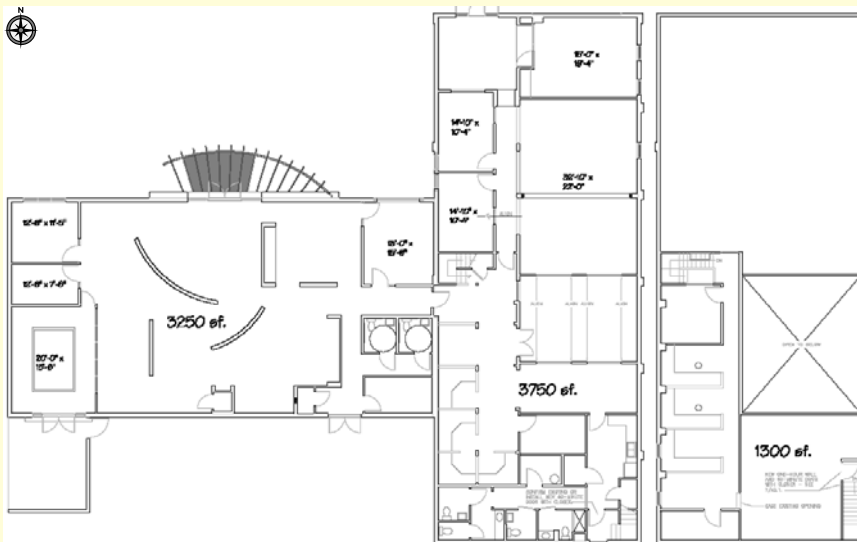
LICENSED REAL ESTATE BROKER

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Floor Plan



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