

Medical/Professional Office Space

Warm Shell | Build to Suit

7855 38th Ave N, St. Petersburg, FL 33710

**BERKSHIRE
HATHAWAY**
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For Lease

- 1,517± SF Office Space
- Dedicated Walkway and Entrance
- Excellent Location with High Visibility
- Zoned CRS-1
- 287± Feet Road Frontage
- 17,900± AADT 38th Ave N
- Lease Rate: \$26.50 PSF MG

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Teamwork | Integrity | Passion | Excellence

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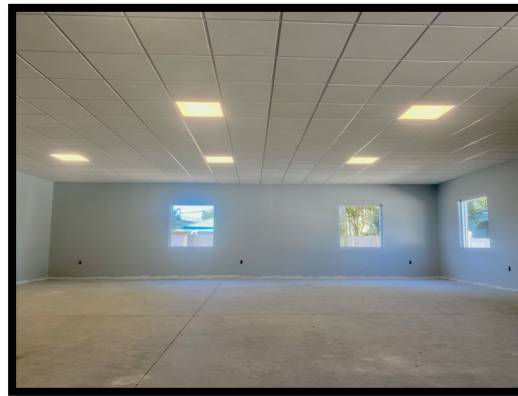
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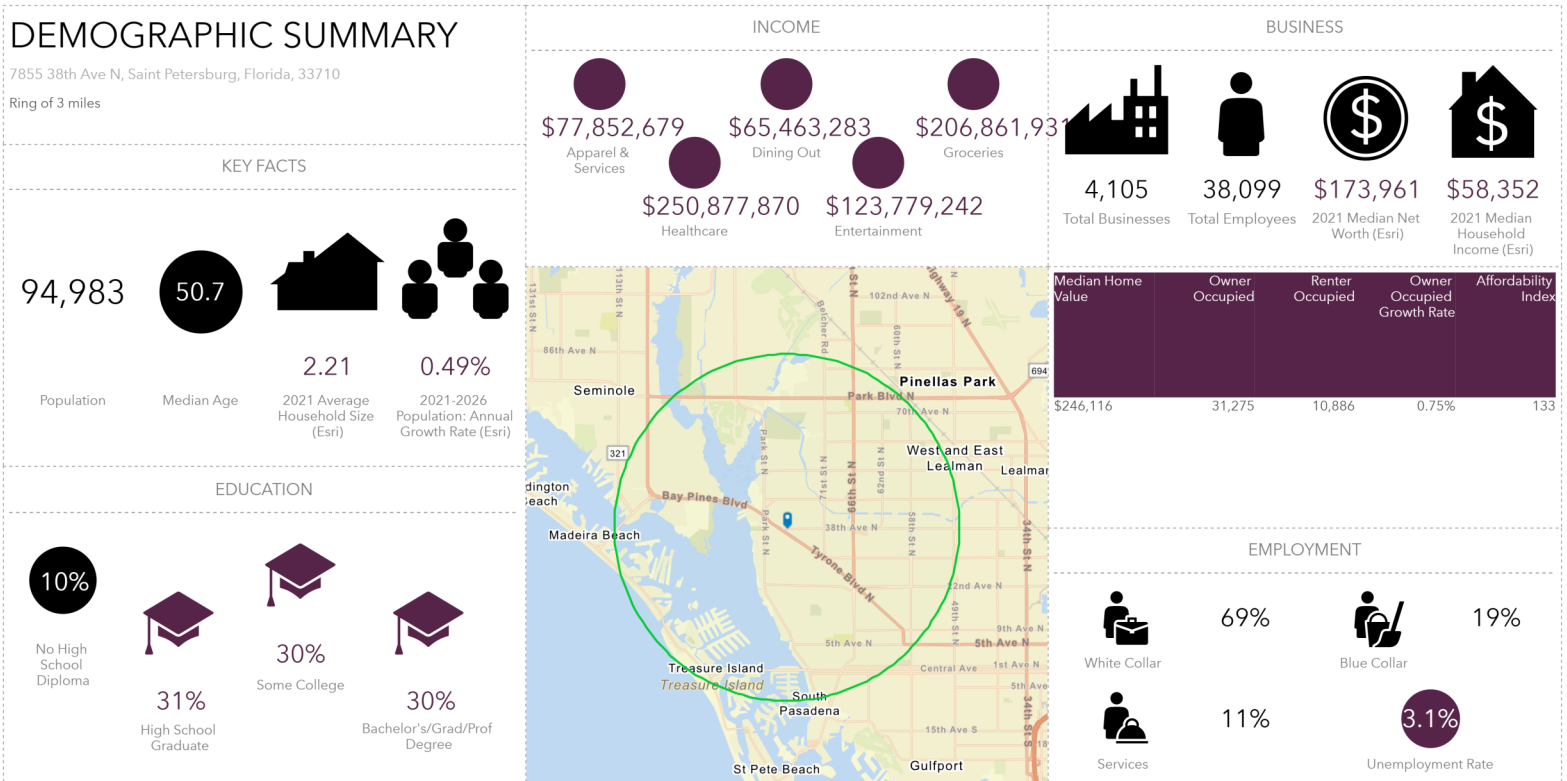
Fantastic opportunity to lease a 1,517± SF warm shell build to suit space in a high traffic, highly visible medical complex with ample parking. With 287± feet of frontage on 38th Ave N. and a traffic count of 17,900±, your business will be sure to get noticed.

This fully customizable, blank canvas has its own dedicated walkway and entrance, providing a professional and exclusive atmosphere for your clients. Plus, with its proximity to HCA Florida St. Petersburg Hospital (just a mile away) and Tyrone Square (two miles away), your business will be in the heart of a thriving community.

And don't worry about starting from scratch – the landlord is willing to provide some TI assistance depending on lease terms, making it easy for you to get your new space up and running. This opportunity won't last long – contact us today to learn more about how you can make this space your own.



AREA DEMOGRAPHICS (3 MILE RADIUS)



This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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Source: This infographic contains data provided by Esri and Bureau of Labor Statistics, Esri and Data Axle, Esri. The vintage of the data is 2021, 2026.