



**FOR  
LEASE**

ADJACENT TO TROPICANA FIELD  
FLORIDA'S LARGEST URBAN  
DEVELOPMENT PROJECT

**LOCATION HIGHLIGHTS:**

- 23,990 rentable SF total
- Visible Central Ave retail & office frontage
- Neighboring the new Moxy Hotel
- Communal outdoor garden



**RETAIL AND OFFICE SPACES  
1246 CENTRAL AVE**

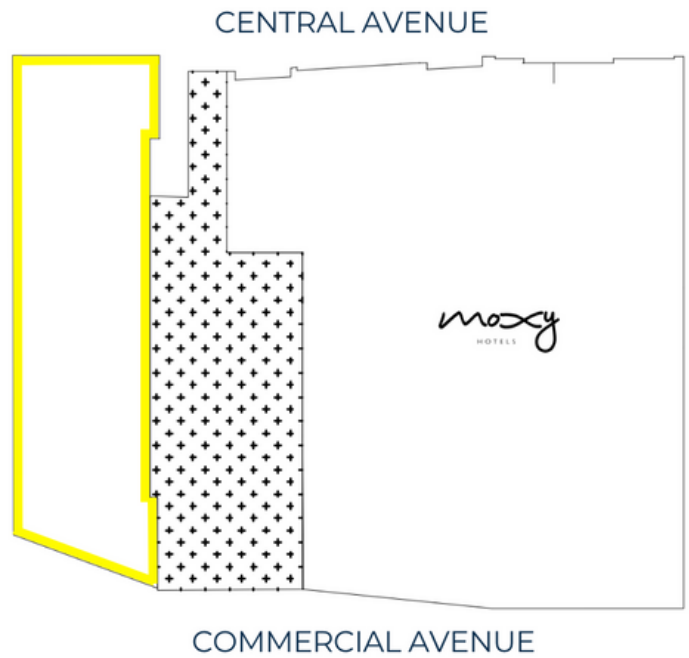
**ST. PETERSBURG'S FAMOUS  
EDGE DISTRICT**



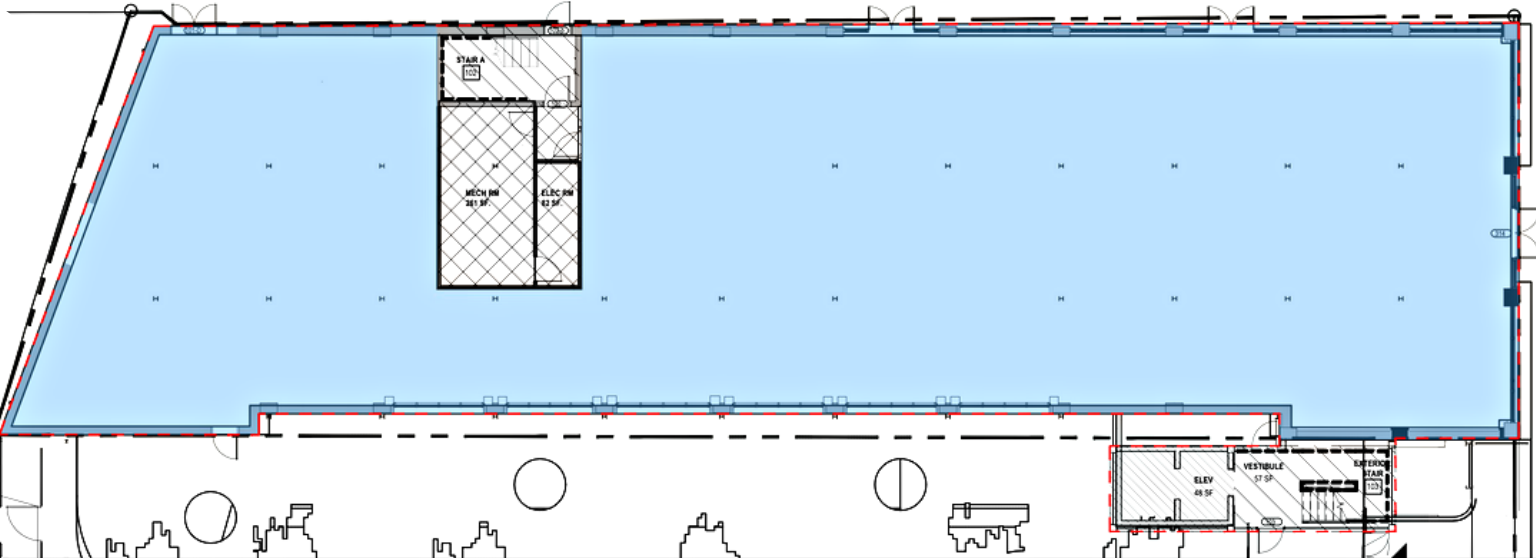
Jon Wittner      813-610-9777  
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 Justine Fite      214-232-9595

# PROPERTY FEATURES:

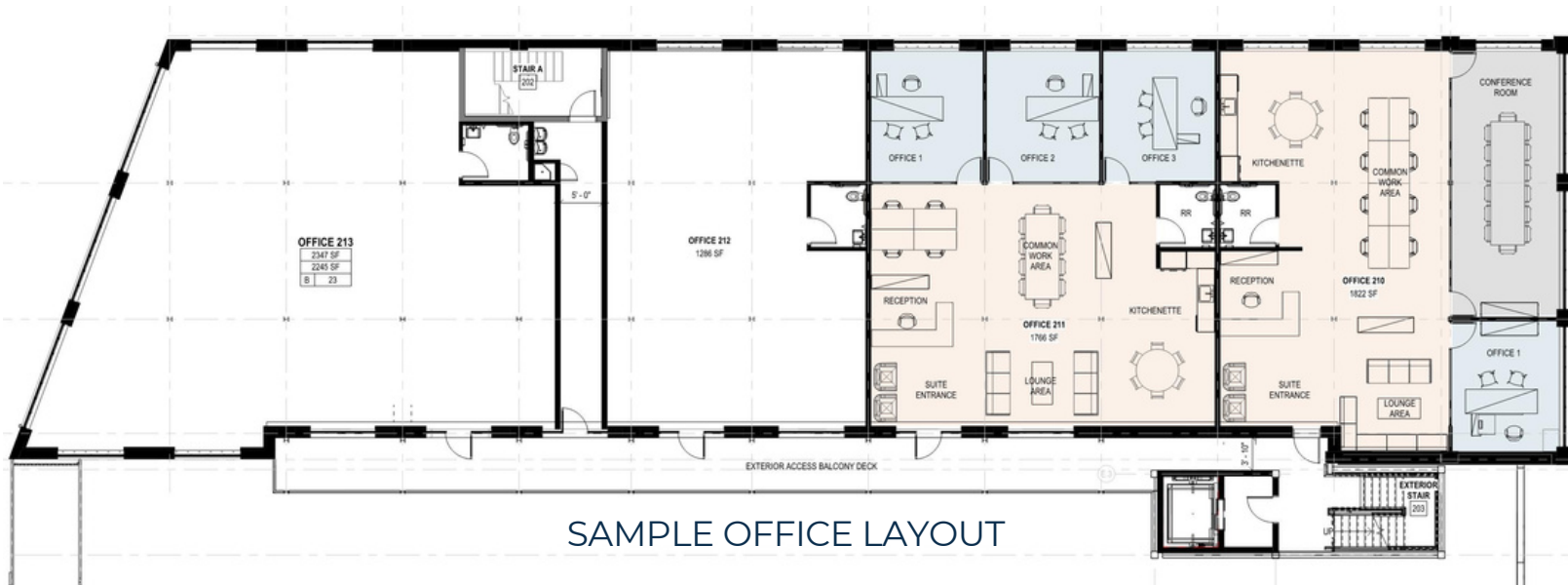
- Flexible floor plan configurations
- Street level visibility for retail spaces
- 9,700 SF shared communal garden space
- Nestled in the heart of The EDGE District
- Vibrant community of residents, tourists, students, and professionals.



GROUND FLOOR PLAN (8,684 GROSS SF)



THREE STORIES AVAILABLE



SAMPLE OFFICE LAYOUT



# GROUND FLOOR RETAIL AND OFFICE SPACES:

- 23,990 rentable SF across all 3 floors
- Ground floor retail: 8,132 SF available
- Floor 2: 1,800 SF - 7,930 SF available
- Floor 3: 1,800 SF - 7,930 SF available
- Loft-style spaces with natural lighting
- Private access-controlled elevator



SAMPLE RENDERING OF 1,800 SF OFFICE





# THE EDGE DISTRICT

## Tropicana Field

NEW \$6.5 BILLION USD DEVELOPMENT

20 urban blocks covering 8.2 + million SF to-be-built over the next 20 years

86 acres featuring over 6,000 residences, 750 hotel rooms, 1.4 million SF of offices, 100,000 SF of conference space, 14,000 parking spaces, and 750,000 SF of retail.



**ESTABLISH A PRESENCE IN ST. PETE'S MOST VIBRANT AND SOUGHT-AFTER NEIGHBORHOOD**

- Award-winning *Florida Main Street* and *Main Street America*™
- 80,000+ visitors each month
- Home to more than 140 businesses and 1520 residents
- Rich heritage featuring 30+ historic buildings

<https://edgedistrict.org/>

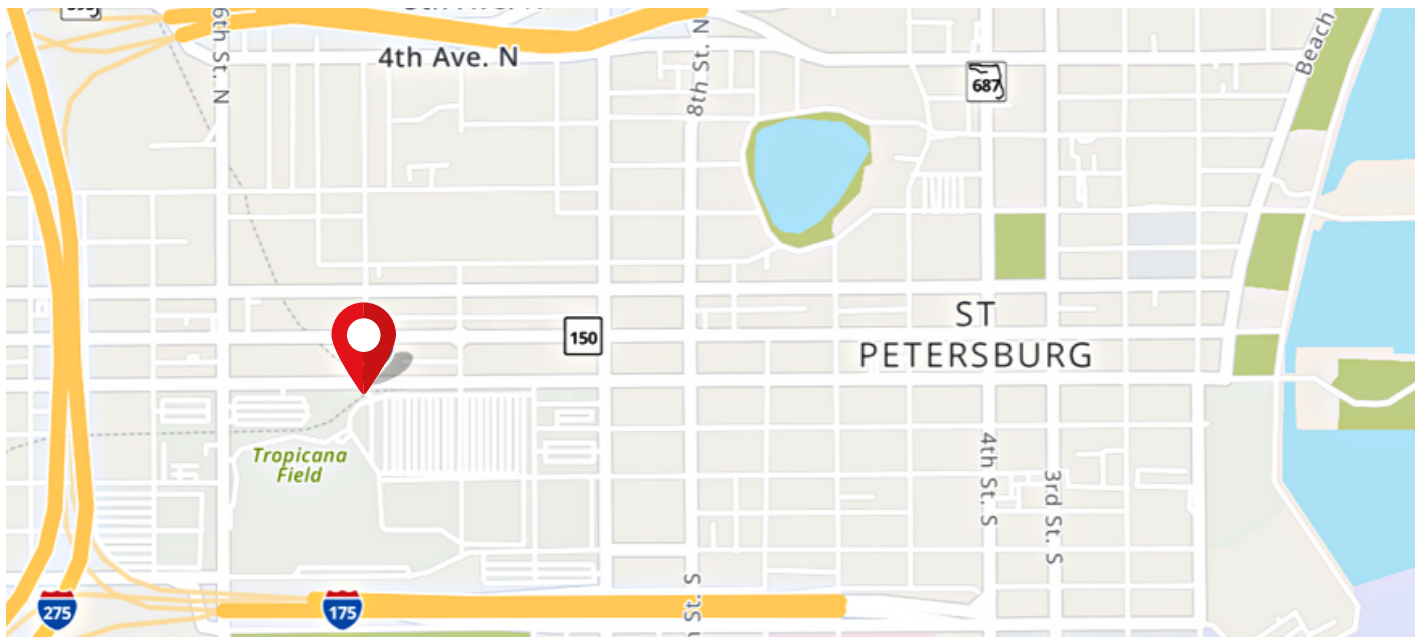






1246 CENTRAL AVE. ST PETERSBURG, FL 33705

23,630 SF • GROUND FLOOR • RETAIL SPACE • OFFICE SPACE



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**NOW LEASING**  
**CONSTRUCTION TO BE COMPLETED Q2 2024**