



Don't Let the Views Distract You!



City Center offers unmatched views of Tampa Bay and the downtown St. Petersburg skyline. The office complex features a soaring atrium lobby with a glass ceiling suspended 65 feet above a marble floor. This Class A office building complex has an on-site Café that serves breakfast and lunch, an on-site conference center with seating for over 60 people, on-site management, a marble clad concierge desk with a full time concierge, and a new fitness center with all new modern equipment and showers.

## Property Features

- Over \$4M in Capital Improvements
- Well-Capitalized Ownership
- Aggressive Rates
- 242,115 Square Foot, Class A Office Building
- Dramatic 4 Story Glass Atrium Lobby
- Extraordinary Panoramic Views of Tampa Bay
- Waterfront Downtown St. Petersburg Location
- Direct Access to I-275 within 1 mile
- 6-Story Parking Garage with Ample Capacity
- On-Site, Modern Fitness Center
- On-Site Café
- On-Site Management

### LEASING INFORMATION

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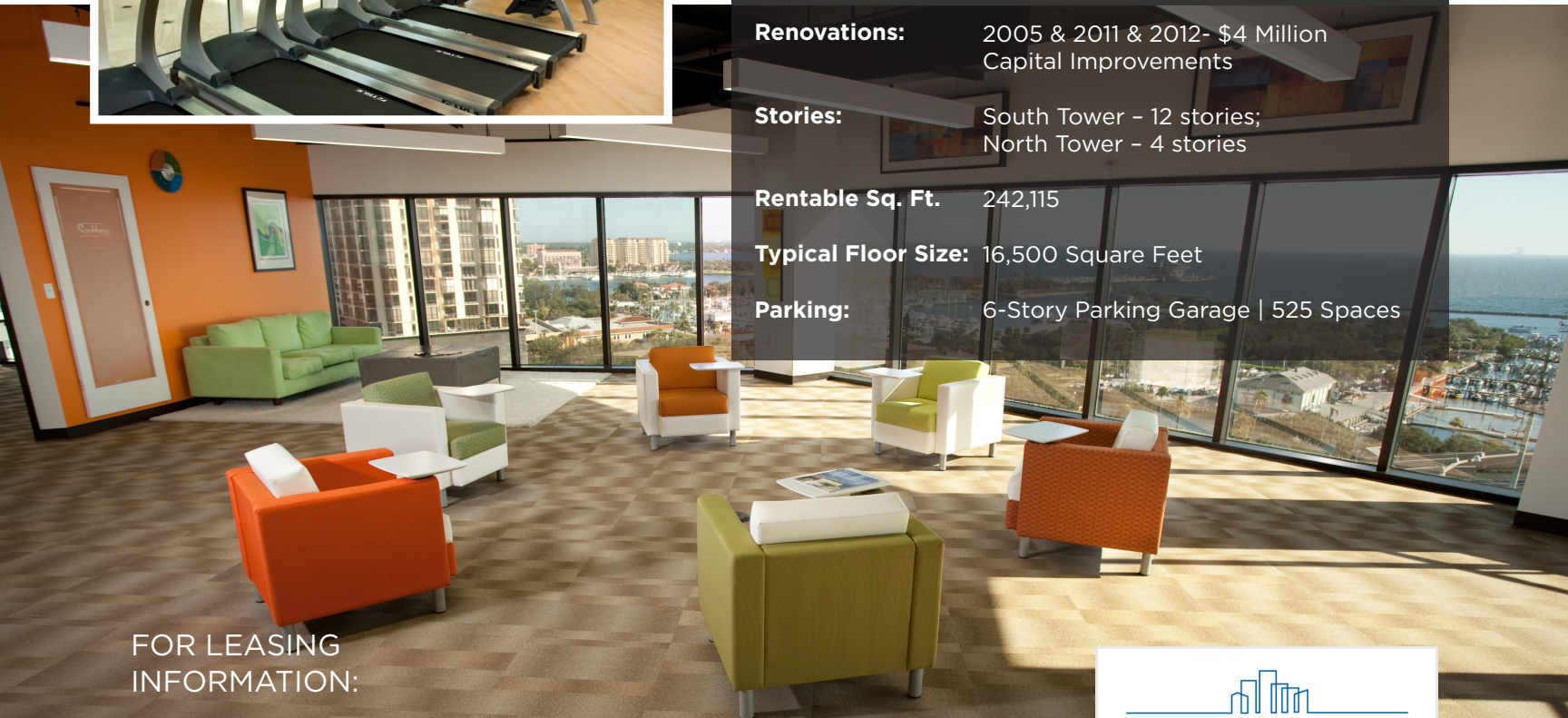
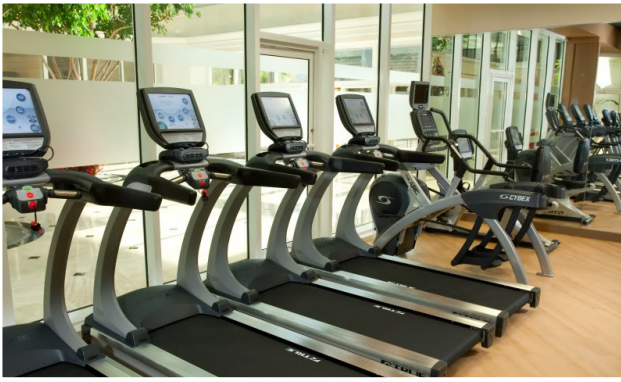


LEASING BY



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## CityCenterStPete.com

**Location:** St. Petersburg Central Business District  
100 2nd Avenue South  
St. Petersburg, FL 33701

**Property Type:** Multi-Tenant Class A Office Building

**Year Built:** 1985

**Renovations:** 2005 & 2011 & 2012- \$4 Million  
Capital Improvements

**Stories:** South Tower – 12 stories;  
North Tower – 4 stories

**Rentable Sq. Ft.** 242,115

**Typical Floor Size:** 16,500 Square Feet

**Parking:** 6-Story Parking Garage | 525 Spaces

**CITY OFFICE REIT**

LEASING BY

**FELDMAN**  
EQUITIES

MANAGED BY

**TOWER**  
REALTY PARTNERS, INC.