






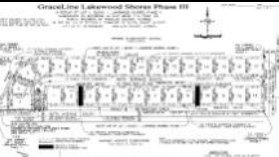
# July 2010 Available SALE Offerings


## VECTOR COMMERCIAL REAL ESTATE SERVICES

Downtown Development Site		334 Second Avenue South, Saint Petersburg, Florida 33701		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Retail	12,000 / 14,000	\$1,590,000	DC- 1 / Saint Petersburg
<b>Description</b> Former Central Garage property consists of 14,000 SF of land, with a 12,000 SF warehouse. Property is zoned DC—1 (Downtown Center) which allows for a variety of uses up to a FAR of 7+. Property is ideally located at 3rd Street and 2nd Avenue South in the heart of Downtown St. Petersburg.				
Ned Willis				
Blakemore Kearney				

Vacant Land at Harborage Marina		1100 Fourth Street South, Saint Petersburg, Florida 33701		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Vacant Land	3.71 Acres	Not Disclosed	IC / St. Petersburg
<b>Description</b> 3.71 Acres of the only vacant waterfront land near Downtown St. Petersburg. Land runs West to East from Fourth Street South to Third Street South and North South from 11th Avenue to Bookers Creek. Property is adjacent to the Harborage Marina and Bayboro Harbor, a full service marina owned by the City of St. Petersburg with access to open deep water. Property is minutes from downtown.				
Ned Willis				

Central Avenue Development Site		Central Avenue and 29th Street, Saint Petersburg, Florida 33713		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Development Land	14,500 SF	\$159,000	CCT—2 / City of St. Petersburg
<b>Description</b> Development site in the Grand Central District of St. Petersburg zoned CCT-2 allowing for residential, commercial, or a mixed use of both. Residential density allows for up to 40 units per acre. This property is very close to downtown, and is in the heart of the growing Grand Central District which is a dynamic and growing sub market of downtown St. Petersburg. This is a bank owned property listed under the tax collectors assessed value of \$265,000.				
Mike Heretick				

31st Street South Development Site		31st Street South and 50th Avenue, Saint Petersburg, Florida 33712		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Development Land	8.3 Acres	\$699,000	NS-1 / City of St. Petersburg
<b>Description</b> Development site plated for 30 residential lots on 8.3 acres. Property is in a great location just south of the Maximo Elementary School with easy access to I-275.				
Blakemore Kearney				


Fourth Street and Gandy Land		Saint Petersburg Florida, 33702		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Development Land	4 Acres	\$2,350,000	CCS-1 / St. Petersburg
<b>Description</b> Four acres of prime commercial property located in North St. Petersburg on 4th Street at Gandy Blvd. just minutes from I-275, Tampa International Airport, Downtown St. Petersburg and Downtown Tampa. Site currently has an 8 bay self service car wash on approximately 1/2 Acre.				
Ned Willis				


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## VECTOR COMMERCIAL REAL ESTATE SERVICES

First Avenue South Land		SE Corner of First Avenue South and 49th Street, Saint Petersburg, FL 33707		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Development Land	0.16 Acres	\$99,000	N/A
<b>Description</b> Development site is located on the southeast corner of 49th Street and First Avenue South. This 7,000 square foot lot offers great visibility and is a short distance from downtown St. Petersburg and beaches. Development site is located on the southeast corner of 49th Street and First Avenue South.				
Ned Willis				

American Contractor Supply		12645 49th Street North, Clearwater, Florida 33762		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Retail/Office/Warehouse	29,937 SF / 2.55 AC	\$3,000,000	M-1 / Pinellas County
<b>Description</b> Retail / Office / Warehouse building located on the lit corner of 49th St. N. and 126th Ave. between Ulmerton Rd. and 118th Ave. Property consists of 5,883 SF leased to Whitney Bank with a 3 lane drive-through, 862 SF leased to Martin Jones P.A. and the balance, 23,192 SF of office and warehouse space currently occupied by American Contractor Supply who would vacate, or do a short term sale lease-back.				
Ned Willis				

8790 Bay Pines Boulevard		Saint Petersburg Florida, 33709		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Investment	8,400 / 2.2 Acres	\$5,900,000	C-2 / Pinellas County
<b>Description</b> 2.2 acre waterfront parcel located on the Inter-coastal Waterway land; leased to a major restaurant chain. Tenant improved 8,400 square foot restaurant building.				
Mike Heretick				

Industrial / Office / Showroom		4902 113th Avenue North, Pinellas Park, Florida 33760		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Industrial	12,600 / 32,400	\$1,750,000	
<b>Description</b> Excellent location on the corner of 49th Street North and 113th Avenue North in Clearwater with two dock-high loading bays. Property is leased on a net basis to a subsidiary of Ultralife Corporation (a NASDAQ listed company) through November 2010 with a three year option.				
Mike Heretick				




Sand & Sea Apartments		1011 Gulf Blvd Indian Rocks Beach, FL 33785		
	Property Type	Bldg SF / Land SF	Price	Zoning / Municipality
	Residential	12,600 SF / 32,400 SF	\$399,000	N/A
<b>Description</b> This six unit apartment building offers four one bedroom/one bath units and two efficiencies. Ideally located just one block from the beautiful Gulf of Mexico in Indian Rocks Beach, Florida. This property is offered at \$399,000, lower than the assessed value of the Pinellas County Property Appraiser.				
Mike Heretick				

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# July 2010 Available SALE Offerings

## VECTOR COMMERCIAL REAL ESTATE SERVICES

<b>Apartment Building</b>		<b>30 North Lady Mary Drive, Clearwater, Florida 33755</b>		
	<b>Property Type</b>	<b>Bldg SF / Land SF</b>	<b>Price</b>	<b>Zoning / Municipality</b>
	<b>Multi-Family</b>	<b>7,452 / 12,500</b>	<b>\$450,000</b>	<b>MHDR</b>
<b>Description</b>				
This ten unit apartment building offers six one bedroom/one bath units and 4 two bedroom/one bath units in Clearwater, Florida. Ideally located across from the Clearwater Country Club and near Downtown Clearwater.				
<b>Ned Willis</b>				
<b>Apartment Building</b>		<b>110 Lady Mary Drive North, Clearwater, Florida 33755</b>		
	<b>Property Type</b>	<b>Bldg SF / Land SF</b>	<b>Price</b>	<b>Zoning / Municipality</b>
	<b>Multi-Family</b>	<b>7,810 / 12,500</b>	<b>\$450,000</b>	<b>MHDR</b>
<b>Description</b>				
This ten unit apartment building offers six one bedroom/one bath units and 4 two bedroom/one bath units in Clearwater, Florida. Ideally located across from the Clearwater Country Club and near Downtown Clearwater.				
<b>Ned Willis</b>				
<b>Free Standing Retail Building</b>		<b>11550 Ulmerton Road, Largo, Florida 33778</b>		
	<b>Property Type</b>	<b>Bldg SF / Land SF</b>	<b>Price</b>	<b>Zoning / Municipality</b>
	<b>Retail</b>	<b>6,528</b>	<b>\$599,900</b>	<b>C-1 / Pinellas County</b>
<b>Description</b>				
Excellent free-standing retail location on Ulmerton Road just west of the Pinellas Trail. This property offers excellent visibility, signage and ample parking. Property is vacant but currently leased to Dollar General through 2/28/2013. Dollar General is paying \$51,000 annually on a NNN basis.				
<b>Ned Willis</b>				
<b>Globe Road Land</b>		<b>38129 Globe Road, Dade City, FL 33523</b>		
	<b>Property Type</b>	<b>Bldg SF / Land SF</b>	<b>Price</b>	<b>Zoning / Municipality</b>
	<b>Land</b>	<b>52 Acres</b>	<b>\$999,900</b>	<b>00AR</b>
<b>Description</b>				
Property is approximately 52 acres of vacant land. Two acres on the Northern end of the property are positioned on the Hillsborough River. There is a lake located directly West of US 301. The Property is located on US 301, in Pasco county, and borders South Hernando county.				
<b>Mike Heretick</b>				

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# July 2010 Available LEASE Offerings

## VECTOR COMMERCIAL REAL ESTATE SERVICES

<b>Vector Executive Suites</b>		<b>125 Fifth Street South Suite 200 Saint Petersburg, Florida 33701</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	100—300 SF	Executive Suites	\$400—\$475 /mo	Full Service
	<b>Description</b> Second floor office space available in the Wachovia Bank Branch Building. Private entrance and elevator to second floor provides access to 5,200 SF of well appointed executive offices offering amenities including a glass conference room, large kitchen and break room, 2 ADA bathrooms with shower, along with optional phone, data packages and janitorial service. Parking is available on-site or through the city's CBD parking program.			
Ned Willis				
<b>Central Avenue Office Space</b>		<b>526 Central Avenue Saint Petersburg, Florida 33701</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	3,800 SF	Office	\$12.00 SF	+ Electric
	<b>Description</b> Second floor space in a beautiful two story building located in the heart of Downtown St. Petersburg. This space was built to suit when the entire building was renovated in 1995. This space includes 12 offices, receptionist area, conference room, and break room. Excellent visibility and signage opportunity.			
Ned Willis				
<b>Central Avenue Restaurant Location</b>		<b>526 Central Avenue Saint Petersburg, Florida 33701</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	3,800 SF	Restaurant	\$12.00 SF	NNN
	<b>Description</b> First floor Restaurant/Bar location in a beautiful two story building located in the heart of Downtown St. Petersburg. This space was built to suit when the entire building was renovated in 1995. The space is in good condition with hood system and grease trap in place. Excellent visibility, signage and parking.			
Ned Willis				
<b>Shoppes on the Park at Princess Martha</b>		<b>4th Street North &amp; First Avenue North, Saint Petersburg, Florida 33701</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Price</b>	<b>Lease Type</b>
	350—1,200 SF	Retail	\$16.00 / SF	NNN
	<b>Description</b> Shoppes on the Park are located at the beautifully restored Princess Martha in the very core of Downtown St. Petersburg across from Williams Park. There are five units available including a former Deli Site and a sophisticated Boutique corner site. The rental rates are below market and some include full utilities.			
Jon LaBudde				
<b>Downtown Central Garage</b>		<b>334 Second Avenue South, Saint Petersburg, Florida 33701</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	12,000 SF	Retail	\$10.00 / SF	NNN
	<b>Description</b> Former Central Garage automotive repair shop located in the heart of Downtown St. Petersburg across from the downtown Publix anchored strip center. Owner will entertain offers for leasing warehouse space as-is for a short term period, or build to suit for a longer term arrangement. Building is 12,000 SF with an additional 4,000 SF of parking attached.			
Ned Willis				
Blakemore Kearney				

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## VECTOR COMMERCIAL REAL ESTATE SERVICES

Jannus Executive Suites		First Avenue North and Second Street North , Saint Petersburg, Florida 33701		
	Available Space	Property Type	Rate	Lease Type
	144 - 288 SF	Office	\$1,500/mo	NNN
	<b>Description</b> Jannus Executive Suites is offering 10 High End Full Service Office Spaces Full Service Including: Lobby Area, Full Time Receptionist, Conference Room, Telephone, Data Lines, Copy Services, Break Room, Janitorial Services, Free Parking, and of course Four Free VIP Concert Tickets and VIP access to almost every concert at Jannus Live. Enjoy the concerts from a reserved Balcony area with access to Private Bars and restroom facilities. Located in the heart of Downtown St. Petersburg.			
Jon La Budde				
Retail/Deli Space		30 Beach Drive NE, Saint Petersburg, Florida 33701		
	Available Space	Property Type	Rate	Lease Type
	2,000 SF	Retail	\$22.00 / SF	NNN
	<b>Description</b> Located in the same building as the Hampton Inn, the former deli known as, "Mickey's Kork and Kleaver" offers existing equipment including a grease trap and walk-in cooler. The building is in an ideal Downtown St. Petersburg location, directly across the street from the St. Petersburg Yacht Club and adjacent to Ceviche.			
Ned Willis				
JMC Center Office Building		2201 Fourth Street North, Saint Petersburg, Florida 33704		
	Available Space	Property Type	Rate	Lease Type
	3,335 SF	Office	\$18.00 / SF	Full Service
	<b>Description</b> 3,335 square feet of office space, located on the first floor of the JMC Center in the heart of St. Petersburg. Great exposure with signage available on the building pylon at the corner of Fourth Street and 22nd Avenue North.			
Ned Willis				
Warehouse Space		2150 49th Street North, Saint Petersburg, Florida 33710		
	Available Space	Property Type	Rate	Lease Type
	12,500 SF	Warehouse	\$4.00 / SF	NNN
	<b>Description</b> 12,500 SF of high quality warehouse Space located in the heart of St. Petersburg in close proximity to Downtown and the interstate. 1,000 SF of well appointed office space consists of three offices, three bathrooms (ADA Compliant), shower, and break room. Warehouse has newly sealed floor, cross ventilation and a covered loading dock with accommodation for both dock, and van high truck wells. Warehouse is well insulated and constructed to withstand 120 mph winds. Additional parking and yard space are also available.			
Blakemore Kearney				
Gateway Corporate Center		9887 Fourth Street North, Saint Petersburg, Florida 33702		
	Available Space	Property Type	Rate	Lease Type
	200—12,000 SF	Office	\$16.00 / SF	Full Service
	<b>Description</b> Gateway Corporate Center is a 44,000 SF brick office building located in the Gateway area of Pinellas County on 4th Street North, just South of Gandy Boulevard with easy access to I-275 and minutes from Tampa and Downtown St. Petersburg. Excellent professional office space with a wide range of large corporate and small professional Tenants. Ample on-site parking is provided			
Ned Willis				

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## VECTOR COMMERCIAL REAL ESTATE SERVICES

<b>Professional Office Building</b>		<b>2150 49th Street North, Saint Petersburg, Florida 33710</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	<b>730—4,000 SF</b>	<b>Professional/Medical</b>	<b>\$11.00 / SF</b>	<b>Modified Gross</b>
<p>This distinctively designed building serves as an area landmark on the southwest corner of the signalized intersection of 49th Street and 22nd Avenue North. It is located in a well known area filled with medical and professional offices. This two story building is located in a non-flood zone and all windows have folding hurricane covers. The property is in close proximity to all area hospitals, shopping malls, and I-275. An attractive and high pro-file building that offers the best rental deal in the area.</p>				
<b>Ned Willis</b>				
<b>Light Manufacturing/Distribution Facility</b>		<b>3001 Gateway Center Parkway, Pinellas Park, Florida 33782</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	<b>39,000 SF</b>	<b>Warehouse</b>	<b>\$6.00 / SF</b>	<b>NNN</b>
<p>This building offers a 35,582 SF 100% climate controlled warehouse with 26' clear ceiling heights and new 2008 high efficiency T-5 lighting. Other features of this property include tilt-up concrete construction, built in 2005, Early Suppression Fast Response (ESFR) sprinkler system, three overhead doors (dock high), 480/277 three phase electrical service with ample parking spaces on site and ease of access to I-275 for shipping and deliveries. Also included is a 3,418 SF office and 1,100 SF mezzanine. The available space could be expanded up to a total of 50,000 SF.</p>				
<b>Ned Willis</b>				
<b>Kennedy Square</b>		<b>4950 West Kennedy Boulevard, Tampa, Florida 33609</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	<b>1,714 – 11,791 SF</b>	<b>Office</b>	<b>\$20.00 / SF</b>	<b>Full Service</b>
<p><b>Description</b> Kennedy Square is a six story, 89,000 square foot office building located in the Westshore area of Tampa across from the Westshore Mall. Tenants include large corporate and small professional businesses. Wachovia Bank and drive-through are located on-site in this newly renovated building. Ample parking and easy access to the interstate, St. Petersburg, Downtown Tampa, and the International Airport make this an ideal location.</p>				
<b>Ned Willis</b>				
<b>Kennedy Square II</b>		<b>5010 West Kennedy Boulevard, Tampa, Florida 33609</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	<b>9,826 SF</b>	<b>Office</b>	<b>\$20.00 / SF</b>	<b>Full Service</b>
<p><b>Description</b> Excellent exposure with building and monument signage available. Property offers excellent exposure and visibility located on Kennedy Boulevard where Memorial Highway ends. Directly across Kennedy Boulevard from the Westshore Mall and minutes from I-275 and Tampa International Airport.</p>				
<b>Ned Willis</b>				
<b>Wildewood Professional Park</b>		<b>3639 - 3711 Cortez Road West, Bradenton, FL 34210</b>		
	<b>Available Space</b>	<b>Property Type</b>	<b>Rate</b>	<b>Lease Type</b>
	<b>100 - 6,700 SF</b>	<b>Office</b>	<b>\$15.00 / SF</b>	<b>Modified Gross</b>
<p><b>Description</b> Twelve buildings totaling 83,000 SF of office space on 10 heavily landscaped acres in the heart of Bradenton, Florida in close proximity to two major hospitals. Signage available on Cortez Road. Many professional and medical tenants occupy the park. Immediate occupancy is available on spaces from 100 up to 6,700 SF contiguous. Tenants have use of large conference room and many other amenities.</p>				
<b>Blakemore Kearney</b>				
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