Office Building

For Sale



721 1ST AVE NORTH

ST. PETERSBURG, FL 33701

VECTOR
COMMERCIAL REAL ESTATE

www.VectorRealty.com
125 5th Street South, Suite 201
Saint Petersburg, Florida 33701
727-823-1230

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

721 1st Avenue North is a distinguished two-story office building located at the prominent corner of 1st Avenue North and 8th Street North in Downtown St. Petersburg. Originally constructed in 1920 and 1938, the approximately 13,739 SF building blends historic architectural character with modern office functionality.

The property features a reception area, multiple conference rooms, private offices, and employee break areas, creating a turnkey environment for a corporate headquarters, professional services firm, or multi-tenant office user. Its highly visible corner location provides excellent exposure and is within walking distance of Downtown St. Petersburg's premier restaurants, retail, hotels, and cultural attractions.

Zoned DC-1 (Downtown Center-1), the property offers exceptional flexibility for office, retail, residential, hospitality, and mixed-use uses. In addition to its immediate occupancy potential, the site presents a compelling long-term redevelopment opportunity in one of Florida's fastest-growing downtown markets.

PRICE
Available Upon Request

LOCATION
721 1st Ave North
St. Petersburg, FL 33701

SIZE
Building: 13,739 SF
Total Land Size: 14,157 SF

PARKING
13 Spaces (0.93/1,000 SF)

ZONING
Flexible DC-1 Zoning

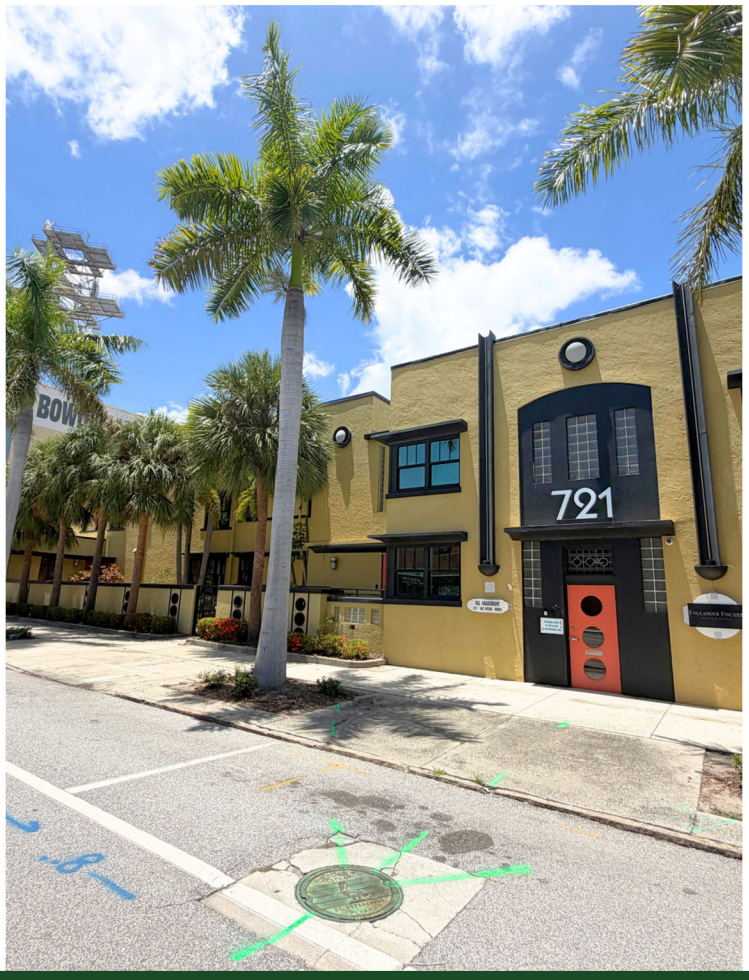
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Highlights

- ±13,739 SF two-story office building
- Historic character with modern interior improvements
- Prominent downtown corner location
- Multiple offices, conference rooms, and break areas
- Walkable to Downtown amenities
- Flexible DC-1 zoning
- Owner-user, investment, and redevelopment opportunity
- Rare opportunity to establish a presence in Downtown St. Petersburg's urban core









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THE BAY IN THE RANKINGS

32,000
DOWNTOWN JOBS

56%
JOBS EXCEEDING U.S. MEDIAN EARNINGS

15%
JOB GROWTH IN PAST 5 YEARS

#1
BEST RUN CITY IN FLORIDA
WalletHub

CITY FOR OUTDOOR ENTHUSIASTS TO LIVE & WORK
SmartAsset

TOP 15
CITY FOR NEW NORMAL CORPORATE HQ
WalletHub

#2
CITY'S ECONOMIC PERFORMANCE
WalletHub

#3
FISCALLY FIT MSA IN NATION
Sperling's BestPlaces

#4
ECONOMIC GROWTH IN U.S. MID-SIZED CITIES
CoworkingCafe

POPULATION & INCOME

	1 MILE	5 MILES	10 MILES
2025 POPULATION	19,896	216,957	431,360
2024 HOUSEHOLDS	12,004	99,266	206,111
AVG HOUSEHOLD INCOME	$103,049	$98,216	$98,548

ST. PETE TAKES THE LEAD...

St. Pete came up on top compared to its neighbors and nationally, making it the #5 Best Place to Live in the U.S. based on the job market, safety, and wellness metrics. Here's how we stacked up based on the Tampa Bay Business Journal's published research:

- HIGHEST PER CAPITA INCOME
- SMALLEST INCOME DISPARITY BY GENDER
- SMALLEST INCOME DISPARITIES BETWEEN AFRICAN AMERICANS AND CAUCASIANS
- LARGEST MIDDLE-CLASS SHARE
- LOWEST SHARE LIVING BELOW POVERTY
- LOWEST UNEMPLOYMENT
- LARGEST SHARE OF FEMALES WITH BACHELOR'S DEGREES

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MARKET MAP

Developments in Downtown

Projectscurrentlyproposedorunderconstruction during 2025.

ARTS AND CULTURE

1. Central P arkFood Hall
2. St. Petersburg History Museum Expansion
3. The Dalí Museum Expansion
4. Woodson African American Museum of Florida
5. Morean Arts Center Expansion
6. Florida Orchestra Center for Music Education and Innovation
7. St Petersburg Athletic Paddle and Social Club

HOTEL

1. CordovaInn Expansion
2. EDGEBoutiqueHotel
3. TEMPO by Hilton
4. The Coronet Hotel

INSTITUTIONAL

1. Chabad Center for Jewish Life
2. Johns Hopkins All Children's Hospital Emergency Center Expansion
3. University of South Florida College of Marine Science Center of Excellence
4. in Environmental and Oceanography Sciences
5. Legacy Center for Social Justice
6. Hub 2.0 St. Pete Innovation District
7. Bernie McCabe Second District Court of Appeal
8. Orlando Health Imaging Centers
9. Orlando Health Medical Pavilion
   Orlando Health Women's Pavilion

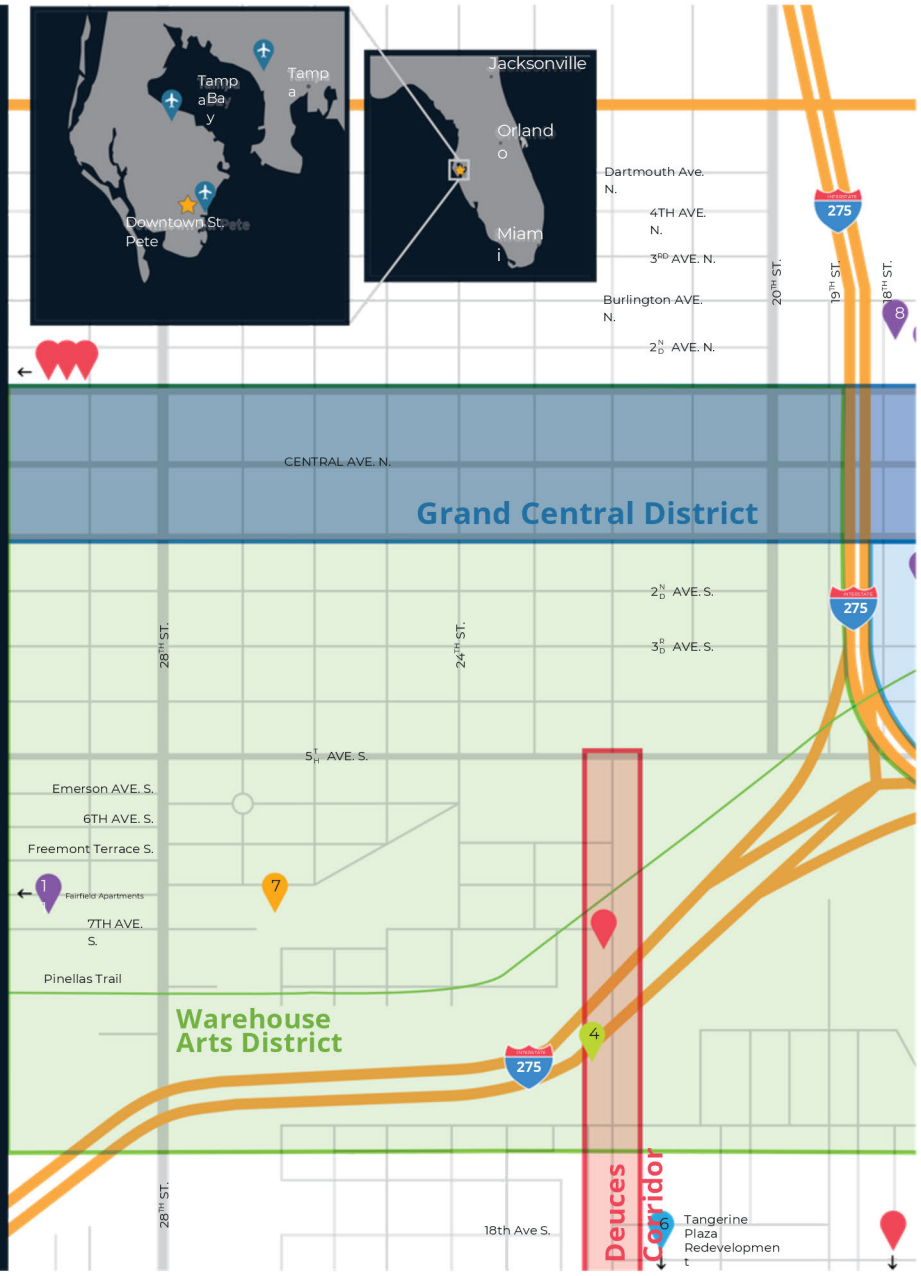
MIXED USE

1. The Residences at 400 Central
2. The Central
3. EDGE Collective II
4. 450 1st Ave. N.
5. Waldorf Astoria Residences St. Petersburg
6. Tangerine Plaza
7. Third Lake Partners
8. 8211stAve. N.

RESIDENTIAL (OVER 50 UNITS)

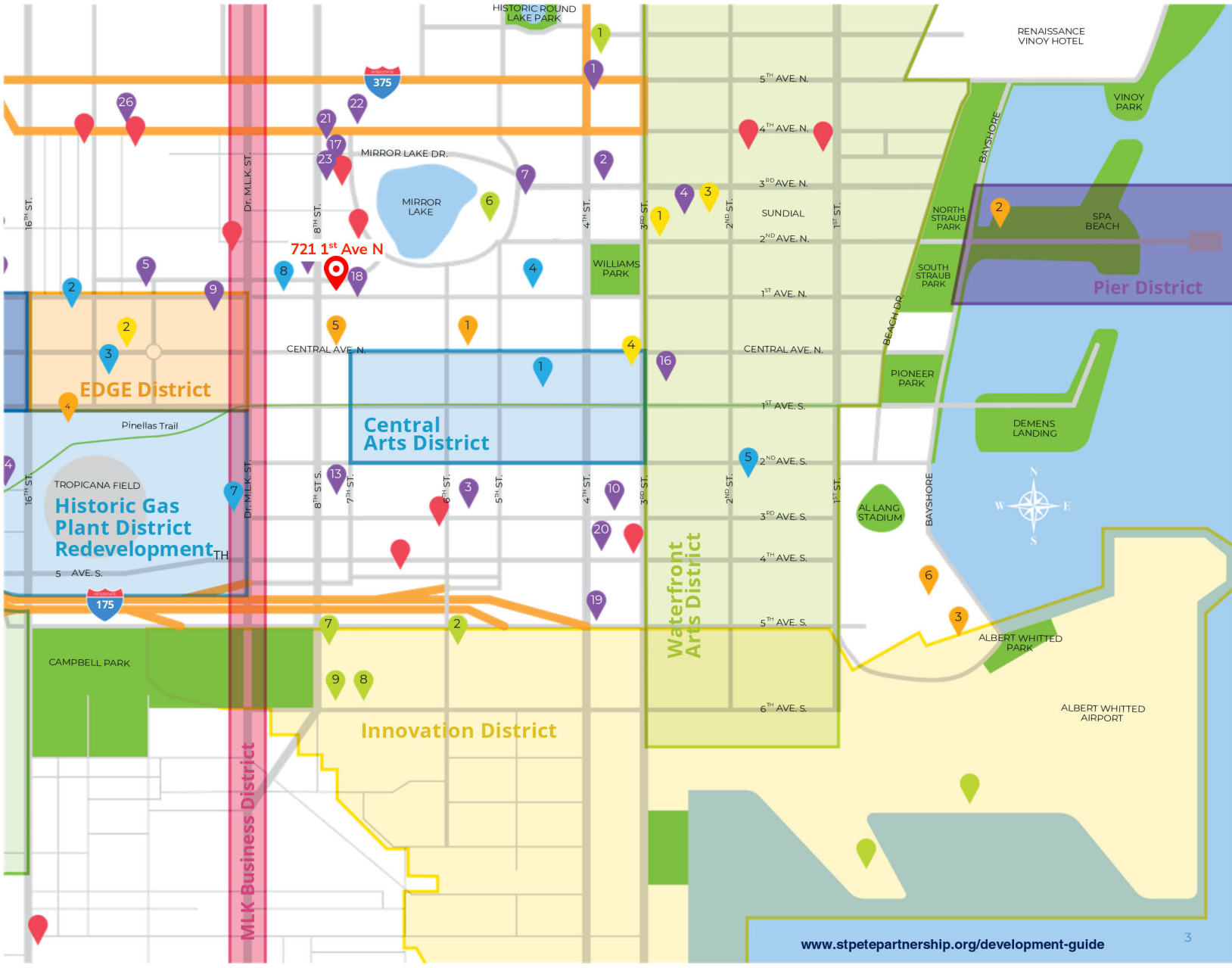
1. 5th Ave. N. & 4th St. N.
2. 3rd Ave. N. & 3rd St. N.
3. 511, 533, 543, 551 3rd Ave. S.
4. Residential Tower (former Exchange/Indigo Hotel)
5. Kettler EDGE Development
6. Abacus Tower
7. Mirror Lake Red Apple
8. Development Lecesse Tower
9. Viv Apartments
10. 3rd & 3rd
11. Fairfield Apartments
12. Gallery Haus
13. Tuxedo Court
14. SkySt. Pete
15. 1641 1st Ave. N.
16. Art House
17. Tomlinson Adult Learning Center Redevelopment
18. 699 1st Ave. N.
19. 446 4th St. S.
20. Roche Bobois Residences
21. Ellington Place
22. Downtown 747 4th Ave. N
23. Reflection
24. Senior Affordable Housing PCHA
25. Ellington Place EDGE District
26. Vincentian Village
27. Bendin Road Apartments

RESIDENTIAL (UNDER 50 UNITS)



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MARKET MAP



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We look forward to working with you

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