

OFFICE
FOR LEASE



Lease Rate:

\$26.50
PSF

FOR LEASE | 10200 9TH STREET NORTH | ST. PETERSBURG, FL 33716

Arrow Point Plaza

- Newest, most modern lobby ambience
- Up to 5.7/1,000 SF parking ratio
- Location captures employees from both sides of the bay.
- Across the street from Gateway Crossings retail plaza that includes Publix, Smoothie King, UPS, Tijuana Flats, and many other amenities.

Leasing team responds
within 24 hrs.
Guaranteed.

Straightforward lease
approval process.

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Located in the **Gateway submarket** of St. Petersburg, a major employment center for the region and the **“Best City for Millennial Job Seekers”** (NerdWallet 2015)

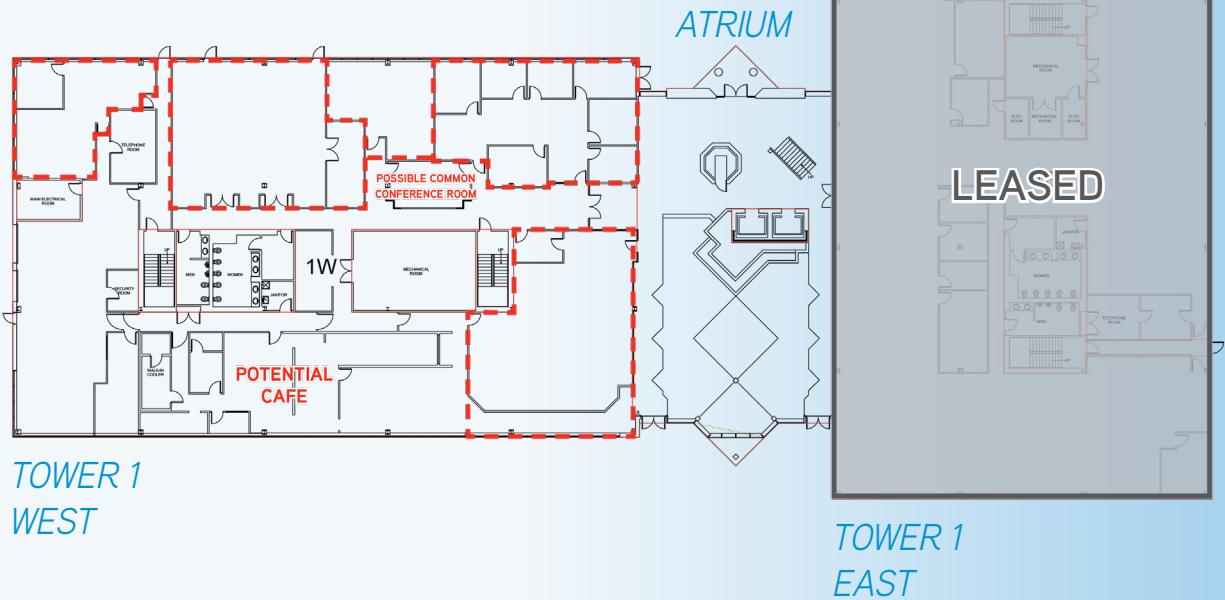
Colliers International
4830 W. Kennedy Blvd. | Suite 300
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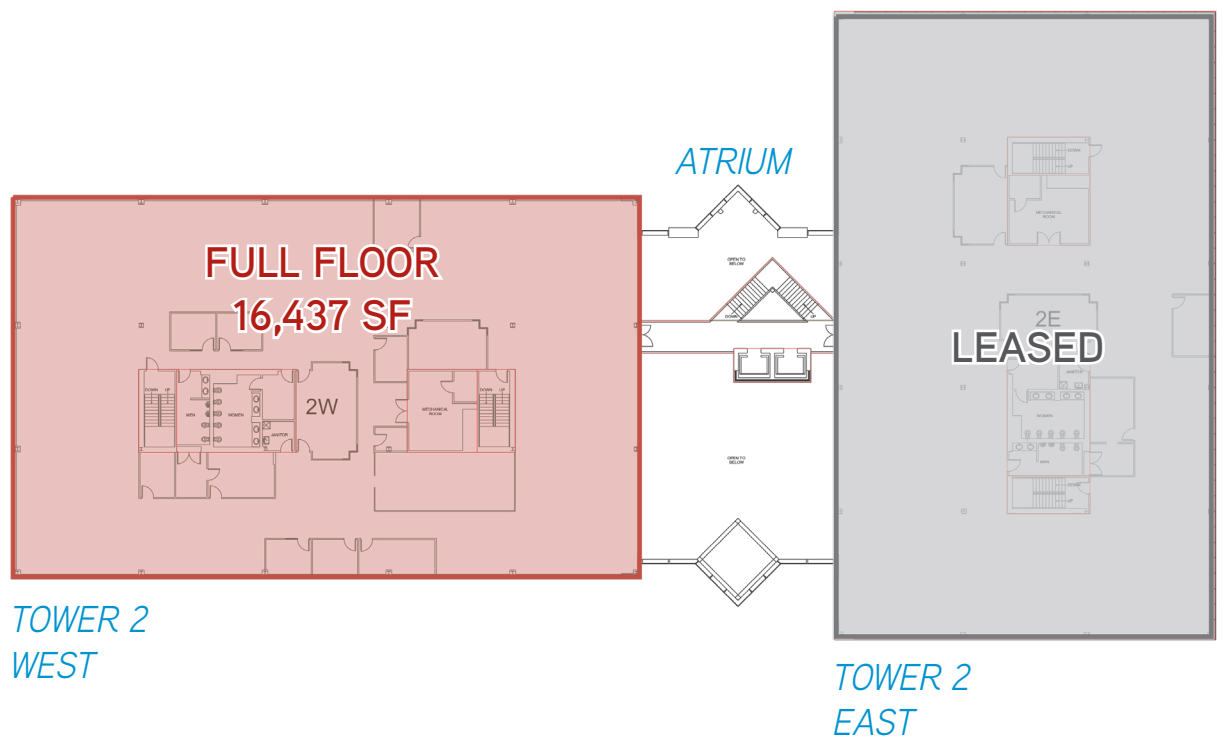
Accelerating success.

First Floor

*Possible small suite demarcations
as shown below:*



Second Floor



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Amenities

- Convenient access to the three major bridges: Courtney Campbell Causeway, Howard Frankland Bridge and Gandy Bridge.
- Site plan renovation planned - up to 5.7 per 1,000 SF parking ratio
- Sleek, modern interior upgrades to be completed soon, including atrium, lobby areas, and outdoor patio.
- Monument signage available
- Atrium that spans all three floors
- Planned cafe on-site
- Hiring base: 163,000 - 5 miles
309,000 - 7 miles
669,000 - 10 miles



BUILDING RENOVATIONS
UNDERWAY



UNDER NEW
OWNERSHIP



NOW LEASING
UP TO 32,000 SF



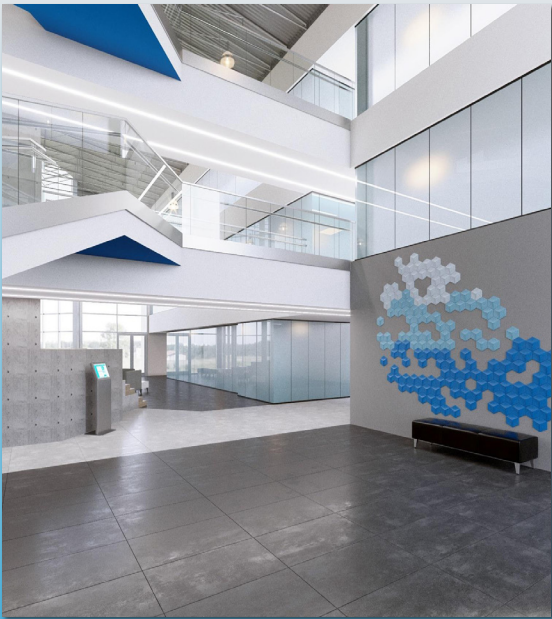
SPEC SUITES
COMING SOON

Lobby renovations include:

- Innovative and polished upgrades to the elevator banks and atrium.
- Upgraded outdoor patio area, including new tables, chairs, and umbrellas.
- New lobby seating, decor, and fixtures that will give the interior a sleek, industrial atmosphere.

Up to 32,344 SF available

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Location. Location. Location. Work where others only wish they could.



Strong customer base with about 1.5 million residents within a 30 minute drive.



2nd largest labor market & consumer market in Florida.

(Tampa-St. Petersburg-Clearwater MSA, FL Dept of Economic Opportunity 2014)

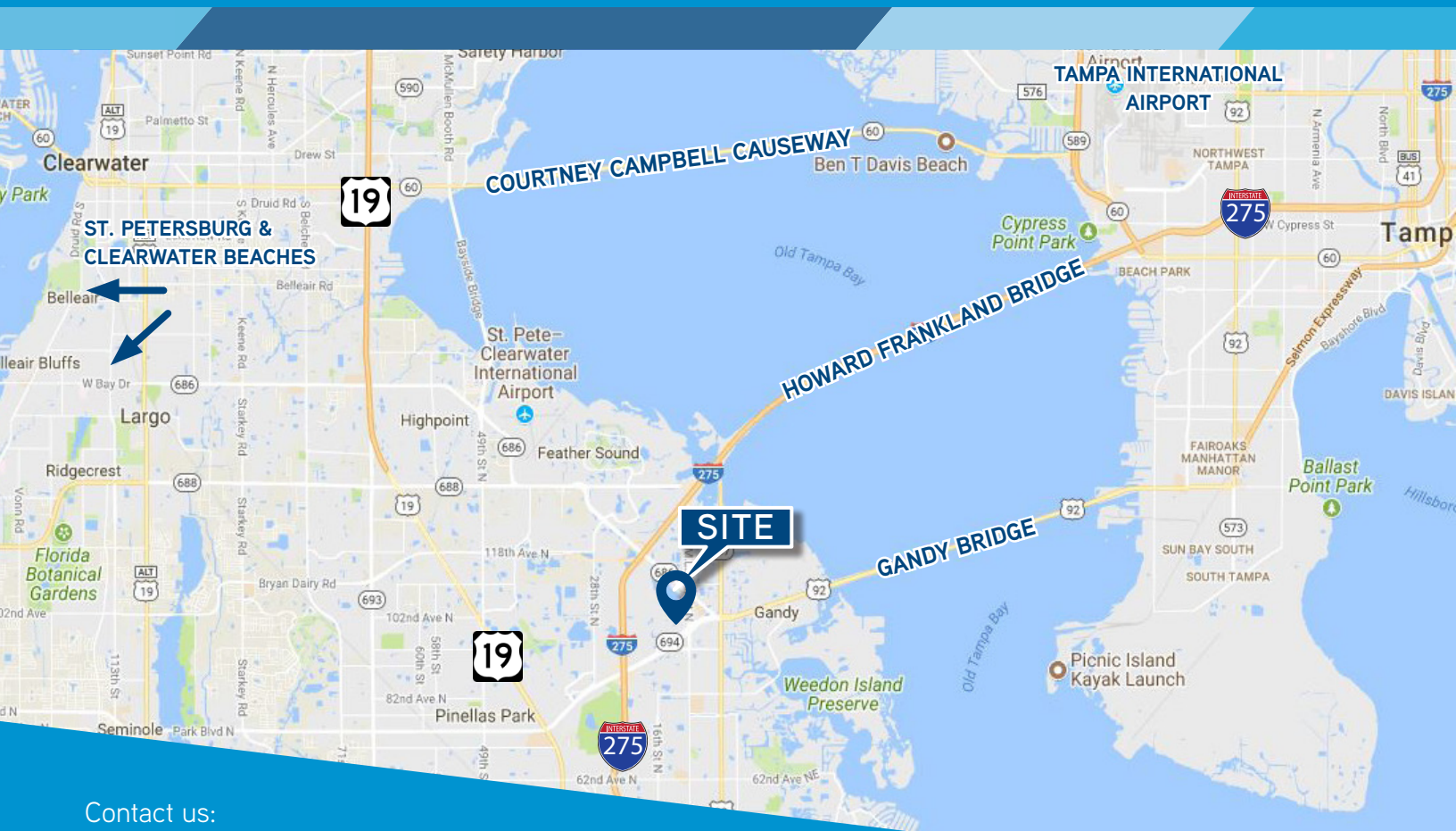


Home to the region's top employers including Raymond James Financial, HSN, Jabil, and Power Design.



Highly accessible to regional transportation with 4 bridges, 6 major roadways, 3 seaports, and 2 international airports.

Centrally located to all major roadways and bridges, this building has the epitome of 'easy access'. Surrounded by major retail centers, big box shopping, local restaurants, and several large residential developments, this makes working in the area everything employees could want. Come by and tour our newly renovated building today and see for yourself! Live. Work. Play.



Contact us:

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Accelerating success.