

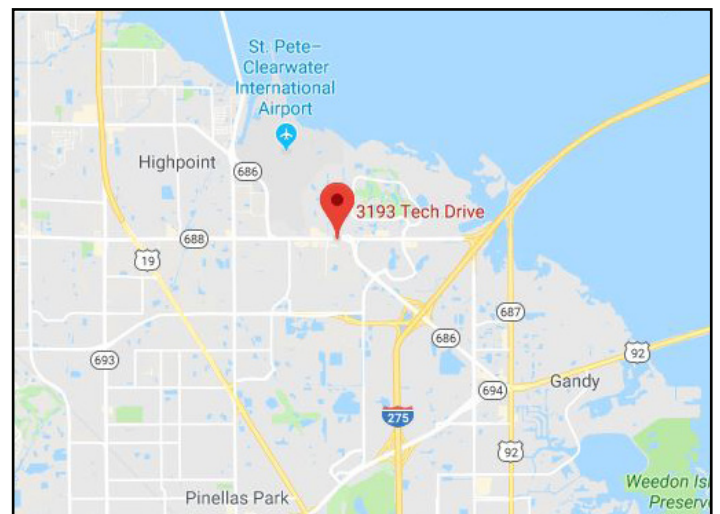


## 5,000 SF AVAILABLE WITH MULTIPLE OFFICES & CONFERENCE ROOM

### Property Information

- Safe, exclusive office space with 24/7 access
- Tenant-controlled HVAC
- Surface parking
- No need for shared elevators
- New, handicapped bathroom
- Conveniently located east of US 19 and west of I-275, just 1 mile from the St. Pete – Clearwater Airport
- Property fronts Ulmerton Road, just west of Raymond James Financial, with road access off of Tech Drive
- Space offers office infrastructure for distribution, including roll top door at rear entrance
- Ample parking & traffic signaled intersection
- Spectrum/Verizon internet capability
- Traffic Counts: 46,500 AADT Ulmerton Road & 40<sup>th</sup> St. N

Demographics	1-mile	3-mile	5-mile
Population	2,611	49,876	164,022
Daytime Pop.	19,665	73,725	128,956
Avg. HH Income	\$116,754	\$67,567	\$63,256
Average Age	42.1	40.4	42.4



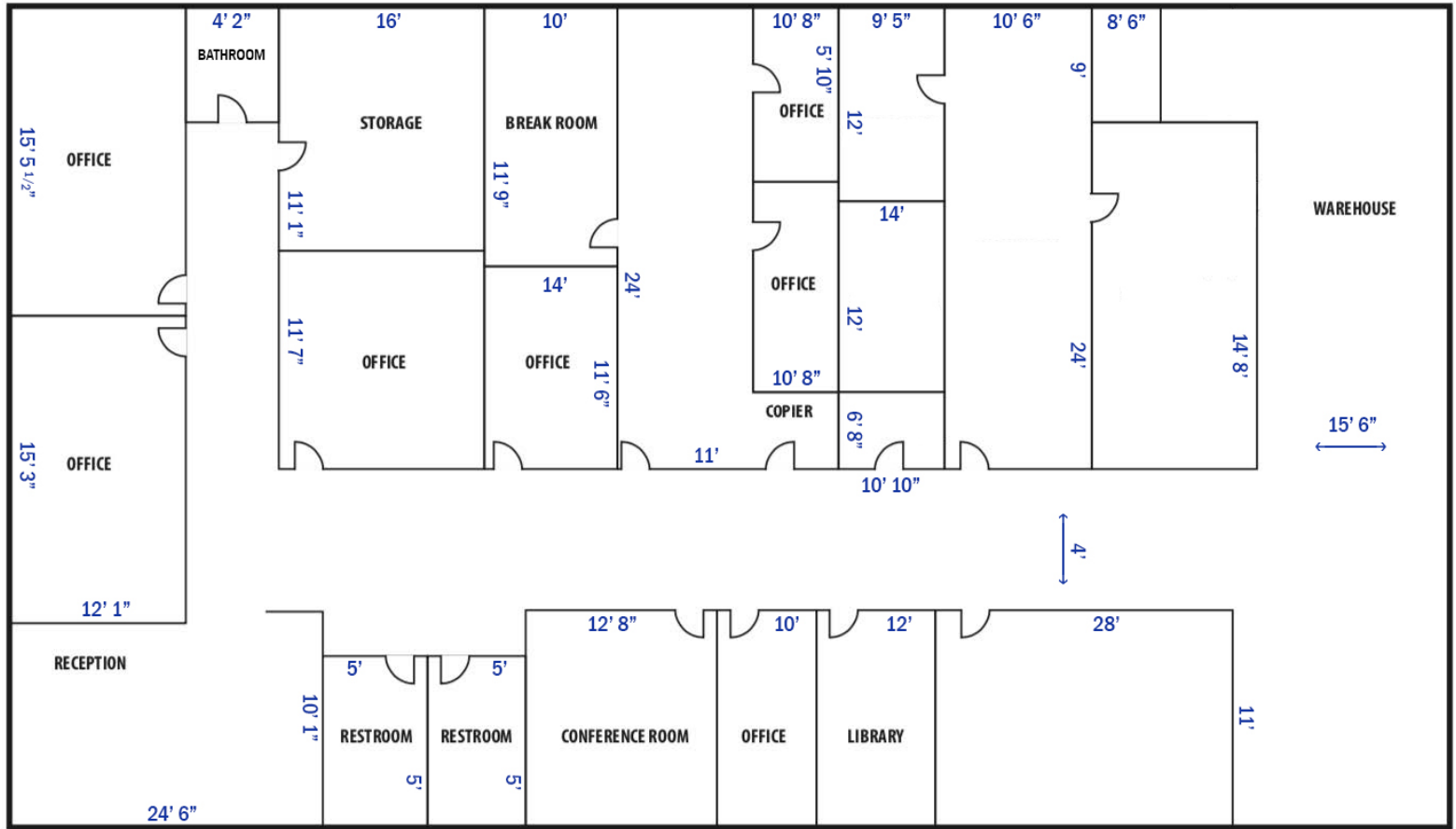
### Leasing Contact:

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# 5,000 SF Flex- Office/Warehouse Space

3193 Tech Dr., St. Petersburg, FL 33716



The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



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