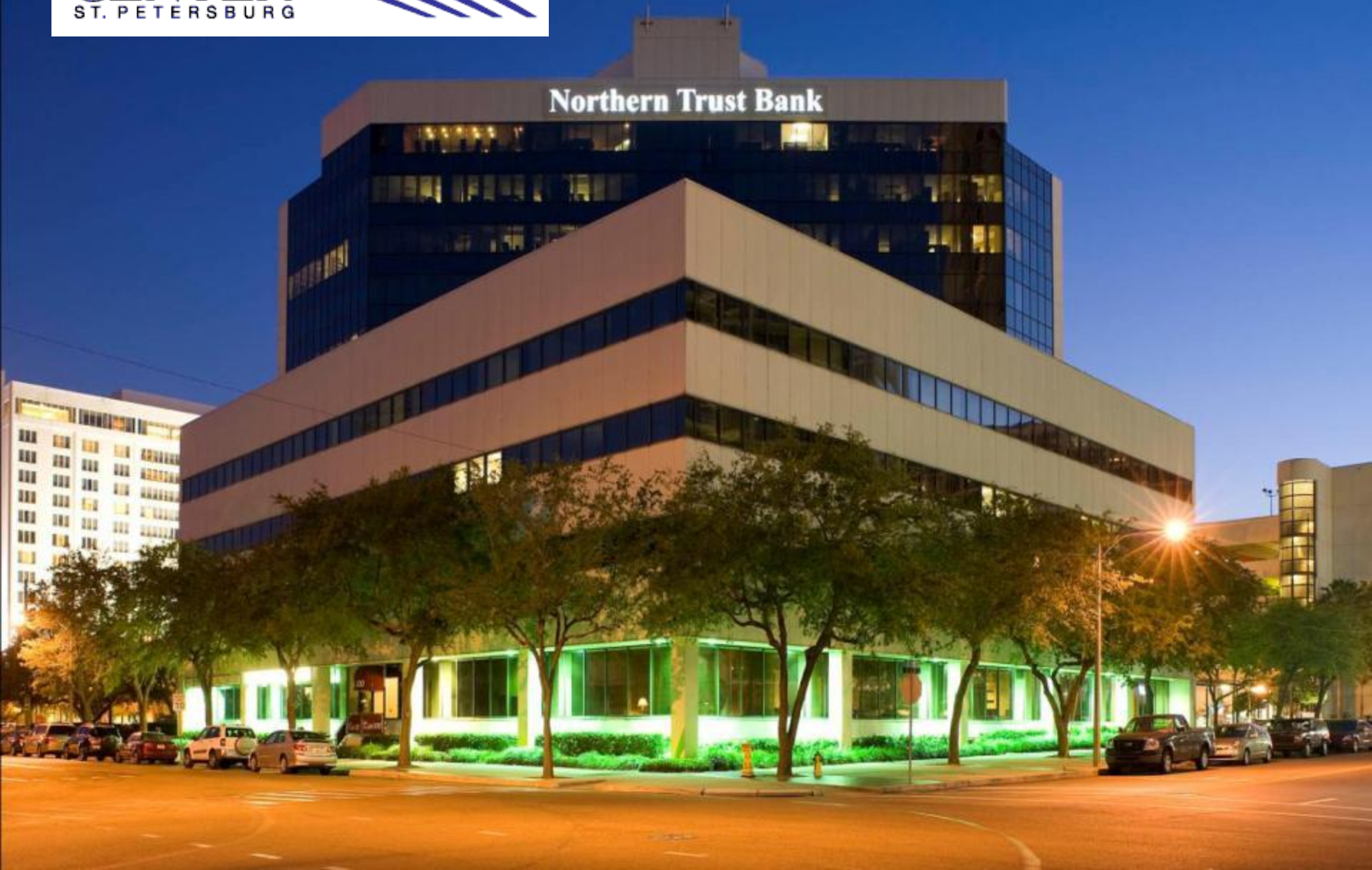




Northern Trust Bank

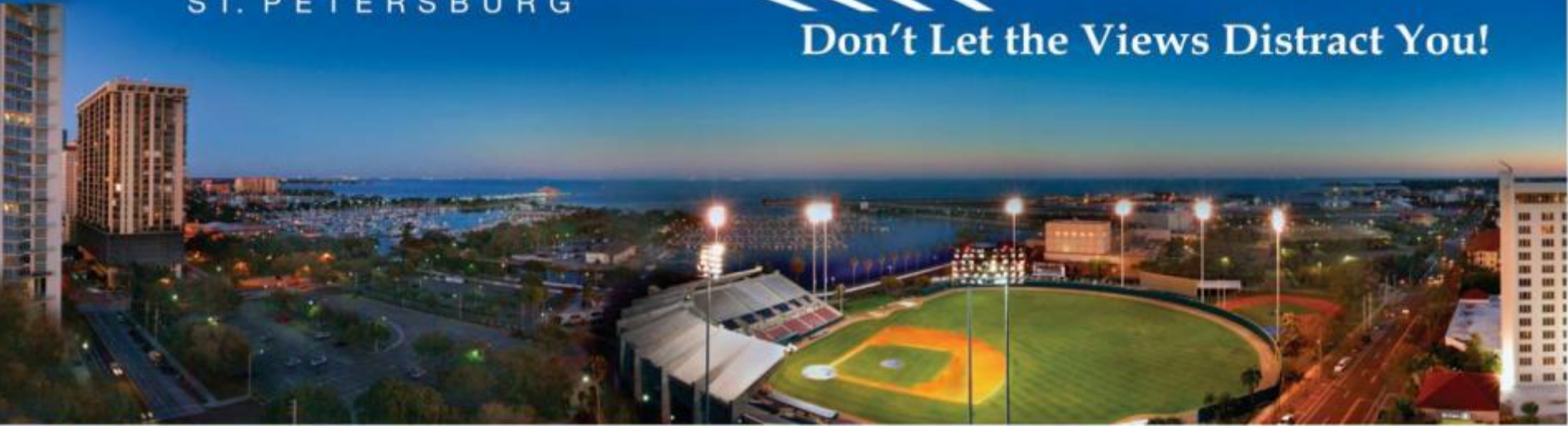




# CITY CENTER

ST. PETERSBURG

Don't Let the Views Distract You!



OFFICE SPACE AVAILABLE FROM 1,000 SQUARE FEET TO A FULL FLOOR OF 18,000 SQUARE FEET



FOR LEASING INFORMATION:

Larry Feldman | (727)822-3395 | [lfeldman@feldmanequities.com](mailto:lfeldman@feldmanequities.com) | [www.CityCenterStPete.com](http://www.CityCenterStPete.com)



# CITY CENTER

ST. PETERSBURG

## Don't Let the Views Distract You!

100 Second Avenue South, Downtown St. Petersburg, FL - Aerial View



- \$2 Million Capital Improvements Underway
- New, 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 Café
- On-Site Management

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lfeldman@feldmanequities.com | [www.CityCenterStPete.com](http://www.CityCenterStPete.com)

A joint venture of  
Tower Realty Partners & Feldman Equities, Inc.







Northern Trust Bank

Northern Trust Bank







# Many credit tenants including Northern Trust, RBC & State Farm







# Interior Tenant Photo





# Interior Tenant Photo of Law Firm





# Extensive Water Views

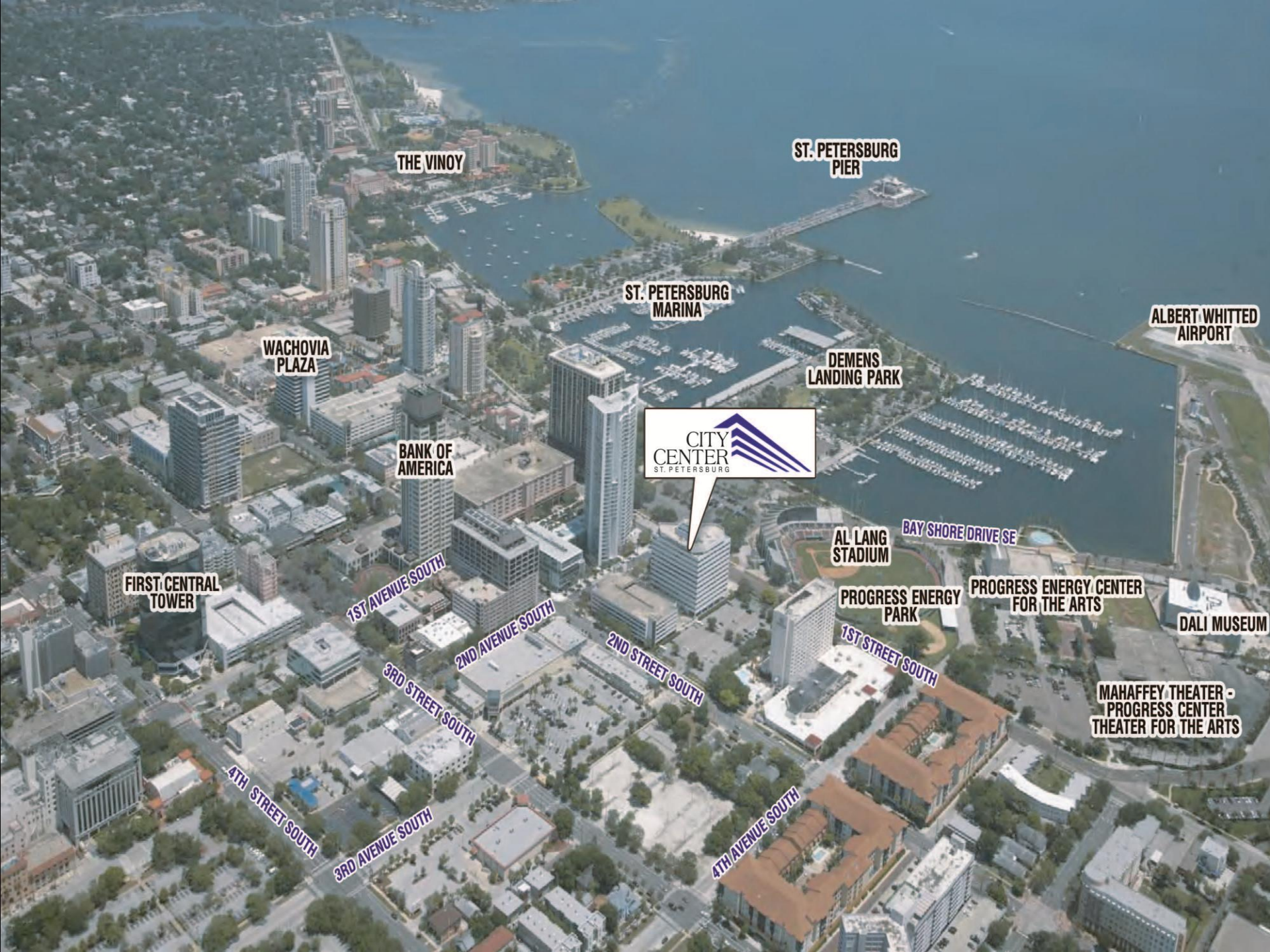






100 CITY CENTER





THE VINOY

ST. PETERSBURG  
PIER

ST. PETERSBURG  
MARINA

ALBERT WHITTED  
AIRPORT

WACHOVIA  
PLAZA

DEMENS  
LANDING PARK



BANK OF  
AMERICA

AL LANG  
STADIUM

BAY SHORE DRIVE SE

FIRST CENTRAL  
TOWER

PROGRESS ENERGY  
PARK

PROGRESS ENERGY CENTER  
FOR THE ARTS

DALI MUSEUM

1ST AVENUE SOUTH

2ND AVENUE SOUTH

2ND STREET SOUTH

1ST STREET SOUTH

MAHAFFEY THEATER -  
PROGRESS CENTER  
THEATER FOR THE ARTS

3RD STREET SOUTH

4TH STREET SOUTH

3RD AVENUE SOUTH

4TH AVENUE SOUTH



4th Ave N.

8th St. N.

4th St. N.

3rd St. N.

2nd St. N.

1st St. N.E.

Beach Dr. N.E.

Bayshore Dr. N.E.

1st Ave N.

Central Ave

1st Ave S.

2nd Ave S.

8th St. S.

4th St. S.

3rd St. S.

2nd St. S.

1st St. S.E.

Bayshore Dr. S.E.

4th Ave S.



5th Ave S.

Dali Blvd.

Dali Blvd





# Sponsor Background

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- **Sponsorship is a joint venture consisting of Cliff Stein, Reid Berman & Larry Feldman in partnership with Gibralt Capital.**
- **Larry Feldman has 30 years of experience in commercial real estate and was the Chairman & CEO of 2 publicly traded REITs.**
- **Cliff Stein has 30 years of experience in real estate and is responsible for strategic planning and management.**
- **Gibralt Capital is a private investment company headquartered in Vancouver, British Columbia. Gibralt Capital is led by world renowned investor Sam Belzberg.**

# **Sponsor Background (continued)**

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- Reid Berman has 25 years of real estate experience and leads is leasing activities.**
- Cliff, Reid and Larry have overseen the acquisition and management of more than 10 million sq. ft. of office buildings.**
- Tower Realty has a fully integrated capability consisting of property management, development and leasing.**





100 CITY CENTER

**Northern Trust Bank**  
*The Private Bank*