



CITY CENTER INFORMATION AND RENOVATION PLAN

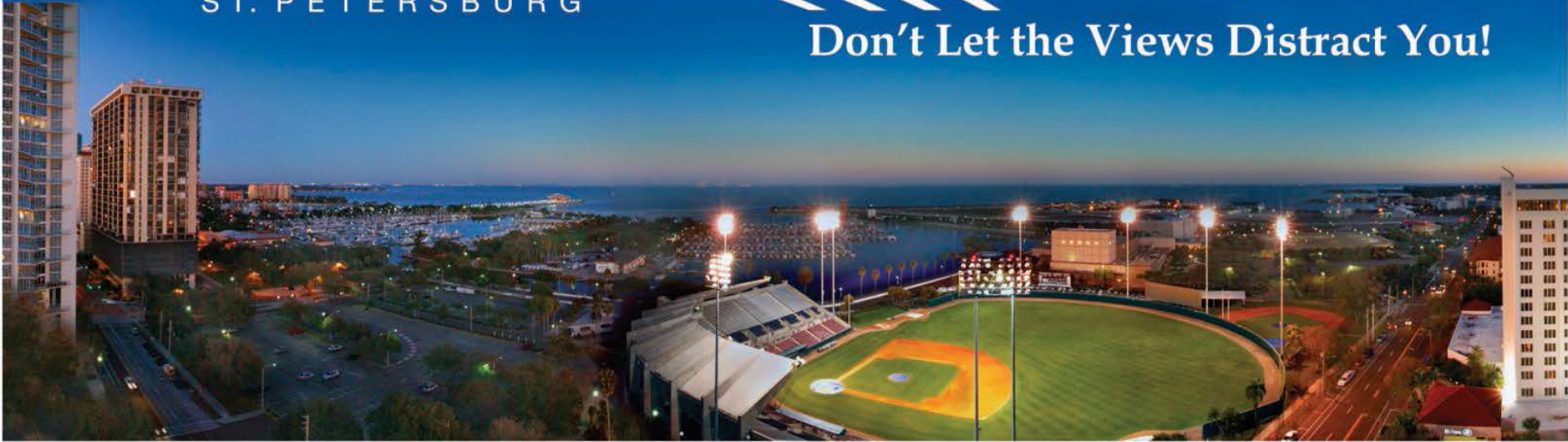
CITY CENTER

ST. PETERSBURG

**We Pay Broker Commissions In Full
within 30 Days of Lease Execution!**

**We are Quick & Responsive
with no Cumbersome Lease
Approval Process.**

Don't Let the Views Distract You!



OFFICE SPACE AVAILABLE



FOR LEASING INFORMATION:

Larry Feldman | (727) 823-1124 (ext. 254) | lfeldman@feldmanequities.com | 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
- 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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A joint venture of
Feldman Equities, Inc. & Tower Realty Partners









100 CITY CENTER

Northern Trust Bank
The Private Bank

Large Open Atrium Lobby



New Marble Clad Concierge Desk



Many credit tenants including Northern Trust, RBC & State Farm



Innovative Space Designs



Panoramic Views from the World Tennis Assoc World Headquarters



Panoramic Views from SquareMouth



High Visibility Office Space off of the Lobby



Interior Tenant Photo of Law Firm



Interior Tenant Photo



Extensive Water Views



New Fitness Center



New Fitness Center Bathroom



New Elevator Cab Interior



Renovated Elevator Lobby



11th Elevator Lobby



Renovated Restrooms



WHY LEASE AT CITY CENTER?

- An all-new new marble clad Concierge Desk is staffed by 2 full time concierges that serve the building from 7AM - 9PM
- An all-new Elevator System is being installed which includes the upgrade of the elevator mechanical systems together with major cosmetic upgrades of the elevator cabs.
- New Parking Garage Lighting and painting (complete)
- Tenant Restrooms are being completely renovated
- A new state-of-the-art Energy Management System.
- On-Site Conference Center that seats up to 65 people.
- On-Site Restaurant/Café
- On-Site Bank Branch and ATM
- On-Site Fitness Center

WHY LEASE AT CITY CENTER?

- On-Site management and ownership
- A large open atrium that creates a much higher “window to floor area ratio” than most buildings. This results in much more natural sunlight & more windowed offices.
- Waterfront location with near immediate access to: a) Hilton Hotel, b) Signature Place c) Mahaffey Theater and d) the all new Dali museum.
- 50 restaurants within a 10 block radius
- 6 Story Parking Garage with ample capacity and fully shaded spaces accessed by a rain protected portico



100 CITY CENTER



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





THE VINOY

ST. PETERSBURG
PIER

ST. PETERSBURG
MARINA

ALBERT WHITTED
AIRPORT

WACHOVIA
PLAZA

DEMENS
LANDING PARK

BANK OF
AMERICA



FIRST CENTRAL
TOWER

AL LANG
STADIUM

BAY SHORE DRIVE SE

1ST AVENUE SOUTH

PROGRESS ENERGY
PARK

PROGRESS ENERGY CENTER
FOR THE ARTS

DALI MUSEUM

2ND AVENUE SOUTH

1ST STREET SOUTH

MAHAFFEY THEATER -
PROGRESS CENTER
THEATER FOR THE ARTS

2ND STREET SOUTH

3RD STREET SOUTH

4TH AVENUE SOUTH

4TH STREET SOUTH

3RD AVENUE SOUTH

Northern Trust Bank

