



Class A Office For Lease

Roosevelt Technology Center

11399 16th Court North
St. Petersburg, FL 33716

- 108,339 SF, three-story office building
- Central location with direct access to I-275
- Building and monument signage available
- 5,000 - 58,537 SF available
- Lease rate: \$27.00/SF, Full Service

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Property Highlights

- Superior Pinellas County location
- Three-story atrium
- Two elevators
- 5.13/1,000 parking with both garage and surface spaces
- Common area renovations recently completed
- Electric car charging stations
- Full building back-up generator (1,400 KW)
- Close proximity to restaurants, hotels and retail services
- Walking trail to recreational walking/picnic area surrounding nearby lake





Drive Times Major Highways/Destinations

I-275.....	6 minutes
PIE Airport.....	8 minutes
US Highway 19	14 minutes
SR 60.....	15 minutes
TPA Airport.....	17 minutes
Bayside Bridge.....	18 minutes
Downtown St. Pete	18 minutes
Downtown Tampa	24 minutes

Demographics

5-mile radius



Population
148,921



Households
68,670



Average Household
Income
\$95,350



Median Age
43.3



Unemployment Rate
4.3%



Education
High School Diploma: 27.3%
Some College: 29.2%
College Degree(s): 33.4%



Employee Drive Time
Under 30 Minutes: 74.6%
30-60 Minutes: 21.7%
Over 60 Minutes: 3.7%



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