



“2022 Retail Project of The Year”

Proudly awarded by the Tampa Bay Business Journal

Property Address: 4601 34th Street North, St. Petersburg, FL 33714

Project Type: Gut Renovation / Redevelopment / Turnkey

Square Footage: Floor Area: 102,000 Square Feet / Mezzanine: 16,913 Square Feet

Acquisition Date: April 2022

Construction Start Date: July 2022

Construction Completion Date: December 2022

Sales Price: \$26,250,000 (March 2023)

Adaptive Reuse of Former Furniture Distribution Center



Project Summary

TRG delivered Tesla's largest dealership (Sales, Service & Delivery Center) in the United States, totaling a staggering 118,913 square feet. This gut renovation project required a special exception (public hearing) and extensive site and building work with a construction budget exceeding \$7 million. Our permit was issued in July 2022 and Tesla opened for business prior to year-end 2022.

This gut renovation project was completed during the COVID-19 pandemic which presented many challenges. With an all-hands-on deck approach, TRG completed this gut renovation to turnkey project of 118,913 square feet in approximately five (5) months from permit issuance. Given our deep real estate investing, construction, and development experience, we acquired the property prior to securing site plan approval to assist in Tesla's rapid expansion throughout the United States.

Examples of TRG Work Performed

- Extensive site work including modifying access with the Florida Department of Transportation
- Major interior and selective exterior demolition
- Climatized a 1970's vintage industrial building which previously did not have HVAC
- Worked with the utility company to bring a major power upgrade requiring a new transformer during Florida's hurricane season
- Roof penetrations for the installation new HVAC RTU's
- Wall penetrations and structural reinforcement for new rollup doors for interior vehicular access including a Dockzilla ramping system
- Exterior façade enhancements including AMC panels and full exterior paint
- New TPO roof overlay with a 15 year warranty
- New monument and building signage
- Parking lot lighting LED upgrades
- New landscaping and irrigation line runs for the property
- Interior trenching for car wash drains, plumbing for new bathrooms and mop sinks, etc.
- New electrical runs to mission critical equipment including superchargers, vehicular lifts, etc.
- Installation of new demising walls, employee offices, break rooms, etc.
- Installation of a new fencing system for vehicular security