



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 SF/yr [MG]
<b>BUILDING SIZE:</b>	22,000 SF
<b>AVAILABLE SF:</b>	725 - 2,626 SF
<b>LOT SIZE:</b>	0.65 Acres
<b>CAP RATE:</b>	7.19%
<b>NOI:</b>	\$215,826
<b>YEAR BUILT:</b>	1986
<b>ZONING:</b>	O
<b>MARKET:</b>	Tampa Bay
<b>SUBMARKET:</b>	Clearwater

## PROPERTY HIGHLIGHTS

- Ample parking
- Signage available
- Across from Countryside High School

## SPACES

<b>201</b>	\$15.00 SF/yr
<b>202</b>	\$15.00 SF/yr
<b>204</b>	\$15.00 SF/yr
<b>208</b>	\$15.00 SF/yr

## LEASE RATE

## SPACE SIZE

1,200 SF
950 - 1,675 SF
725 - 1,675 SF
2,626 SF

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