



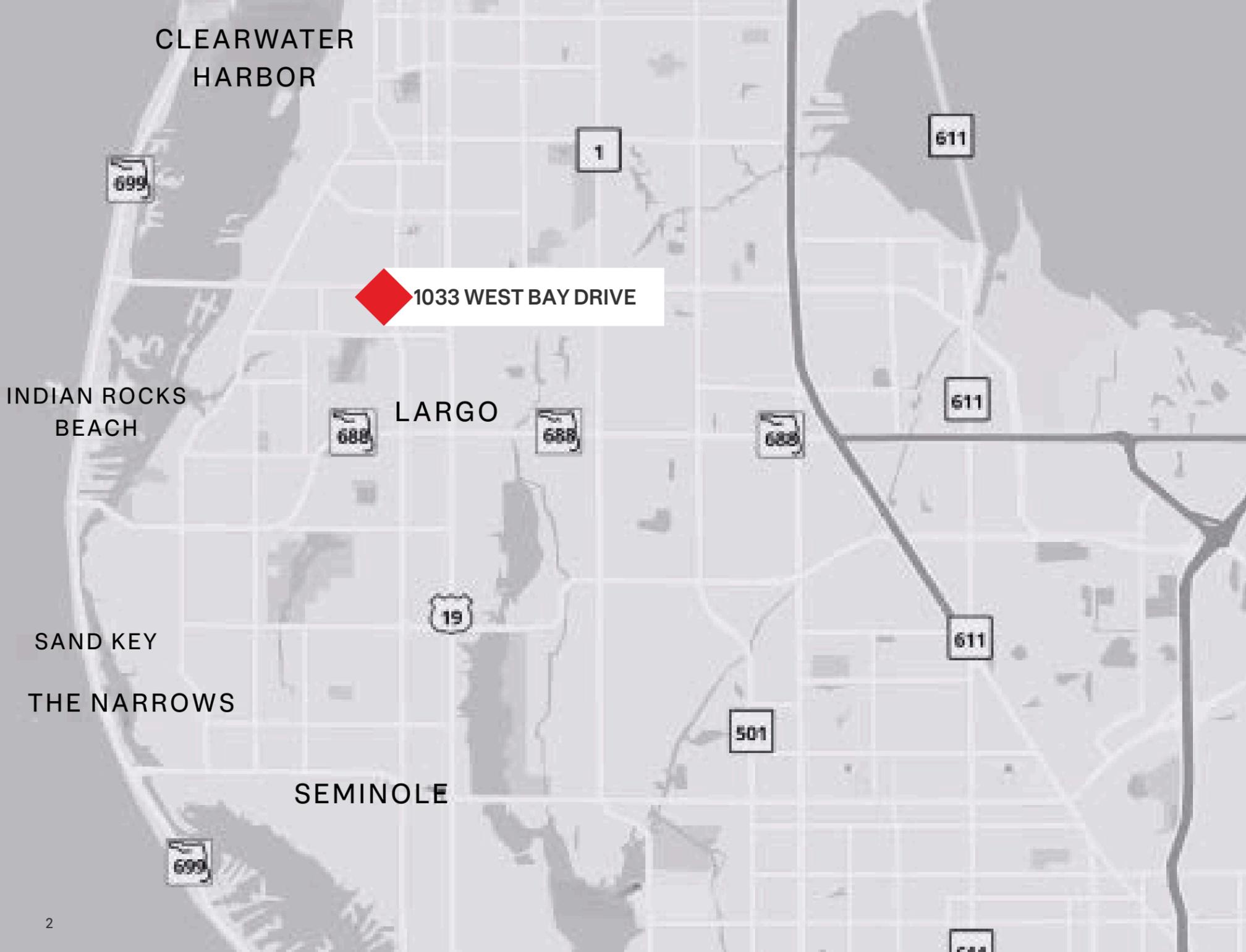
LARGO, FL

3,000 SF Professional or Medical Office Space



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3,000 SF Professional or Medical Office Space

1033 WEST BAY DRIVE | LARGO, FL 33770

11

OF OFFICES

3 (1 with Shower)

BATHROOMS

3-5 Years

LEASE TERM

Washer/Dryer Hookup

ADDITIONAL FEATURES

19-30

PARKING SPACES

\$22.00/Per SF NNN

OFFERED AT

Expansive Office Space

Prime 3,000 SF Professional or Medical Office Space in Sunshine Ace Plaza. Beautifully designed 3,000 sq. ft. space featuring a bright, welcoming reception area with a built-in counter and comfortable waiting area. The layout includes eleven (11) private offices, three restrooms (one with a shower), washer/dryer hookup, kitchenette, and a spacious conference room—all in move-in ready condition. Located at the prominent end-cap position of the highly visible Sunshine Ace Plaza, this suite currently functions as a chiropractor's office and can easily be adapted for medical, professional, or retail use. The property offers two entrances, ample on-building signage plus a Daktronics electronic sign for exceptional street visibility. An additional 1,500 sq. ft. space is also available. A large open space with a restroom perfect for a variety of uses. High ceilings and on-building signage available. Generous on-site parking accommodates a wide variety of customer or patient traffic. Positioned in a non-flood zone (X) and conveniently located near the vibrant Downtown Largo redevelopment area, this plaza is surrounded by restaurants, medical practices, and service-oriented businesses. Enjoy quick access to US Highway 19, I-275, area airports, and a short drive west to Belleair Beach, Indian Rocks Beach, and world-famous Clearwater Beach.

Key Facts

- 1 3,000 SF with an additional 1,500 SF available.
- 2 Layout includes 11 private offices, three restrooms, washer/dryer hookup, kitchenette, spacious conference room.
- 3 Located at the prominent end-cap position of the highly visible Sunshine Ace Plaza.
- 4 Two Entrances and ample on-building signage.
- 5 Conveniently located near the vibrant Downtown Largo redevelopment area.
- 6 Non-flood zone X.
- 7 Generous on-site parking.

Floor Plan

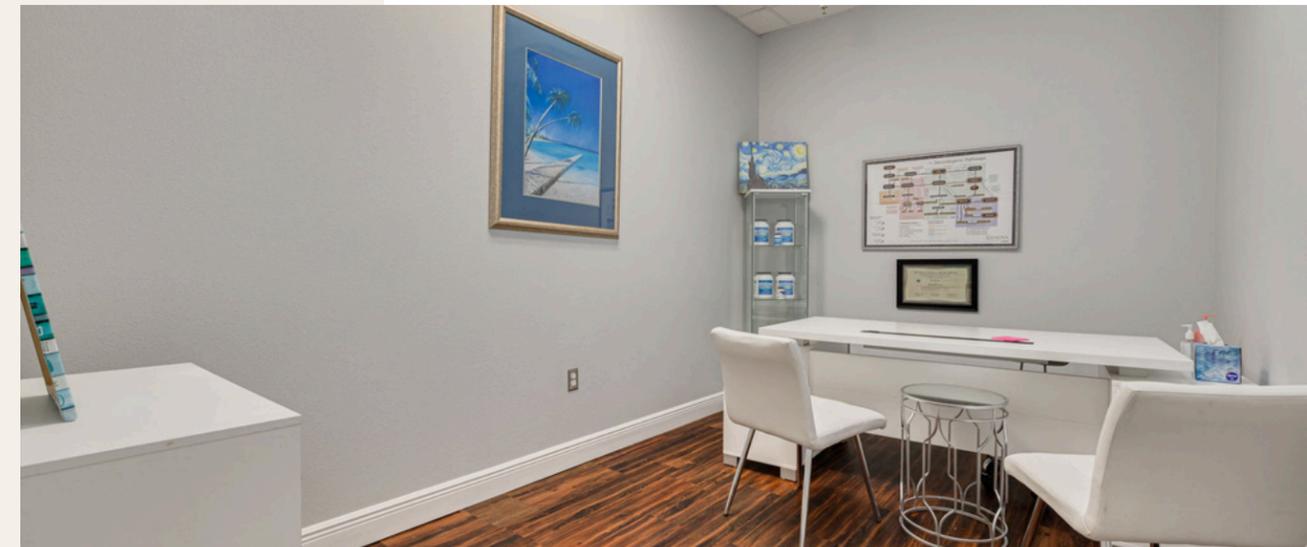
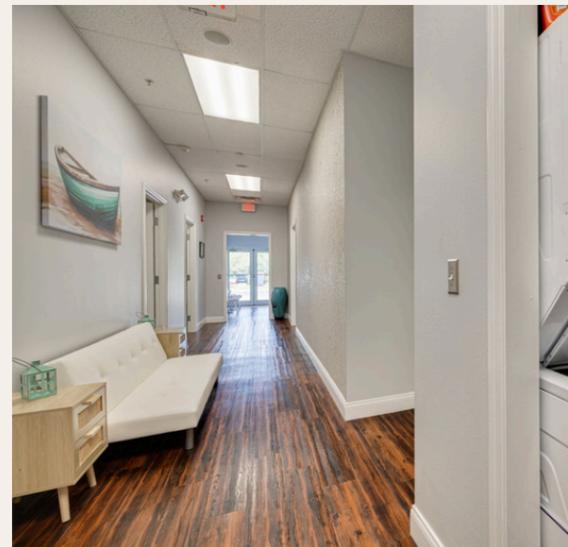
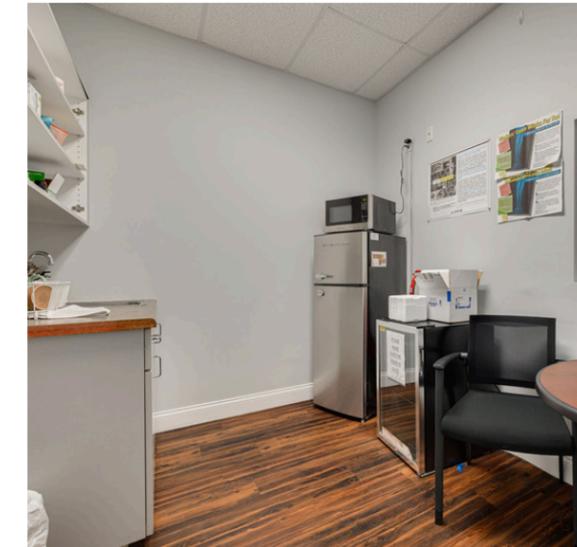


Highlights



Interior Features

- 1 Welcoming reception area
- 2 Eleven Private Offices
- 3 Three restrooms (One with a shower)
- 4 Washer/dryer hookup, kitchenette, spacious conference room
- 5 Two entrances and high ceilings
- 6 Large open space with a restroom



Exterior

- 1 3,000 SF with additional 1,500 SF also available
- 2 Located in Sunshine Ace Plaza
- 3 Located at the prominent end-cap position
- 4 Ample on-building signage for exceptional street visibility
- 5 Generous on-site parking
- 6 Wide variety of customer/patient traffic
- 7 Positioned in non-flood zone (X)
- 8 Located near vibrant Downtown Largo redevelopment





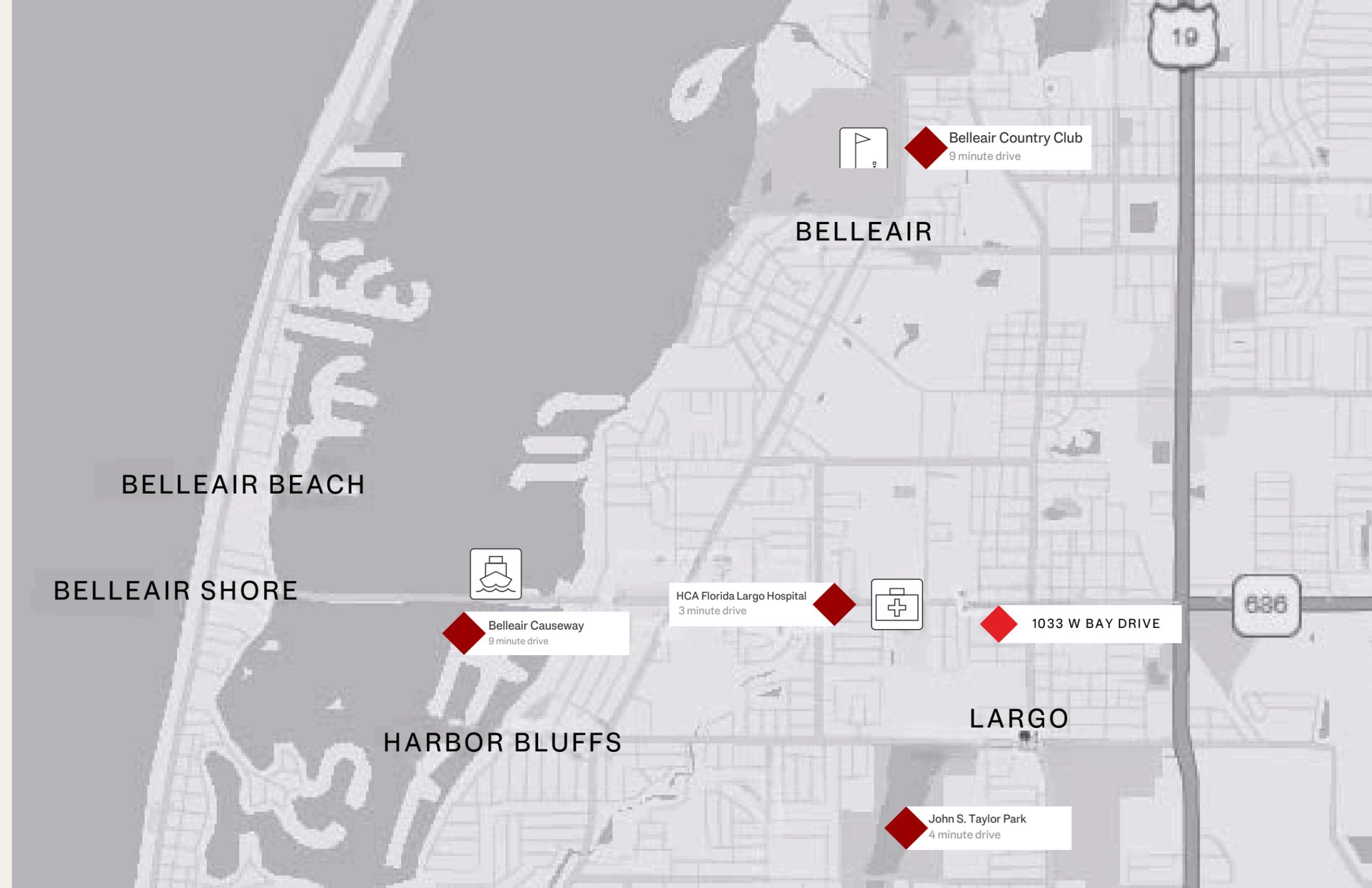
Location

Nestled in the heart of Pinellas County, Largo is a vibrant Gulf Coast community and part of the greater Tampa Bay area. As the third-largest city in the county, Largo blends small-town charm with modern convenience, offering residents and visitors easy access to award-winning beaches, scenic parks, and cultural attractions.

Once rooted in agriculture and citrus farming, Largo has grown into a thriving suburban city known for its welcoming neighborhoods, outdoor recreation, and family-friendly atmosphere. Highlights include Largo Central Park, the Florida Botanical Gardens, and Eagle Lake Park—lush green spaces that showcase the area's natural beauty and community spirit.

Largo | Florida

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Population of Largo

3,342,963

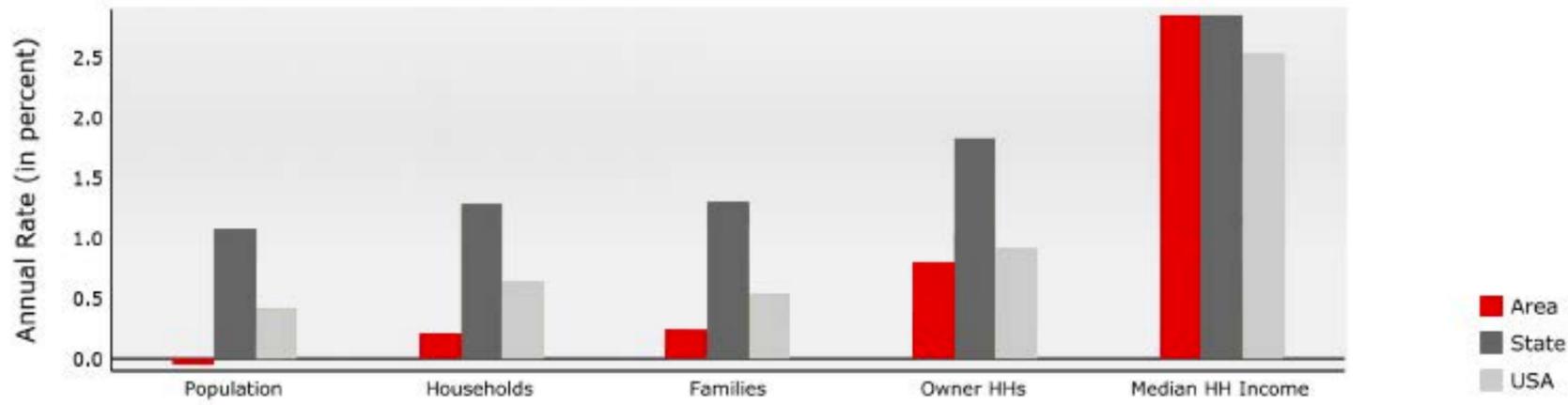
POPULATION OF TAMPA BAY AREA

82,248

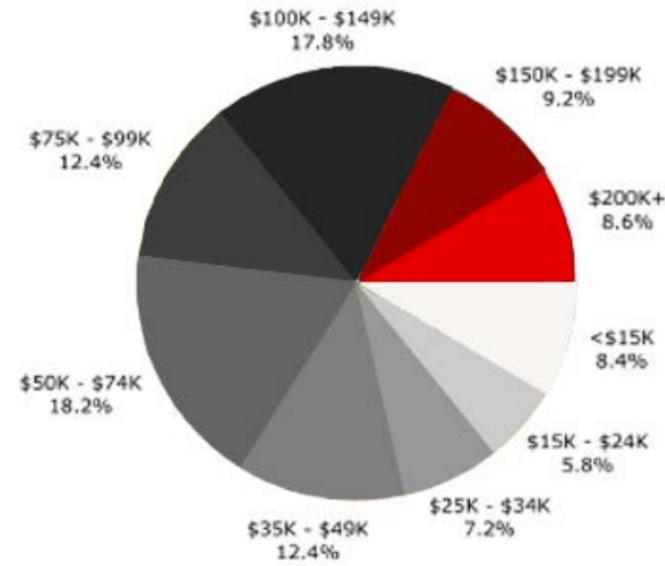
POPULATION OF LARGO

Demographics

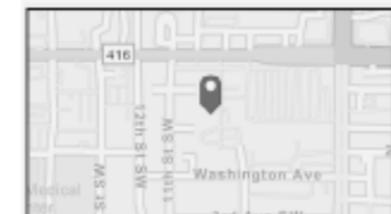
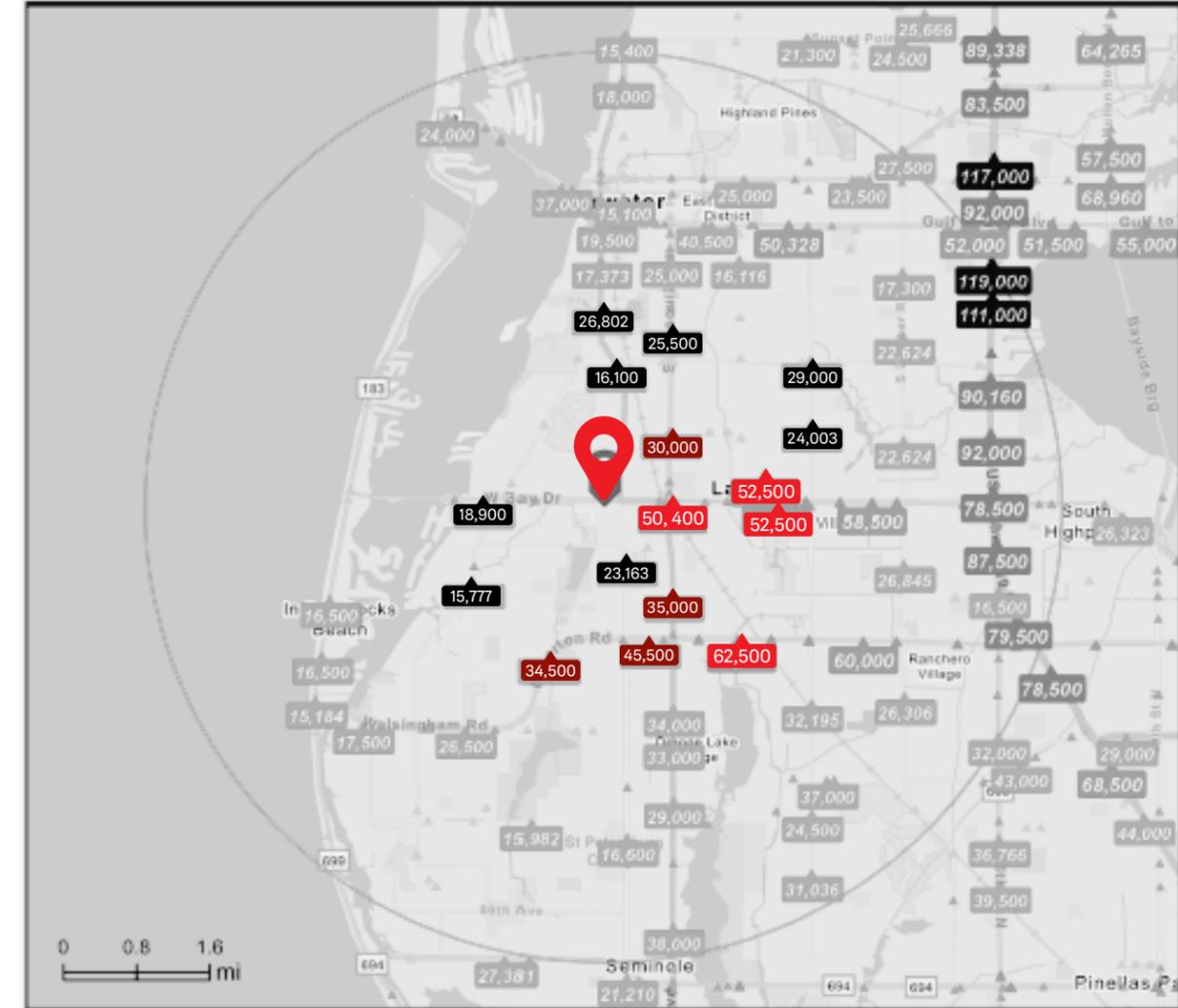
Trends 2025-2030



2025 Household Income



Traffic Report



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day





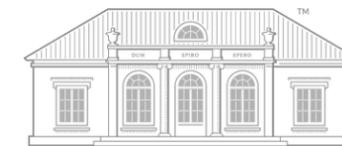
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