

OFFICE CONDO
FOR SALE OR LEASE

Hidden Oaks Professional Center

1700 N MCMULLEN BOOTH RD, UNIT B-4 • CLEARWATER, FL • 34759



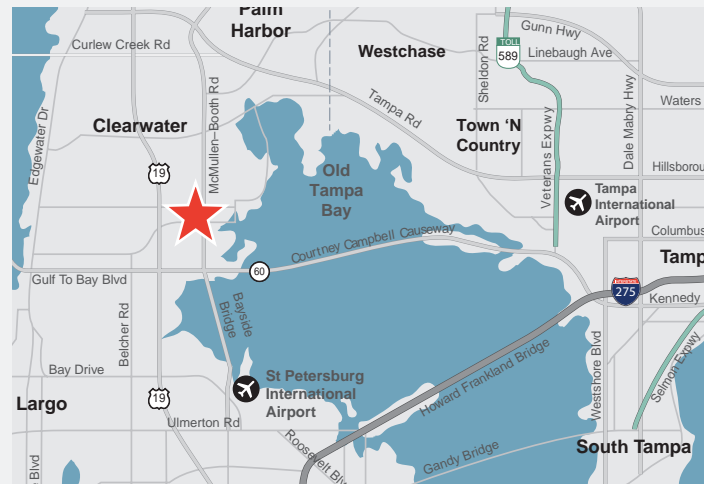
LEASE OR USER PURCHASE / INVESTMENT OPPORTUNITY FOR OFFICE CONDO

PROPERTY OVERVIEW

Available for Sale/Lease	Unit B-4 - 3,301 sf
Property Type	Office
Property Size	4 buildings totaling 31,687 sf
Class	B
Year Built	1988
Parking	5/1,000

PROPERTY FEATURES

- + Garden-style office units within a park-like setting
- + Fantastic visibility
- + Beautifully updated interiors - some furniture available
- + Natural tree canopy providing abundant shaded surface parking



LOCATION

- + Conveniently situated at the signalized intersection of McMullen Booth Rd and SR 590 (Coachman Rd)
- + Two convenient points of ingress/egress - McMullen Booth Rd and SR-590 (Coachman Rd)
- + Minutes from Gulf to Bay Blvd and Courtney Campbell



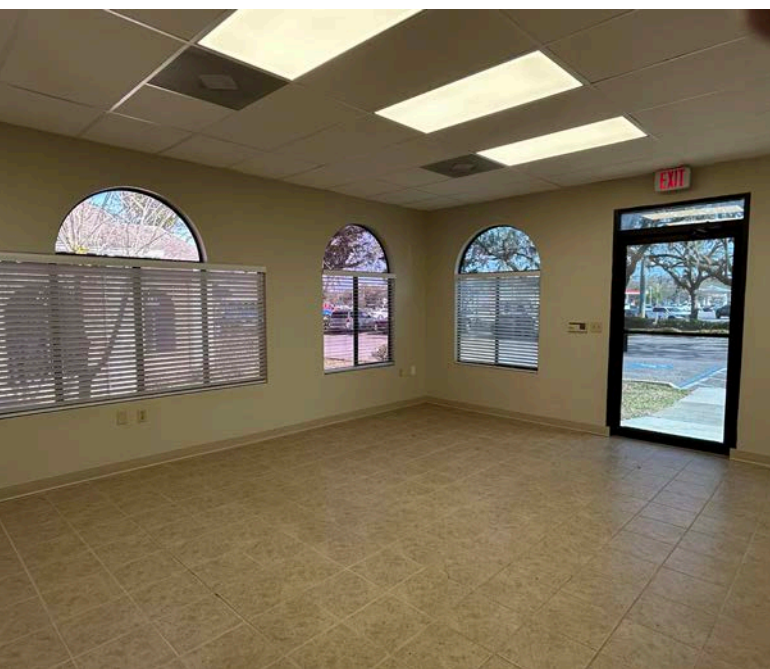
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Floor plan of the second floor. The plan shows a large open area on the right, a central corridor, and several rooms on the left. Rooms include an IT room (9' 7" x 11' 6"), a Breakroom/Workroom (15' 1" x 16' 0"), a Restroom, and a Stairs area. A Ramp is located in the lower right. Dimensions are provided for all rooms and corridors. The overall dimensions of the floor are 14' 1" x 18' 1".



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