

For Lease

Office/Flex Space

7381-7441 114th Avenue
Largo, Florida 33773



Evan Jerome

Broker

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Owned & Managed by:



CORNERSTONE
Commercial Realty LLC

SALES | LEASING | SITE SELECTION
REAL ESTATE INVESTMENTS

Unparalleled Service..... *and then some!*

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EXECUTIVE SUMMARY



Property Highlights

- Property Type: Office/Flex
- Rate: Starting at \$14.50 Modified Gross
(Rate includes CAM & Operating Expenses (NNN's), net of sales tax, utilities and janitorial)
- Suites Available: Up to 12,393 rsf contiguous
- Possession: Immediate occupancy & custom suites available
- 136,439 rsf professional facility
- Located in the Gateway/Mid-Pinellas submarket
- Zoning: IPUD M-1
- Local, responsive property management team
- Tenant Portal for payments & service requests
- Convenient location to major roadways
- 3.7 per 1,000 sf parking ratio
- Monument signage available

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PHOTOS AND MAP



SURROUNDING DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
|  Total Population | 8,757 | 101,174 | 268,027 |
|  Total Households | 3,886 | 44,036 | 122,097 |
|  Median Age | 49.0 | 47.4 | 50.4 |
|  Median HH Income | \$70,208 | \$59,115 | \$58,381 |

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