

FOR SALE – PRIME TRIPLE NET PROPERTY



**EUROPEAN EQUITIES
CORPORATION**

DEVELOPMENT
BROKERAGE
MANAGEMENT

Pilot Bank Center

**2180 4th Street
St. Petersburg, Florida**



\$4,361,346

For more information, please contact:

Chris Niewiarowski -Investment & Leasing -O: (727) 723-3771 Ext. 329

Chrisn@europeanequities.com

C: (727) 727-420-8162

Presented by

**European Equities Corp.
2605 Enterprise Rd East., Suite 203
Clearwater, Florida, 33759**

European Equities Corporation is a full-service real estate development company. European Equities offers services identifying, acquiring, developing, leasing, managing and selling commercial real estate in the southeastern United States.



PROPERTY SUMMARY

SALE PRICE:	\$4,361,346
BUILDING SIZE:	4,148 SF rentable
OCCUPANCY:	100%
TENANTS:	1
LEASE TERM:	5 years left
LEASE COMMENCEMENT:	November 2023
LEASE TYPE:	NNN
NOI:	\$174,453

Newly leased former Suntrust building now occupied by Lake Michigan Credit Union!

Lease has annual increases of 3% and it is a true triple net lease. Tenant has exercised 1 of 2 – 5 year options!

