

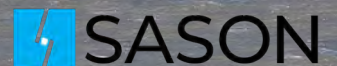
AVISON
YOUNG

THE NATIONAL

28059 U.S.
Highway 19 N.

Clearwater, FL 33761

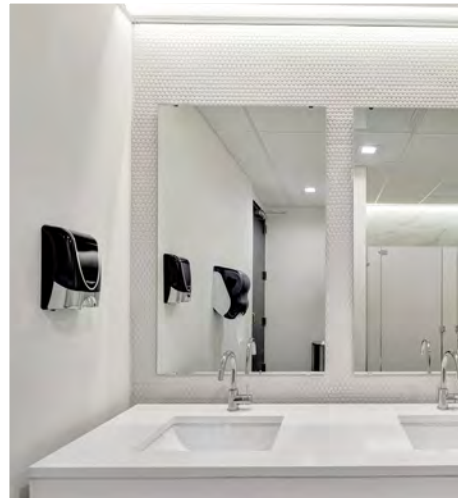
Owned by:





**INTERIOR
RENOVATIONS
NOW COMPLETE**





BUILDING SIGNAGE AVAILABLE



BUILDING HIGHLIGHTS

39,699 SF
building size

13,233 SF
typical floor plate

Up to 4,354
sf available

Direct access
to U.S. Highway 19 N.

On-site
banking with Cogent
Bank

6,000 SF
newly built jewel box on
U.S. Highway 19
COMING SOON
(1,800 SF pre-leased;
4,200 SF still available)





Conceptual renderings subject to change.

LOCATION HIGHLIGHTS



Downtown
Clearwater
15 min



Tampa International
Airport (TPA)
25 min



St. Pete - Clearwater
International Airport (PIE)
20 min



Dining
5 min



Beaches
25 min



Downtown
Tampa
35 min



Shopping
5 min



Conceptual rendering

Clearwater is just off the I-75 corridor; situated on the Gulf of Mexico, just 22 miles from Tampa on Florida's stunning west coast.

The city is serviced by two nearby airports. Tampa International is located just 19 miles from the beach. The St. Petersburg/Clearwater International Airport is even closer to the beach (11 miles) and with rapidly expanding service, accessible from an ever-increasing number of cities.

The Courtney Campbell Causeway/Gulf to Bay Boulevard on Highway 60 links the city to Tampa via one of the most beautiful drives in the country.

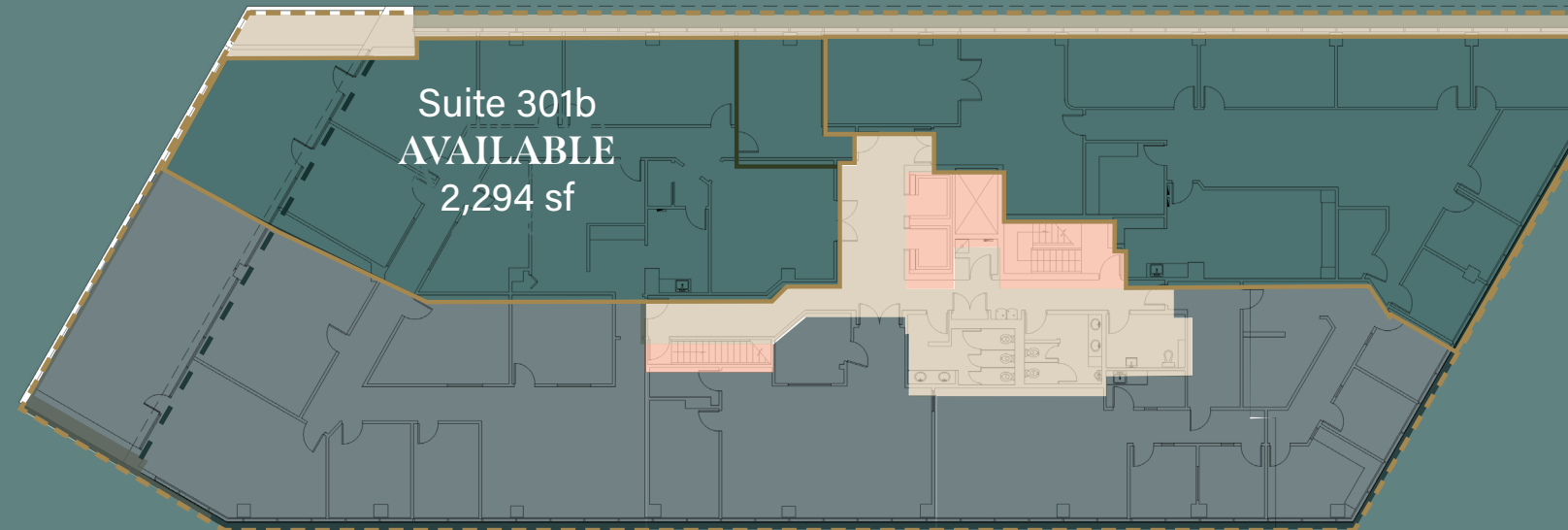
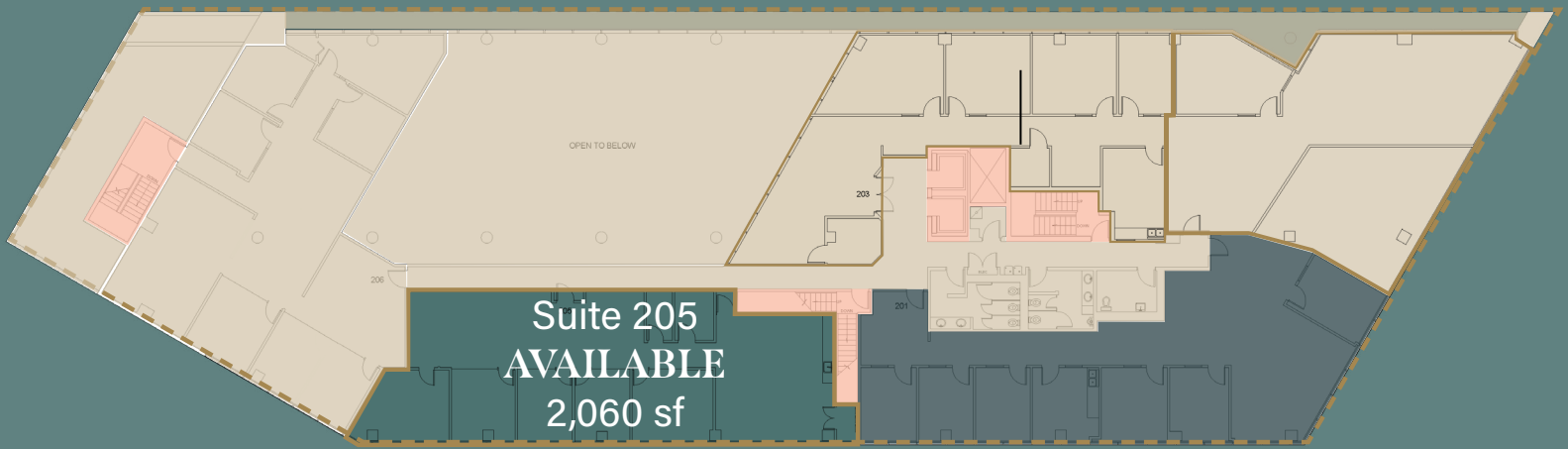


Opening Soon
The Blend Coffee & Cocktails



Newly built jewel box coming soon
4,200 SF still available to lease

is subject to change.



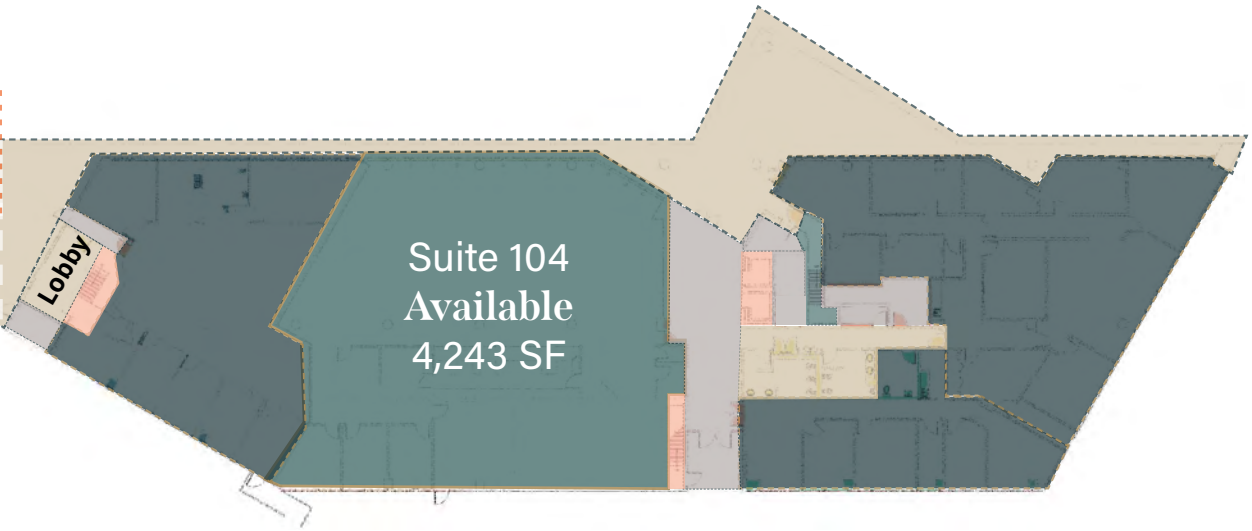


AVAILABLE SPACES

Suite	Tenant	Size (sf)	Lease rate
Suite 104	Available	4,243 sf	\$27/SF
Suite 205	Available	2,060 sf	Contact broker
Suite 301b	Available	2,294 sf	Contact broker



4,200 SF
retail space

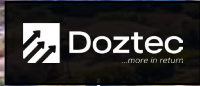
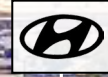




Tampa Bay

Pinellas Park

On Top of the W
Clearwater



THE NATIONAL



The Property is directly off of Highway 19 N in Clearwater just between Curlew Road and Countryside Mall. The Property location benefits from regional access provided via I-275, US-19 and two international airports.

World.

Largo



Dining

over 24 dining options within a 1 mile radius

Shopping

numerous shopping conveniences within a 3 mile radius

Hotels

several hotels within a 3 mile radius

Hospital

6 hospitals within close proximity to subject property

Gas

abundant gas/convenience stores within 3 mile radius

THE NATIONAL

**AVISON
YOUNG**

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Property website