

AVISON  
YOUNG

THE NATIONAL

28059 U.S.  
Highway 19 N.

Clearwater, FL 33761

Owned by:

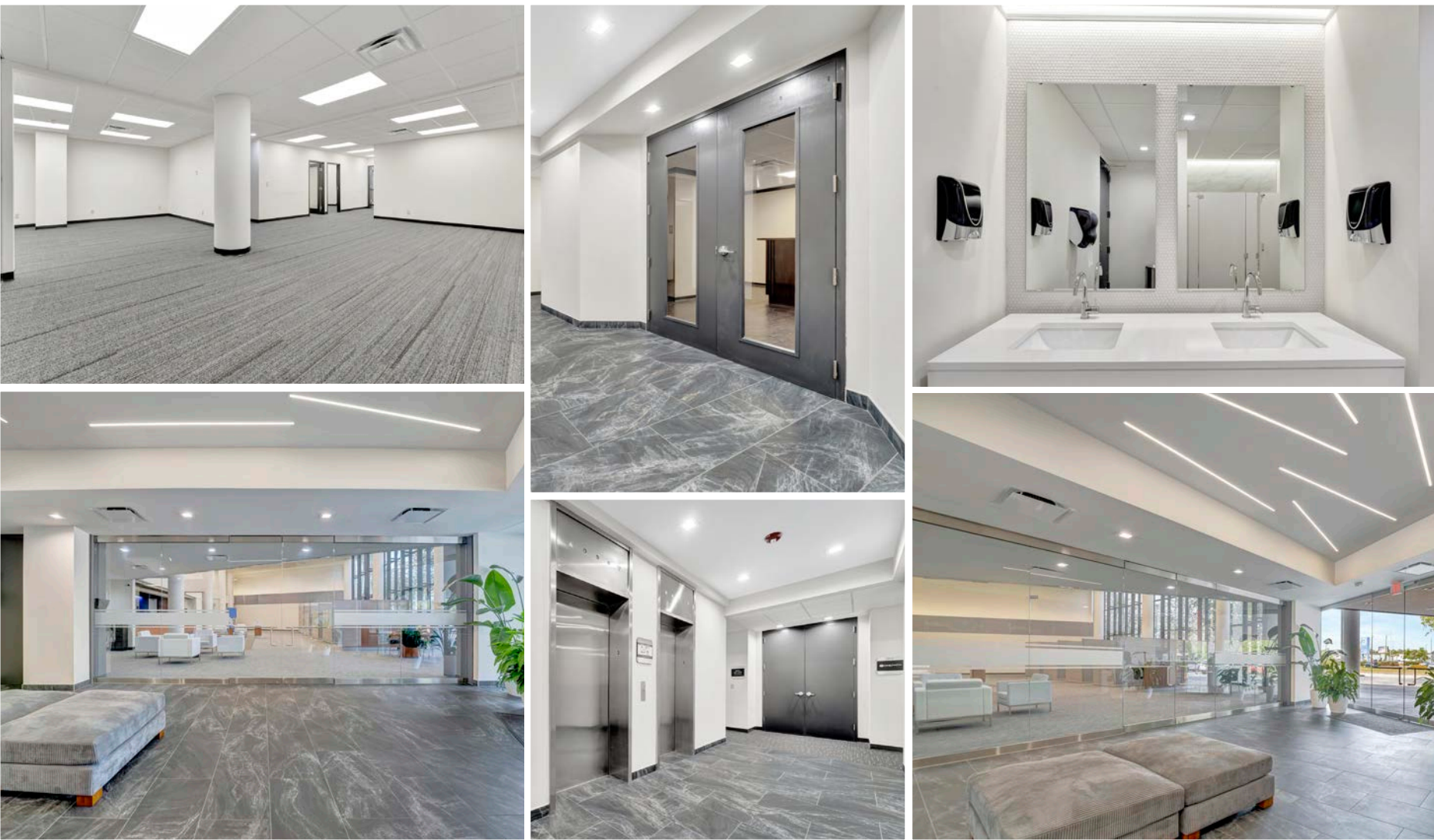


A wide-angle photograph of a modern office lobby. The ceiling is white with several long, recessed linear light fixtures. The floor is made of large, dark grey tiles with a subtle pattern. On the right, there is a long wall of glass partitions, reflecting the interior. A white armchair is visible through the glass. In the center, a grey tufted ottoman sits on the floor. At the end of the hallway, a doorway leads outside, showing a parking lot with cars and trees. A large green plant is visible in the bottom left corner.

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# INTERIOR RENOVATIONS NOW COMPLETE

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# BUILDING HIGHLIGHTS

**39,699 SF**  
building size

**13,233 SF**  
typical floor plate

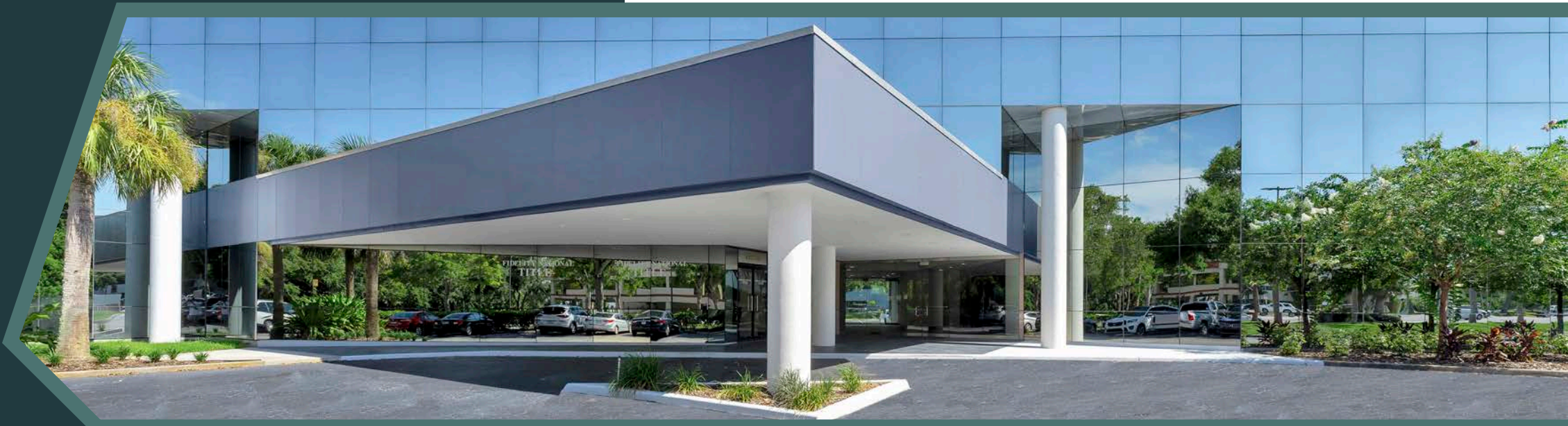
**Up to 7,553**  
sf available

**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)

**BUILDING**  
SIGNAGE AVAILABLE





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.



Conceptual renderings subject to change.

# LOCATION HIGHLIGHTS



Downtown Clearwater  
15 min



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



Downtown Tampa  
35 min



Dining  
5 min



Shopping  
5 min



Tampa International Airport (TPA)  
25 min



Beaches  
25 min



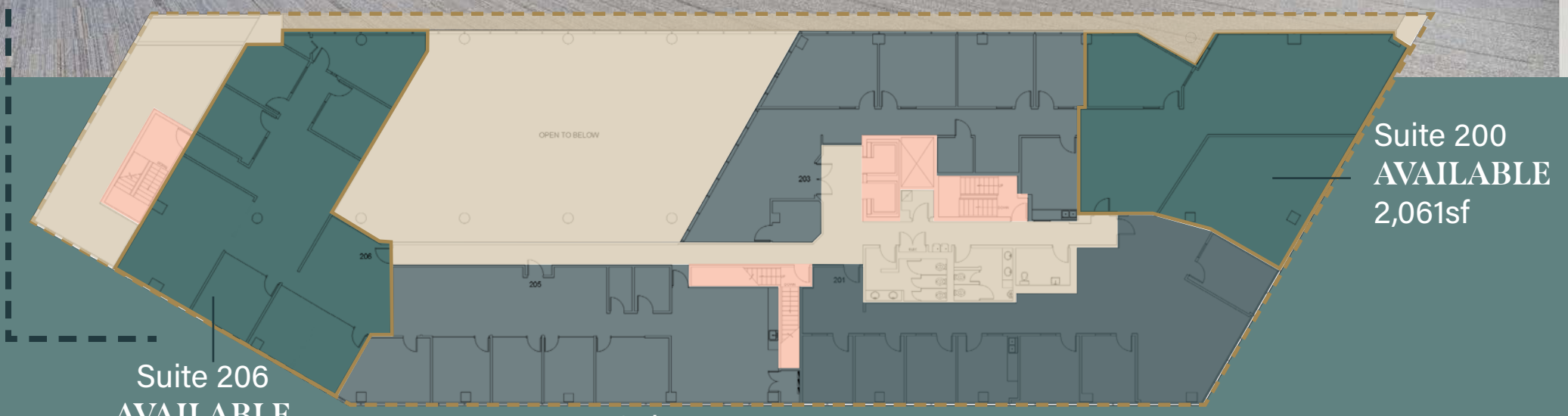
Conceptual renderings subject to change.

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



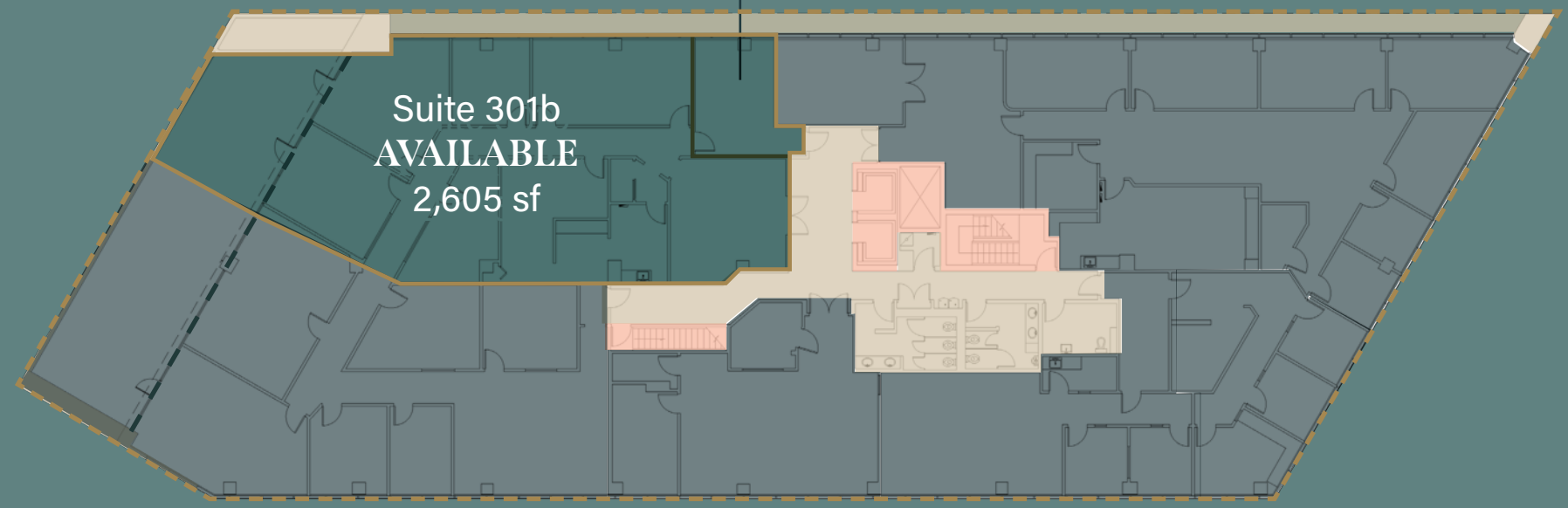
# AVAILABLE SPACES

Suite	Tenant	Size (sf)	Lease rate
Suite 200	Available	2,061 sf	Starting at \$19.00
Suite 206	Available	2,576 sf	Starting at \$21.50
Suite 301b	Available	2,605 sf	Starting at \$19.00
Suite 300a	Available	311 sf	Starting at \$19.00



Suite 206  
AVAILABLE  
2,576 sf

Suite 300a  
AVAILABLE  
311 sf



Suite 301b  
AVAILABLE  
2,605 sf





ARENA  
AMENITIES

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.

The National | 28059 U.S. Highway 19 N.

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

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YOUNG**

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Property website