

FOR SALE

13577 FEATHER SOUND DRIVE, CLEARWATER, FL 33762

\$11,750,000
YR 2 CAP RATE - 11.06%



OFFERING SUMMARY

On behalf of ownership, Atlantic Commercial Group, Inc., as the exclusive agent, is pleased to present for sale the Feather Sound Corporate Center, an ±80,236 square foot Class A office property located at 13577 Feather Sound Drive in Clearwater, FL. Built in 1986 and recently renovated, the Property sits on ±7 acres of land located immediately adjacent to the Grassy Creek Conservation Area with immediate access to I-275.

The Property offers modern, light and bright office spaces featuring a glass atrium lobby and ample parking for all tenants, employees and invitees. The Feather Sound Corporate Center also offers an on-site café and beautiful and tranquil garden courtyard for all tenants.



GARY BROIDIS | (561) 703-9298

GARY@ATLANTICCG.COM

RAFI CHAMBASIAN | (850) 566-3774

RAFI@ATLANTICCG.COM

SEAN LUNT | (850) 320-5000

SEAN.LUNT@ATLANTICCG.COM

ATLANTIC
Commercial Group, Inc.

Licensed Real Estate Brokers

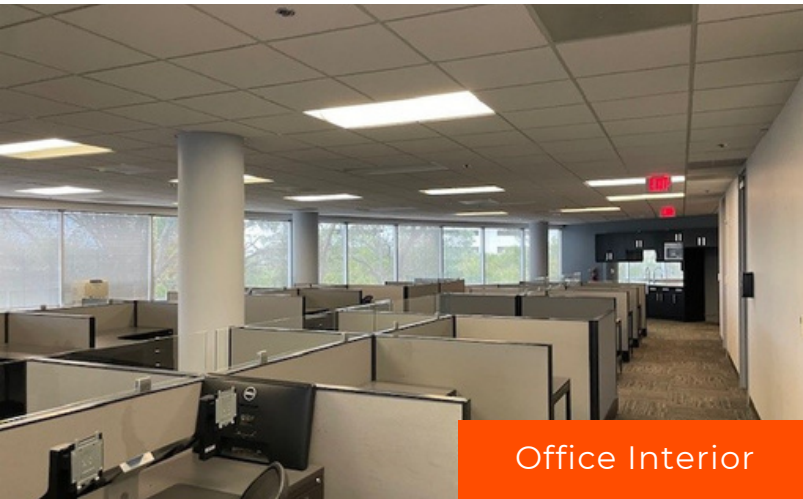
ATLANTICCG.COM



Lobby



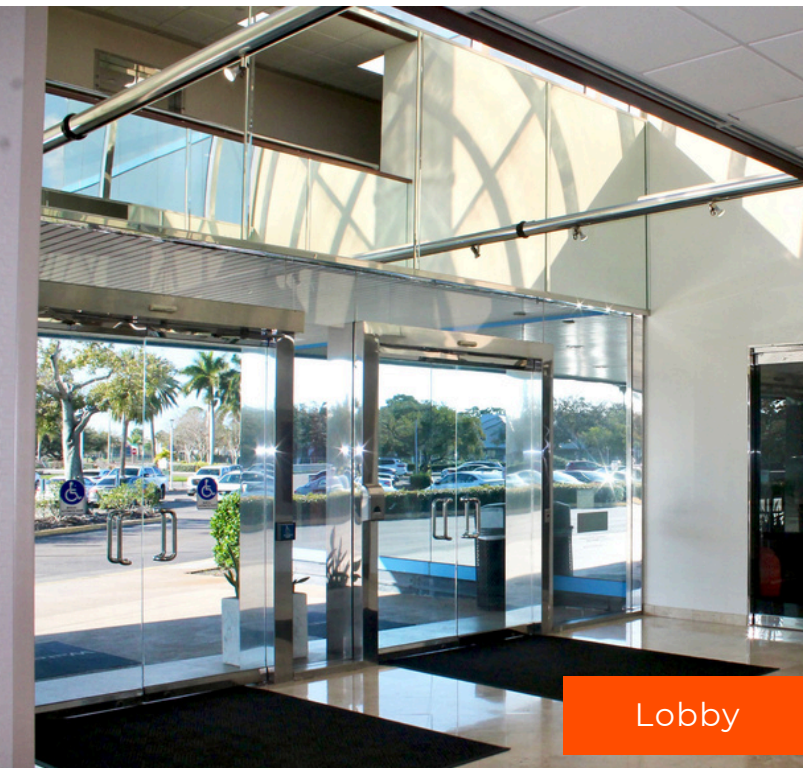
Cafe Area



Office Interior



Office Interior



Lobby



INVESTMENT HIGHLIGHTS:

- VALUE ADD OPPORTUNITY
- BELOW REPLACEMENT COST
- STABILIZED CASH FLOW WITH DIVERSE TENANT MIX

GARY BROIDIS | (561) 703-9298

GARY@ATLANTICCG.COM

RAFI CHAMBASIAN | (850) 566-3774

RAFI@ATLANTICCG.COM

SEAN LUNT | (850) 320-5000

SEAN.LUNT@ATLANTICCG.COM

ATLANTIC
Commercial Group, Inc.
Licensed Real Estate Brokers

ATLANTICCG.COM