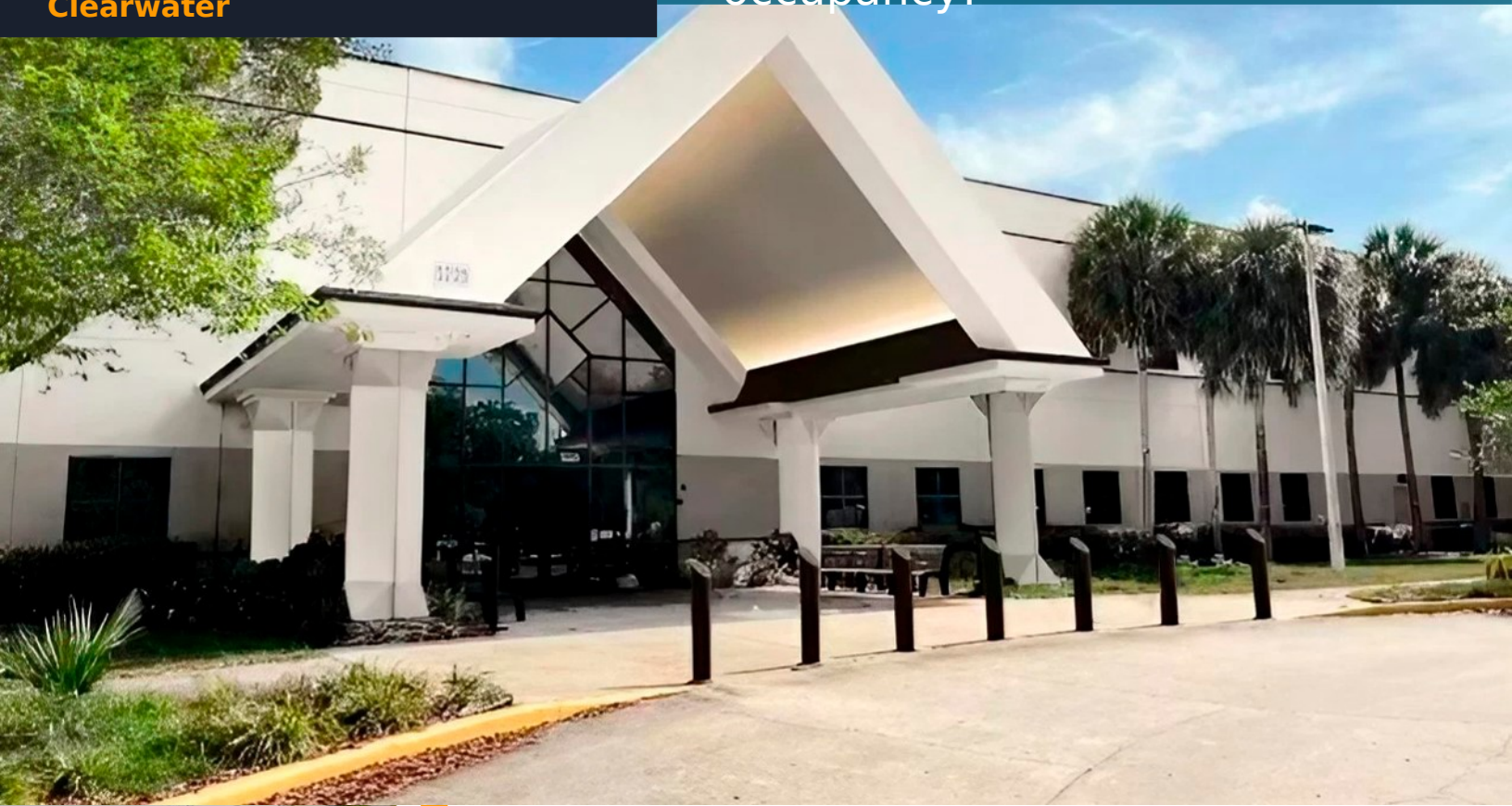


FOR LEASE:
5225 Tech Data Drive,
Clearwater

Ready for immediate
occupancy!



PROPERTY HIGHLIGHTS

- Suites available from 1,325 to 6,903 sqft.
 - Multiple access points and back storage/ distribution room for small fleets or service vehicles.
 - Full service gross leases available with Flexible lease options
 - Parking: 326 parking spaces, with 10 EV charging stations.
 - (4.63/100)
 - Office ceiling heights of 9`
- Move-in ready -
Complete with Furniture,
cubicles, desks, offices,
ect. .

DESCRIPTION OF ON-SITE AMENITIES:

Night time security, 24/7 parking, on site generator, high capacity server room, kitchen and common area break room

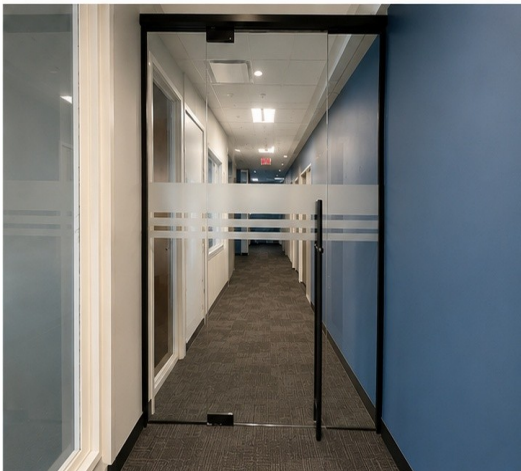
For more information:

Craig Brown
Seacrest Advisors LLC
407 312 9349 | craig.brown@seacrestadvisors.com

5225 TECH DATA DRIVE

Clearwater, FL 33760 | For Lease

SUITE	TOTAL SF	AVAILABLE
102	6,903	immediately



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Suite 102
6,903 SF

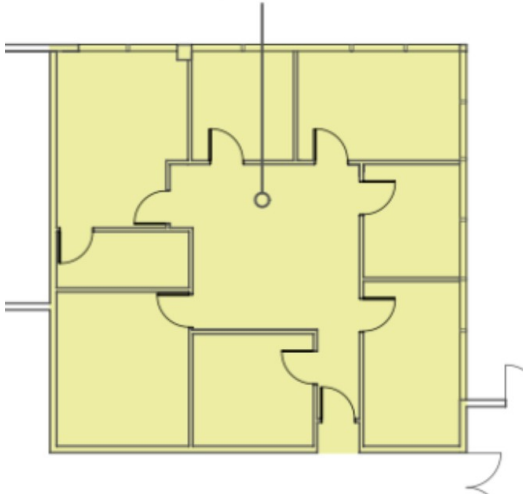
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5225 TECH DATA DRIVE

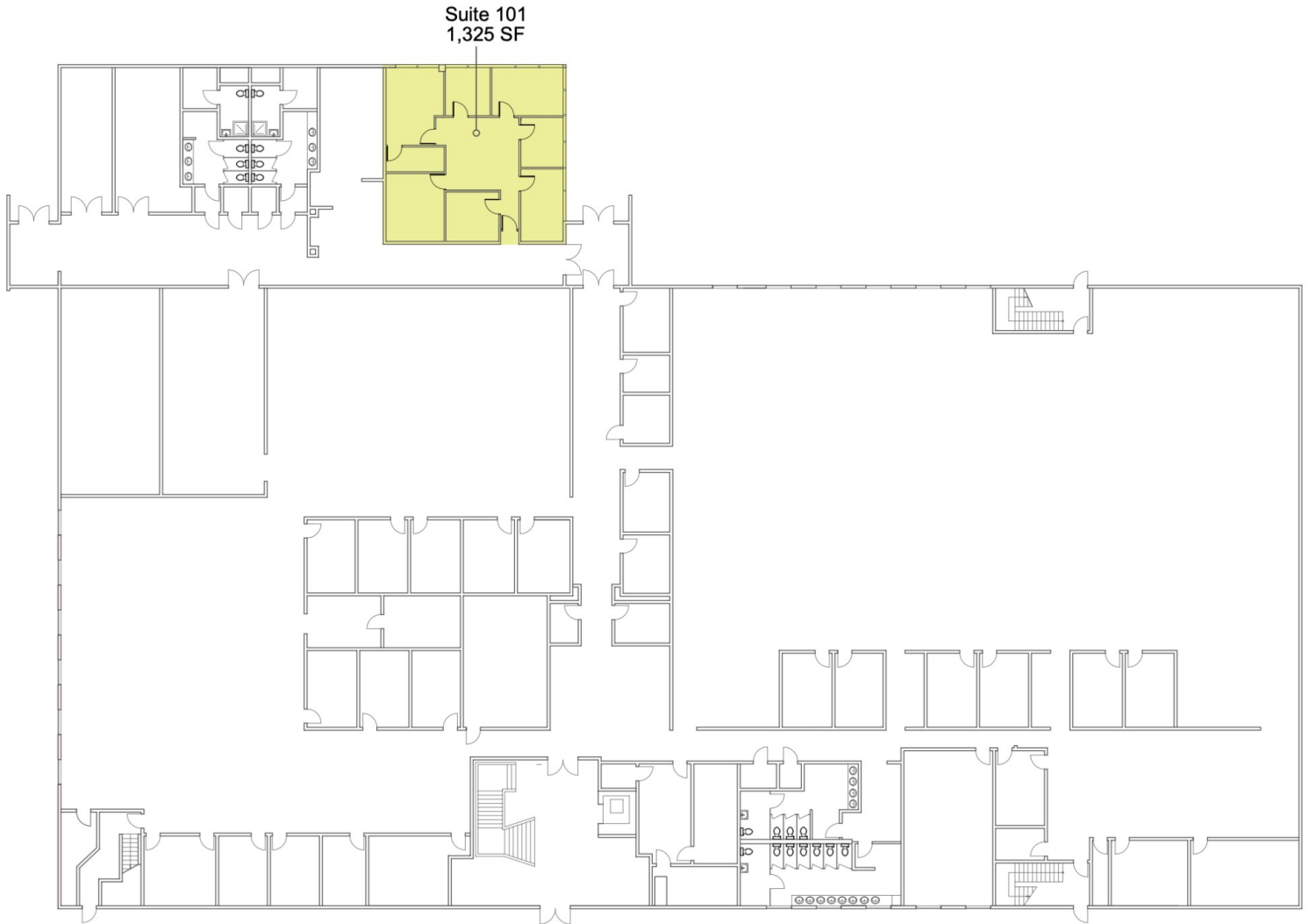
Clearwater, FL 33760 | For Lease

SUITE	TOTAL SF	AVAILABLE
104	1,325	immediately



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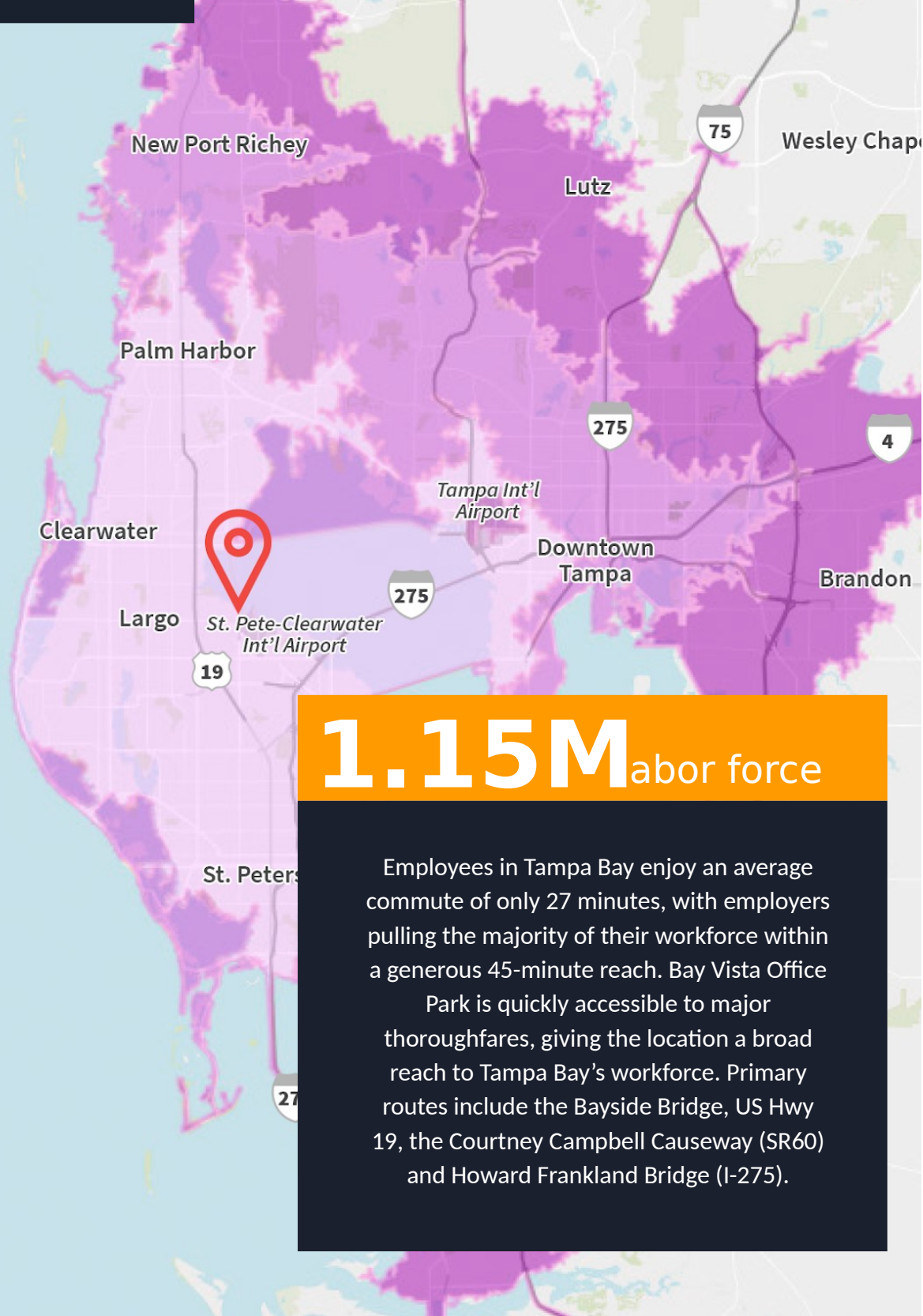


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5225 TECH DATA DRIVE

Clearwater, FL 33760 | For
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1.15M labor force

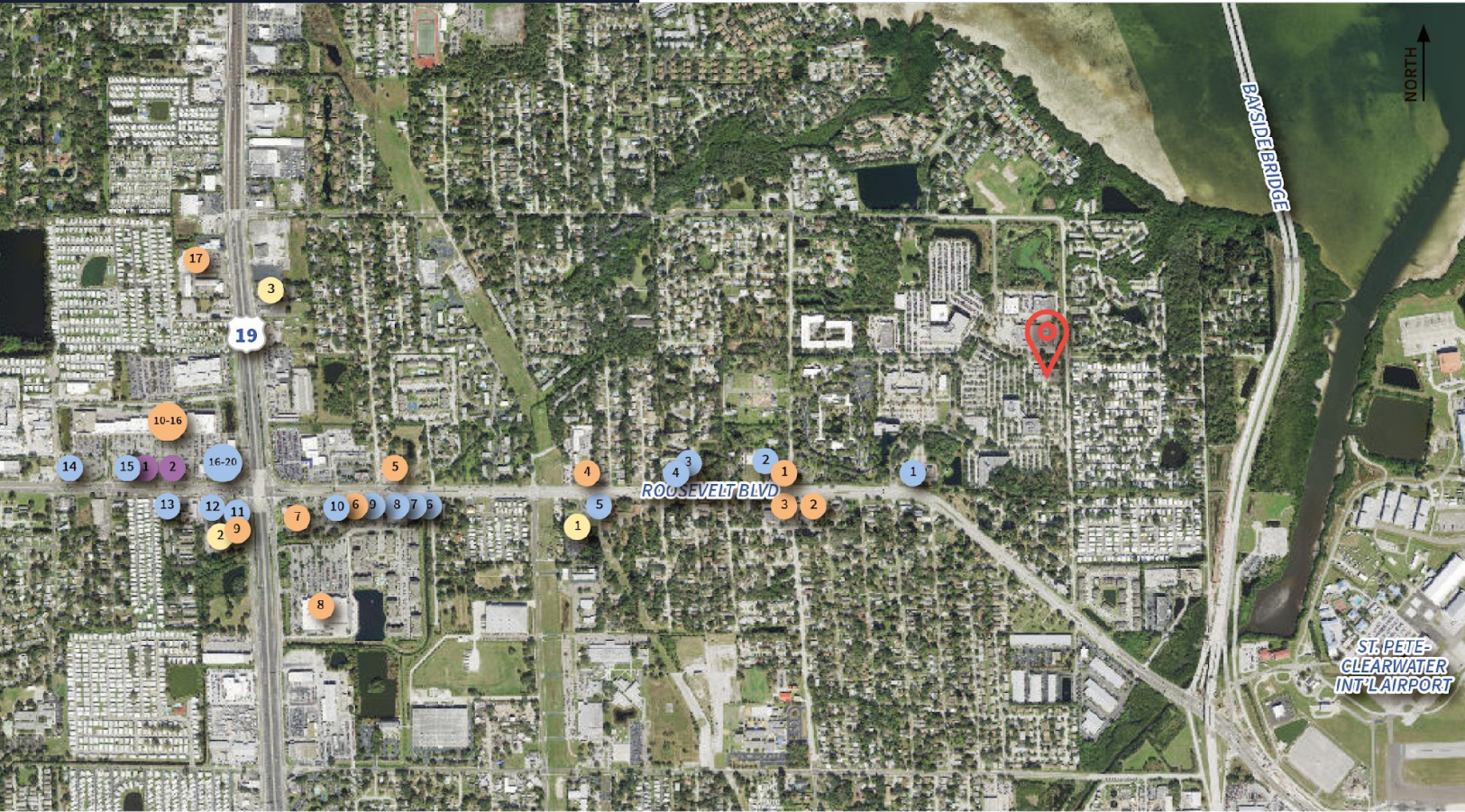
Employees in Tampa Bay enjoy an average commute of only 27 minutes, with employers pulling the majority of their workforce within a generous 45-minute reach. Bay Vista Office Park is quickly accessible to major thoroughfares, giving the location a broad reach to Tampa Bay's workforce. Primary routes include the Bayside Bridge, US Hwy 19, the Courtney Campbell Causeway (SR60) and Howard Frankland Bridge (I-275).

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Surrounding Amenities (5 min drive)

Dining

1. Wung Thai
2. Average Joe's Sports Bar & Grill
3. Shenanigan's Irish Pub
4. El Huarache Azteca
5. Country Skillet
6. Tropical Smoothie
7. Jersey Mike's Subs
8. Moe's Southwest Grill
9. McDonald's
10. Cheddar's Scratch Kitchen
11. Einstein Bros. Bagels
12. LongHorn Steakhouse

13. Taco Bell
14. Wendy's
15. Applebee's Grill & Bar
16. Chipotle Mexican Grill
17. First Watch
18. Subway
19. Chili's Grill & Bar
20. Siam Thai & Sushi

Hotels

1. InTown Suites Extended Stay
2. WoodSpring Suites
3. Rodeway Inn

Retail / Convenience

1. 7-Eleven
2. Speedway
3. Walgreens
4. Family Dollar
5. Exxon
6. Take 5 Oil Change
7. Wawa
8. Walmart
9. Anytime Fitness
10. Publix
11. Supercuts
12. Five Below
13. Dollar Tree
14. Petco

15. Ross
16. LA Fitness
17. Goodwill

Banks

1. Regions
2. Wells Fargo

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5225 TECH DATA DRIVE

Clearwater, FL 33760 | For
Lease

PROPERTY PHOTOS

Parcel:	33-29-16-70380-200-1502 Pinellas County
Address:	5225 Tech Data Drive Clearwater/Largo, FL
Year Built:	1988
Building Size:	70,240 SF, 2-story
Parking:	4.63 per 1,000 SF parking (326 surface spots, including 10 EV charging stations)
Zoning:	Residential / Office General (ROG)
Flood Zone:	X
Evacuation Zone:	B
Property Use:	General Office Bldg - multi- story/campus
Building Const.:	Concrete Blk/Stucco
Power:	1,000 KW generator Full building back-up 1,700 gallon diesel tank
Data/Telecom:	Frontier SmartPark



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