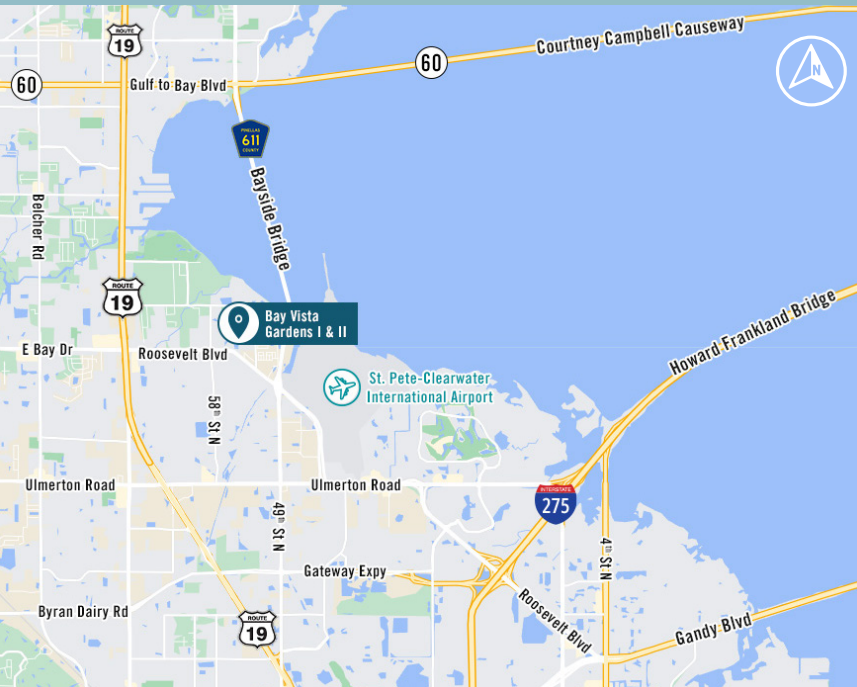


BAY VISTA GARDENS I & II



5500-5799 Rio Vista Dr
Clearwater, FL 33760

Office Suites For Lease



AVAILABLE SUITES

Bay Vista Gardens I

SUITE	SIZE (SF)	AVAILABLE
5520	4,826	Now
5540	13,522 - 19,108	Now
5596	4,110	10/1/2026

Bay Vista Gardens II

SUITE	SIZE (SF)	AVAILABLE
5741	18,200	12/1/2026
5510	12,749	12/1/2026
5765	4,220	Now

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813.793.8461 | Lorenzo.Gonzalez@FranklinSt.com

MATT ALEXANDER | Senior Director
813.559.2006 | Matthew.Alexander@FranklinSt.com

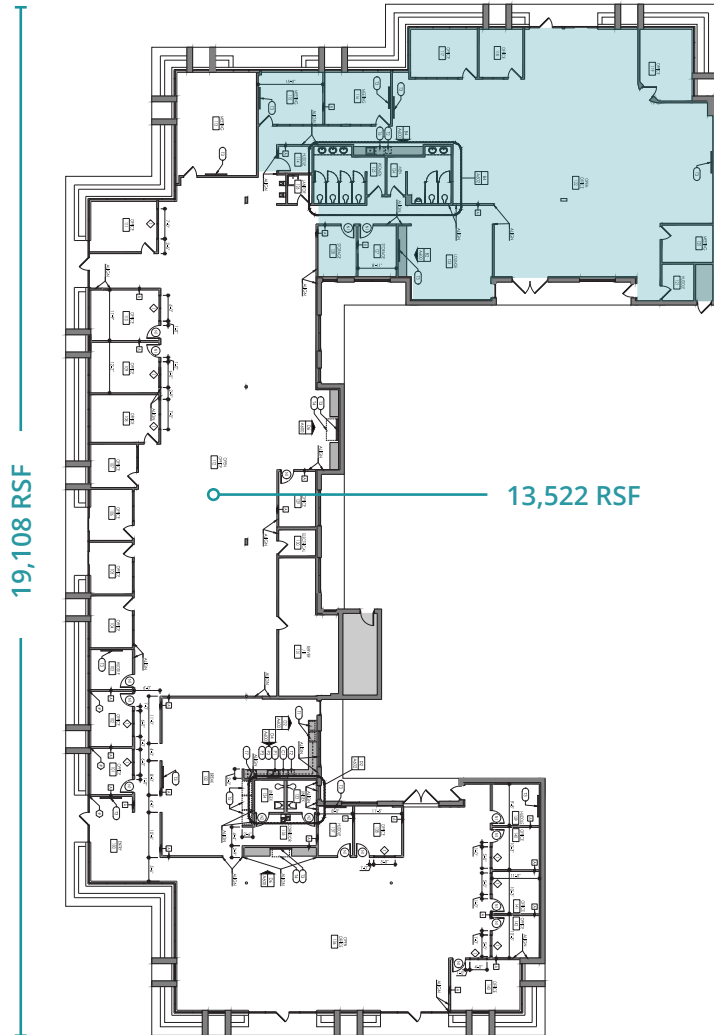


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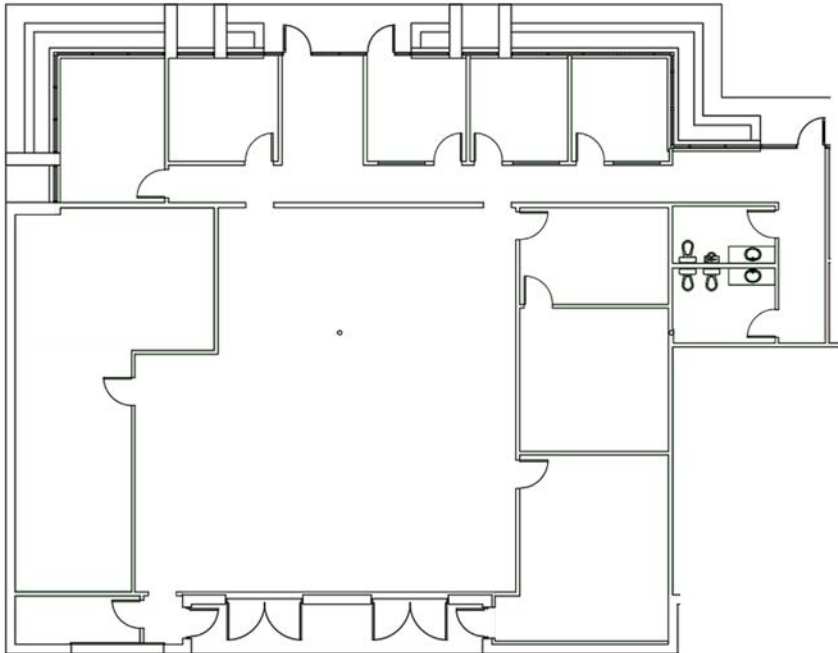
PROPERTY HIGHLIGHTS

- Parking ratio of 5/1,000 SF
- Convenient access to St. Petersburg, Clearwater, and Tampa
- Located minutes from Roosevelt Blvd, Bayside Bridge, US Highway 19, Courtney Campbell Causeway, I-275, and Gandy Boulevard
- 2 miles from the St. Pete/Clearwater International Airport

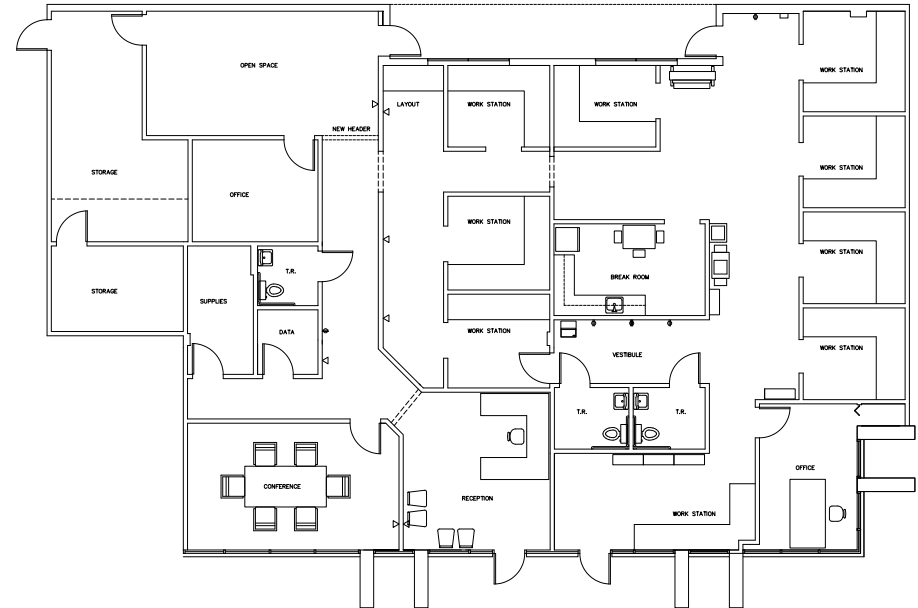
SUITE 5540: 13,522 - 19,108 SF



SUITE 5520: 4,826 SF



SUITE 5596: 4,110 SF
Available 10/1/2026



Site Plan



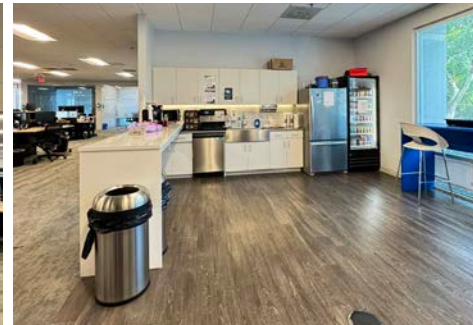
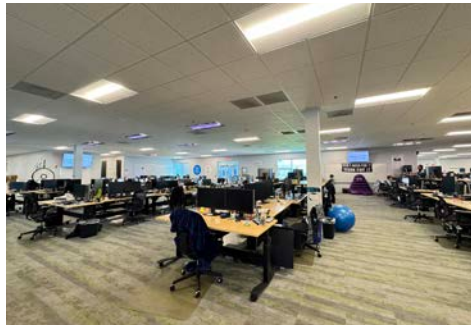
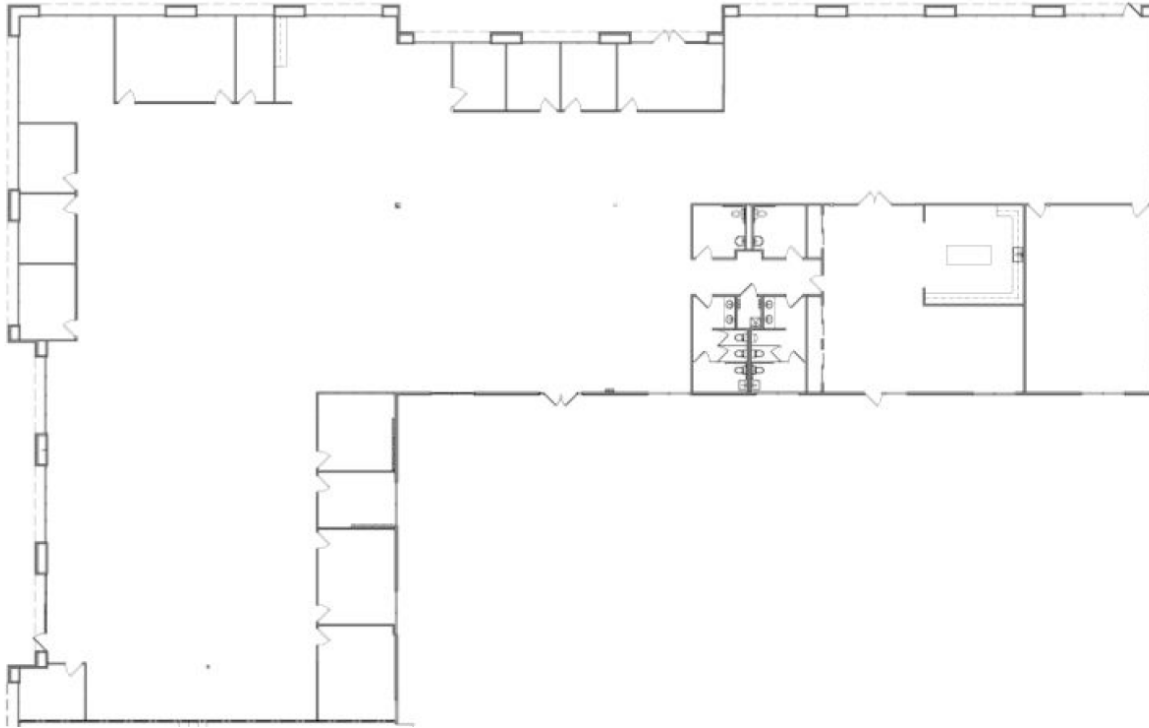
Bay Vista Gardens II

5500-5799 Rio Vista Dr | Clearwater, FL 33760

OFFICE SUITES FOR LEASE

SUITE 5741: 18,200 SF

Available 12/1/2026



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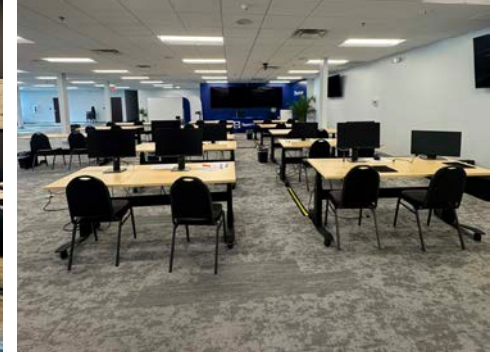
Bay Vista Gardens II

5500-5799 Rio Vista Dr | Clearwater, FL 33760

OFFICE SUITES FOR LEASE

SUITE 5510: 12,749 SF

Available 12/1/2026



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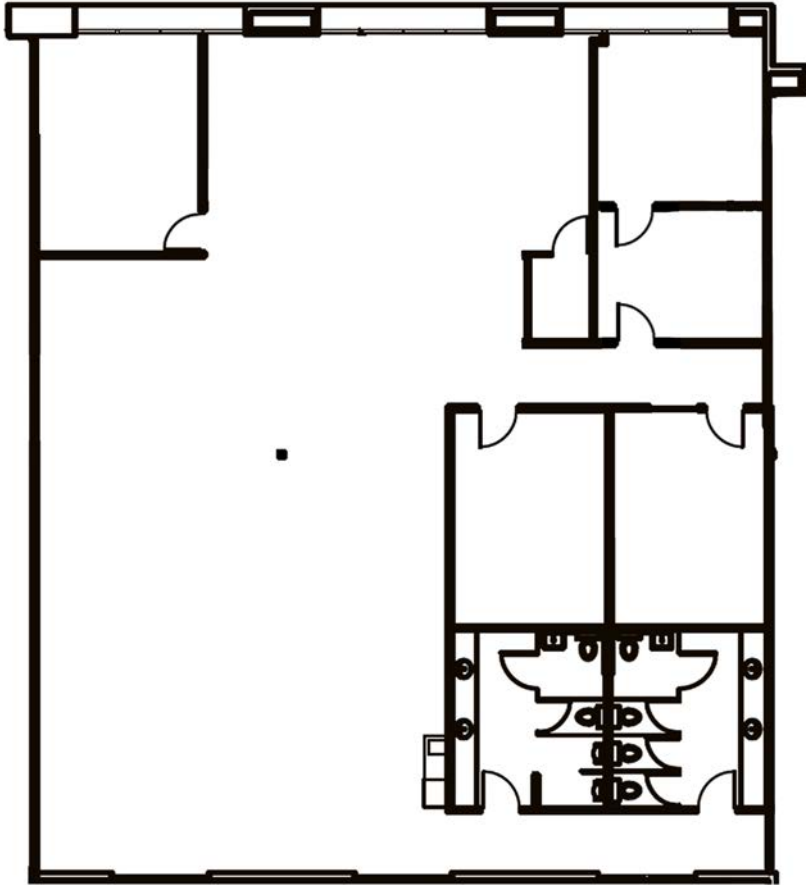
Matthew.Alexander@FranklinSt.com

Bay Vista Gardens II

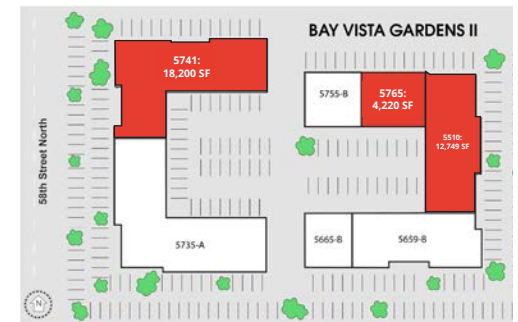
5500-5799 Rio Vista Dr | Clearwater, FL 33760

OFFICE SUITES FOR LEASE

SUITE 5765: 4,220 SF



Site Plan



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