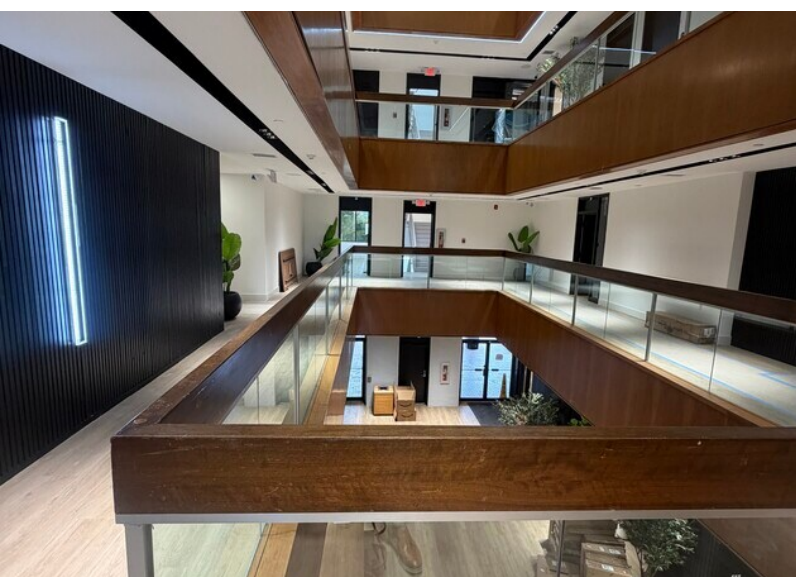


6698 68th AVE N

Pinellas Park, FL 33781 | For Lease



READY FOR IMMEDIATE OCCUPANCY

PROPERTY HIGHLIGHTS

- Two suites remaining on the 2nd floor; up to 3,137 SF combined.
- \$22 - \$24/SF Full Service - flexible terms
- Fully renovated in 2026 - move-in ready
- Partially furnished options available
- Central atrium with abundant natural light; 2 elevators; 8' ceiling heights
- Parking: 203 surface spaces and 12 covered spaces

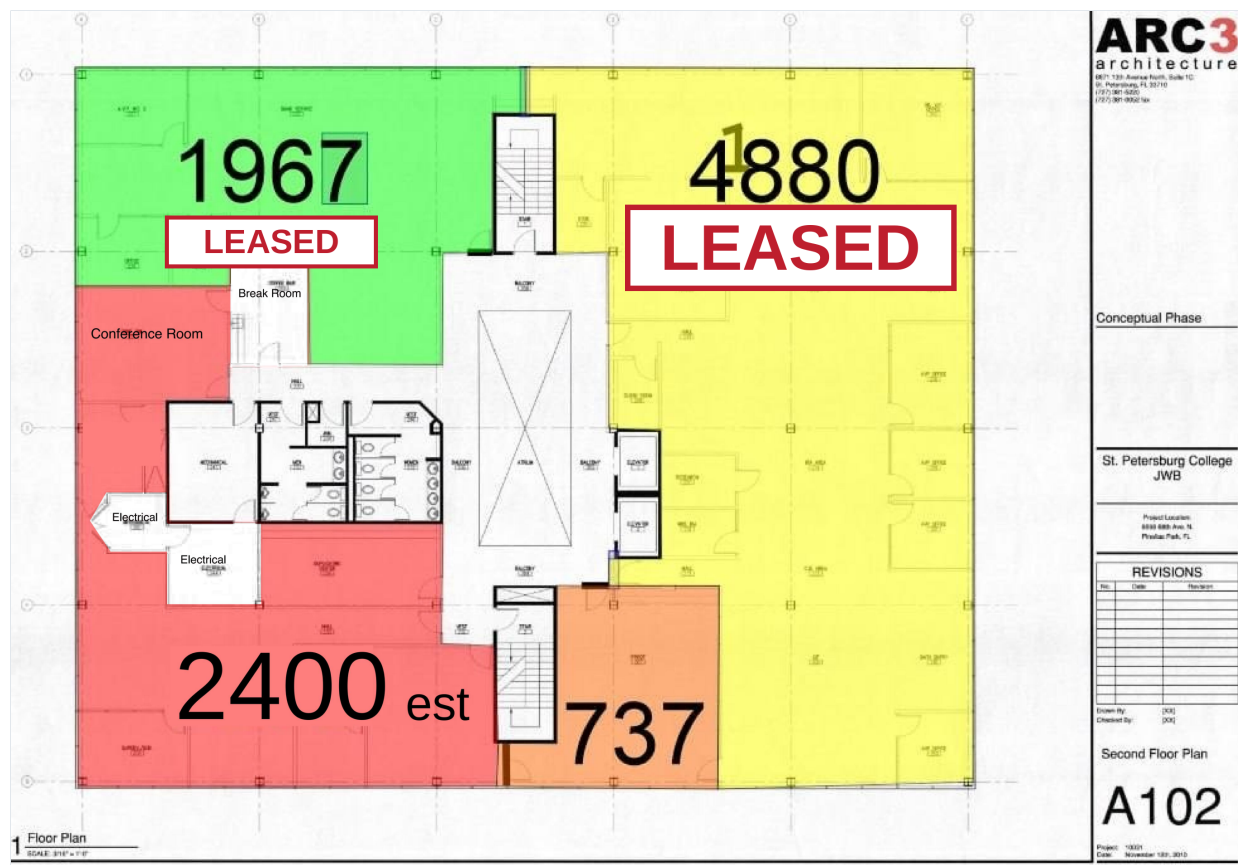
LOCATION & DEMAND DRIVERS

- Central Pinellas County location with easy access to I-275, US 19 & Park Blvd
- Draws from a 1.15M-person Tampa Bay labor force; 27-minute average commute
- Short drives from Clearwater, Downtown St. Pete and surrounding residential areas
- Dining, retail and banking within a 5-minute drive (Walmart, ALDI, Sam's Club, Starbucks & more)



For more information:

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

2nd FLOOR - AVAILABLE SUITES**SUITE OPTIONS - PRICING & AVAILABILITY**

SUITE	APPROX. SF	RATE	AVAILABLE
Suite 2A (green)	1,967	—	LEASED
Suite 2B (yellow)	4,880	—	LEASED
Suite 2C (red)	2,400 est.	\$22/SF Full Service	Immediately
Suite 2D (orange)	737	\$24/SF Full Service	Immediately
Max combined - remaining suites	3,137 SF	\$22 - \$24/SF Full Service	Immediately

Remaining suites (2C, 2D) can be combined up to ±3,137 SF; verify demising and contiguity with plan.

Flexible lease terms; partially furnished options available. Suite areas are approximate and subject to final measurement.

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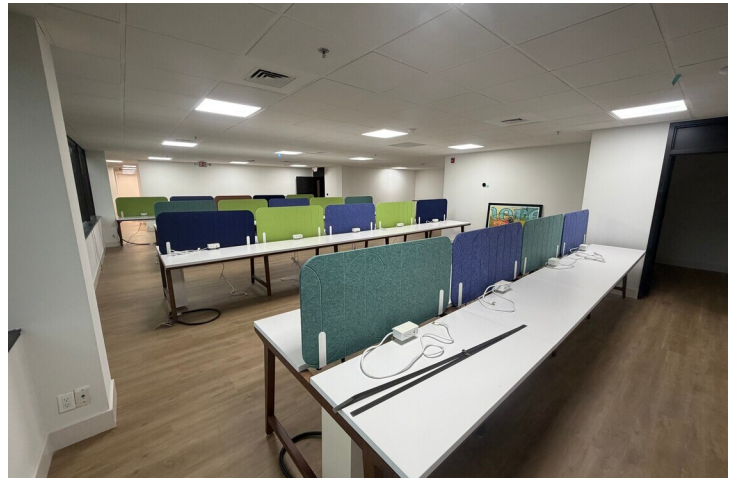
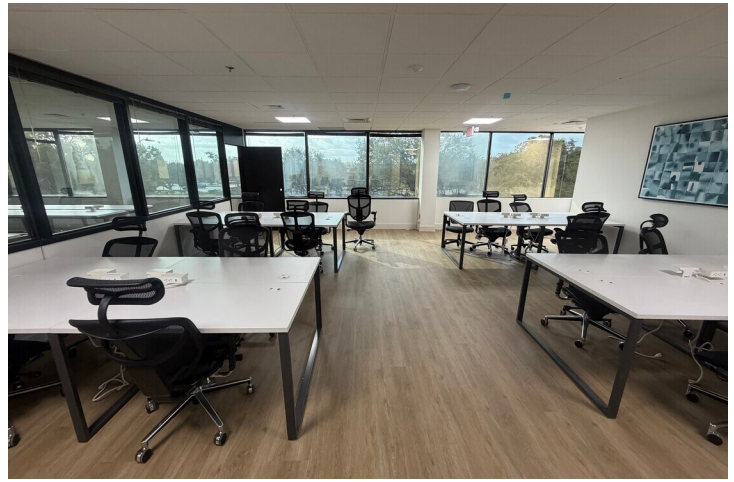
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INTERIOR PHOTOS - RENOVATED 2026



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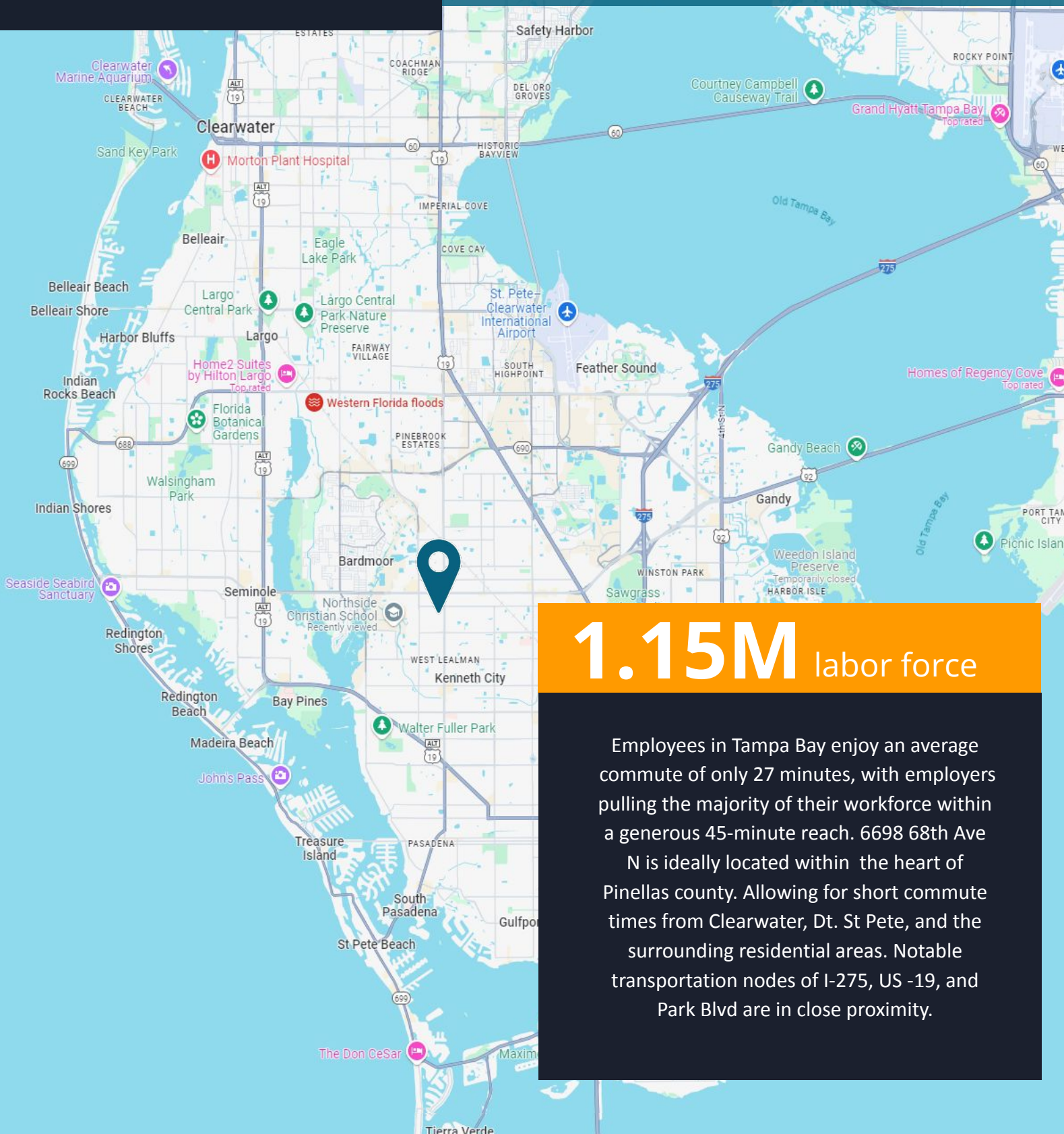
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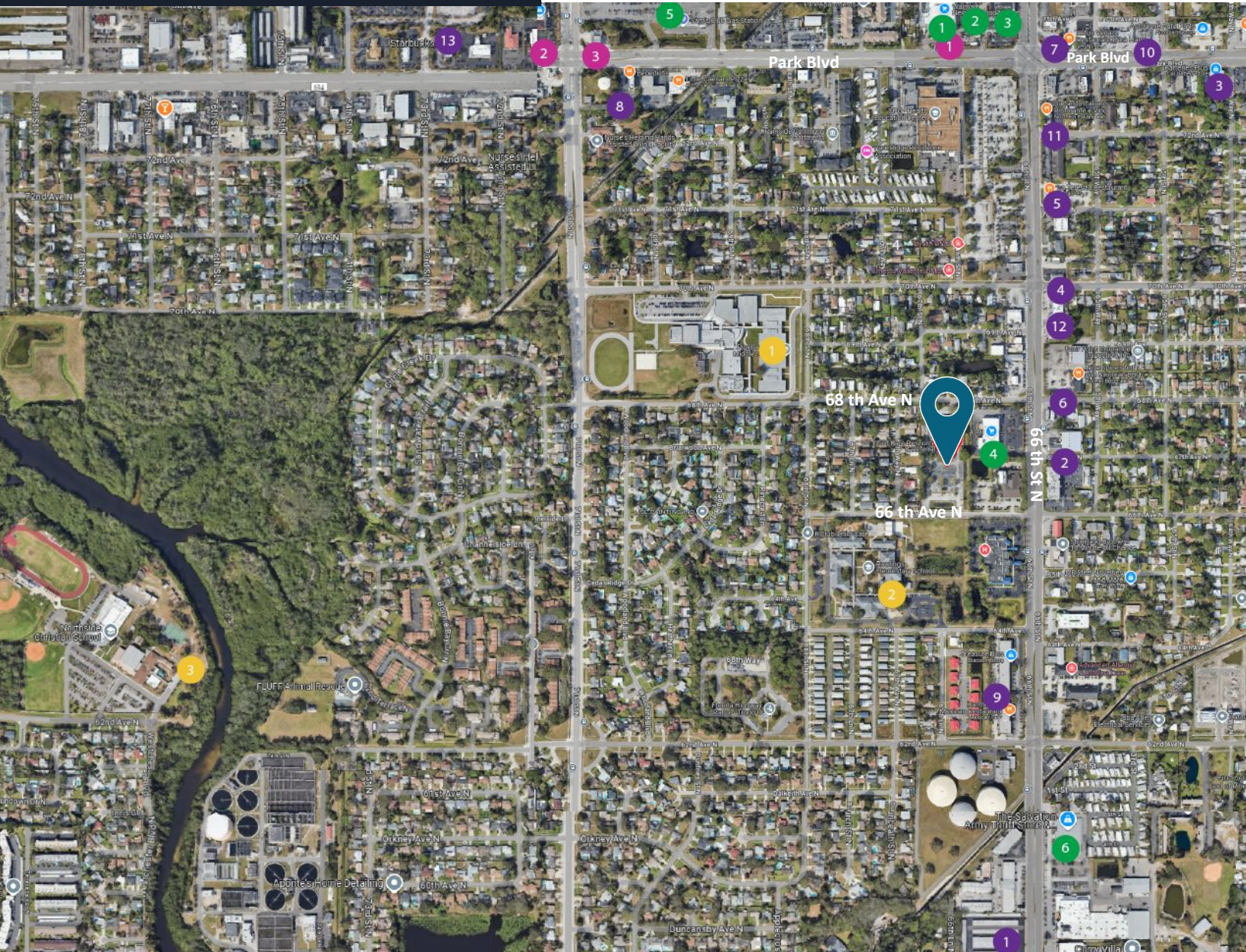


1.15M labor force

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. 6698 68th Ave N is ideally located within the heart of Pinellas county. Allowing for short commute times from Clearwater, Dt. St Pete, and the surrounding residential areas. Notable transportation nodes of I-275, US -19, and Park Blvd are in close proximity.

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Surrounding Amenities (5 min drive)

Dining

1. Fronte
2. Nine spices hot pot & korean BBQ
3. Quan Ngon bistro
4. Wingstop
5. La Teresita Restaurant
6. Sumo Hibachi Express
7. Mino Express Hibachi Grill
8. Benedict's
9. Carmelita's Mexican Restaurant
10. Patti's Kitchen Thai Street Noodles

11. Da Sesto Italiano Ristorante e Vino
12. PL Market (Pierogis) Polish Deli
13. Starbucks

Retail / Convenience

1. Walmart
2. Park 66 Plaza
3. SKECHERS Warehouse Outlet

4. ALDI
5. Sam's Club
6. Family Store

Schools

1. Pinellas Park Middle School
2. Rawlings Elementary School
3. Northside Christian School

Banks / ATMs

1. ATM
2. Wells Fargo ATM
3. Athena Bitcoin ATM

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