

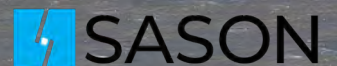
AVISON
YOUNG

THE NATIONAL

28059 U.S.
Highway 19 N.

Clearwater, FL 33761

Owned by:





**INTERIOR
RENOVATIONS
NOW COMPLETE**



BUILDING HIGHLIGHTS

39,699 SF
building size

13,233 SF
typical floor plate

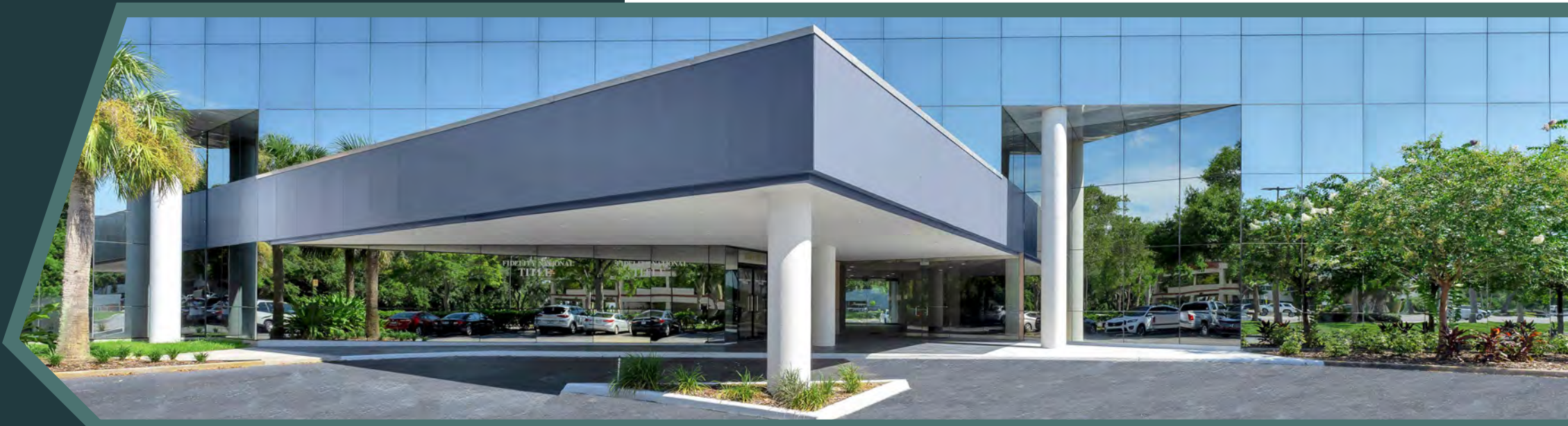
Up to 5,800
sf available

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



Tampa International Airport (TPA)
25 min



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



Dining
5 min



Beaches
25 min



Downtown Tampa
35 min



Shopping
5 min



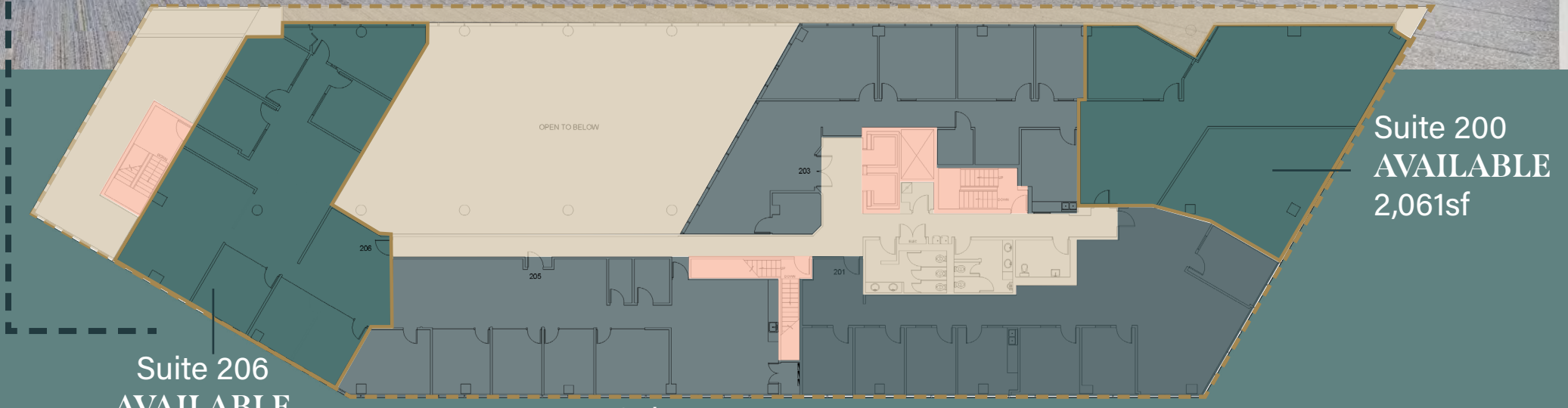
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Newly built jewel box coming soon
4,200 SF still available to lease



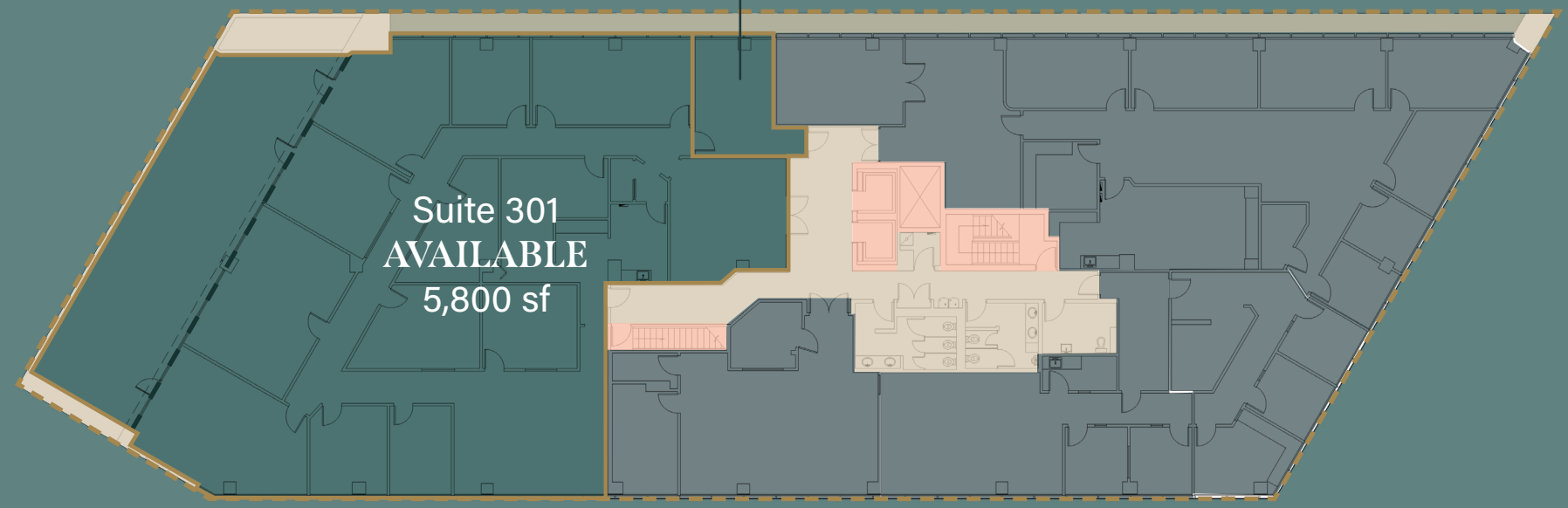
AVAILABLE SPACES

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 301	Available	5,800 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





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

**AVISON
YOUNG**

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Property website