

## SPACE FOR LEASE

### LOCATION:

Over 2.5 Acres situated in Downtown Corridor.

### AVAILABLE:

1,500 sf to 6,817 sf

### USES:

Retail, Medical, Restaurant, office, gym, spa, school

### TRAFFIC COUNT:

Approximately 50,000 cars passing per day

### LEASE RATE:

Call for details





## PROPERTY INFO:

- Property Type: Office
- Property Subtype: Medical
- Building Size: 33,500 SF
- Building Class: A
- Year Built: 1990
- Tenancy: Multiple
- Building Height: 2 Stories
- Building FAR: 0.31
- Land Acres: 2.52 AC
- Zoning: N/Av, Largo - Downtown Mixed-Use Corridor / Commercial
- Parking: 166 Spaces (5 Spaces per 1,000 SF Leased)

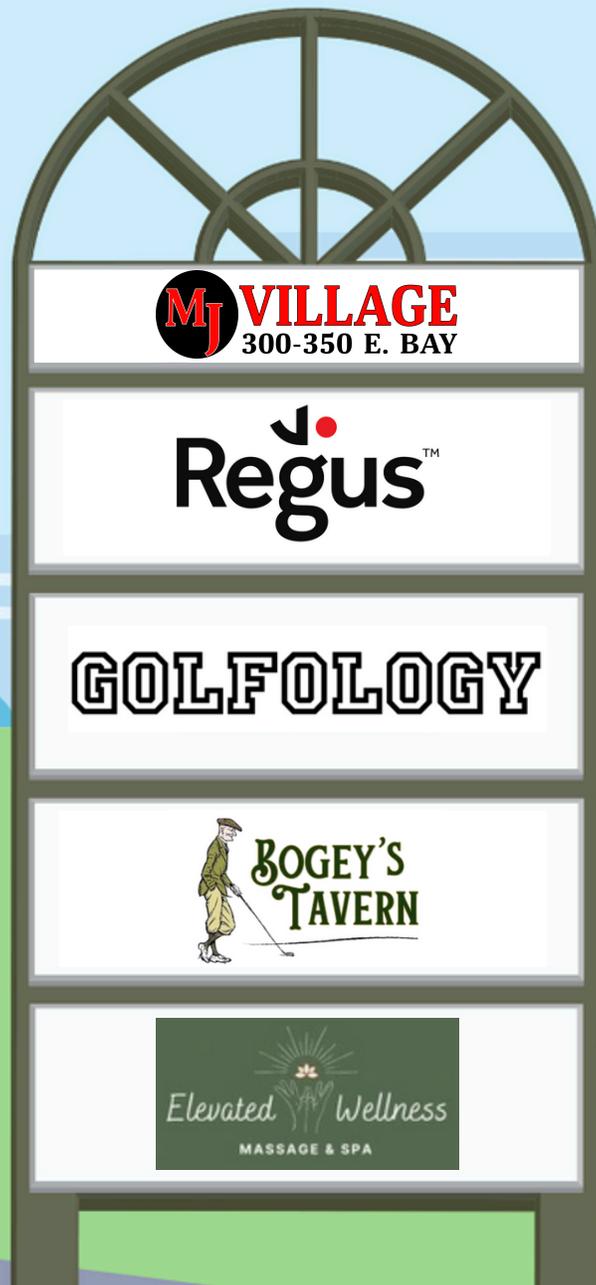
**MAV**REALTY

**MICHAEL HENDZEL**

727-698-9446  
mike@themavbrands.com  
www.mavrealty.com



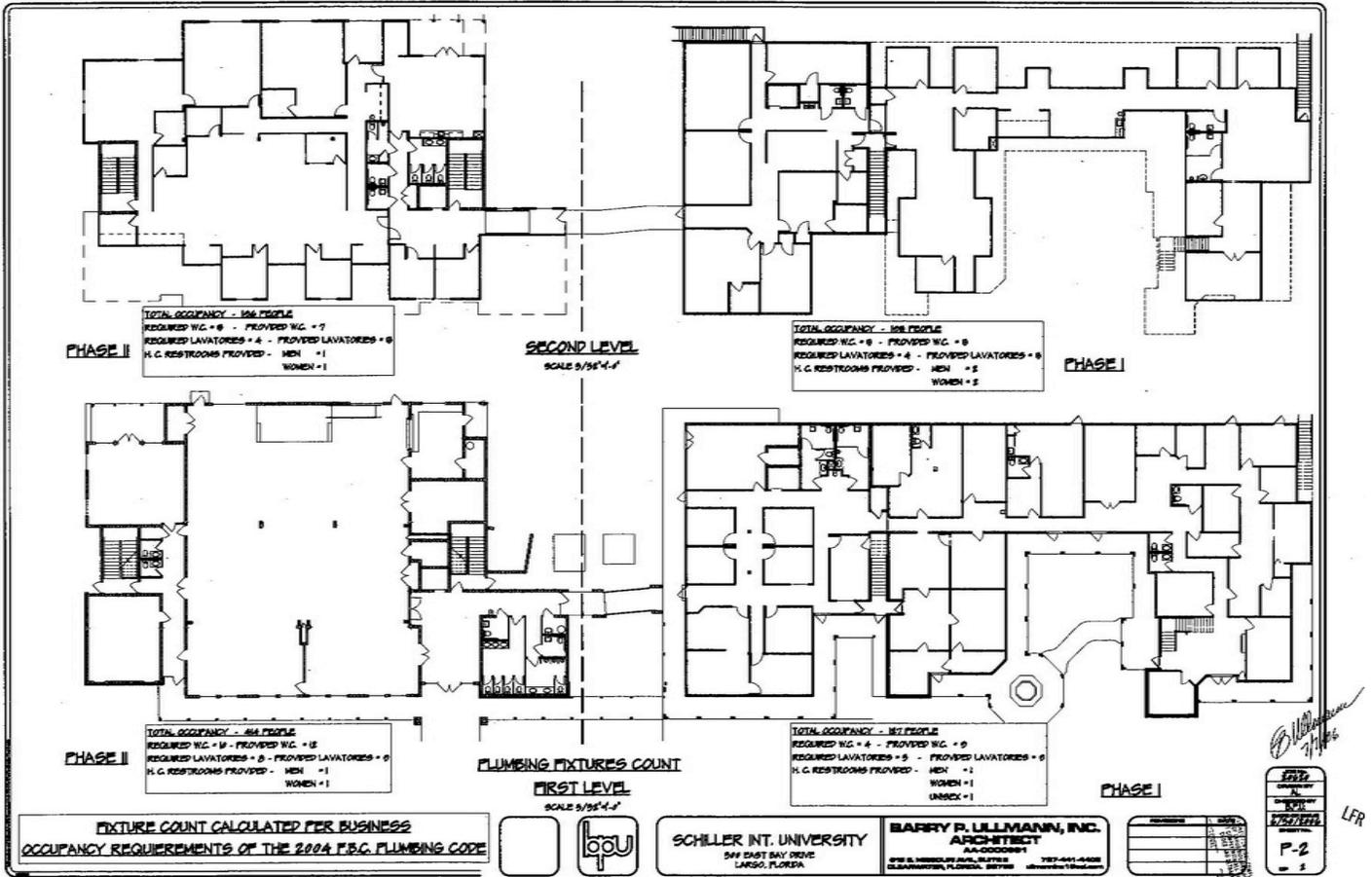
# NEW PYLON SIGN





# FLOOR PLANS

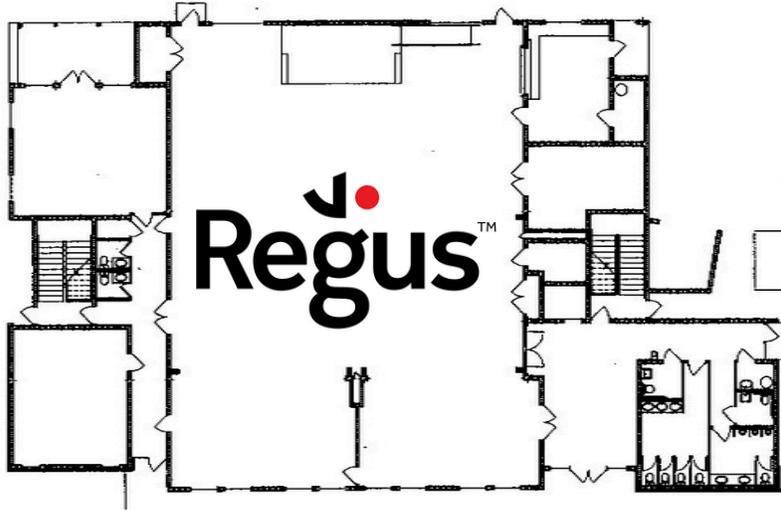
Spaces adjustable to suite





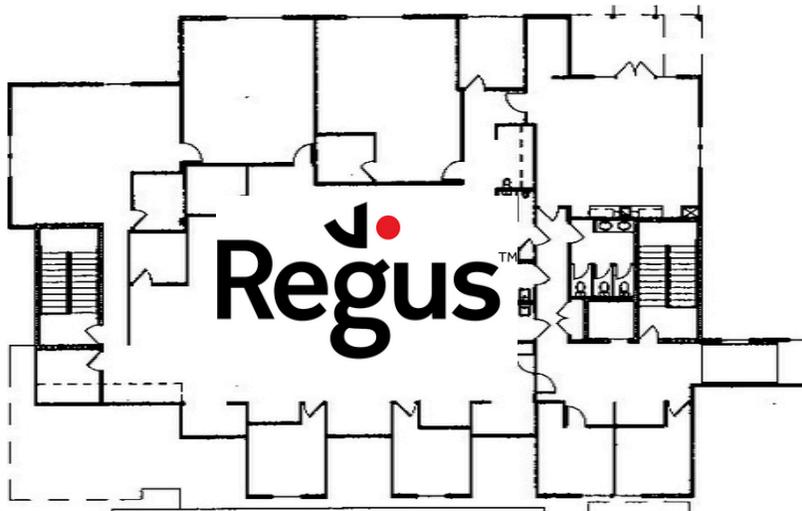
# FLOOR PLANS

Spaces adjustable to suite



## WEST BUILDING (1ST FLOOR)

10,048 SF  
Occupied by Regus



## WEST BUILDING (2ND FLOOR)

7,584 SF  
Occupied by Regus



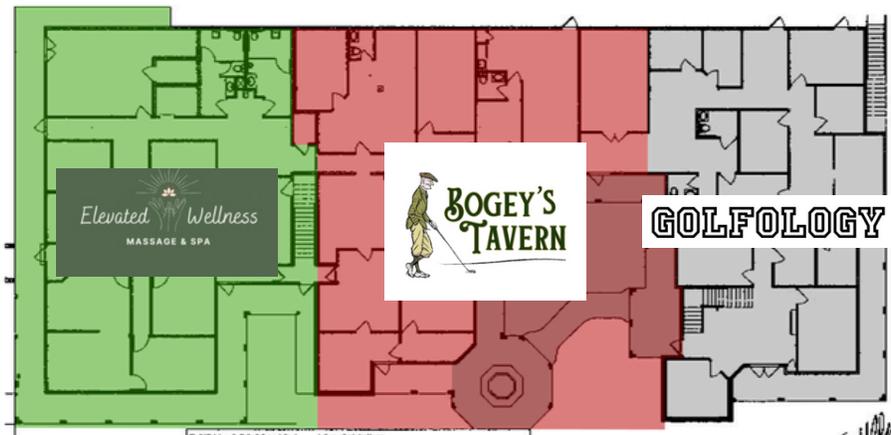
# FLOOR PLANS

Spaces adjustable to suite

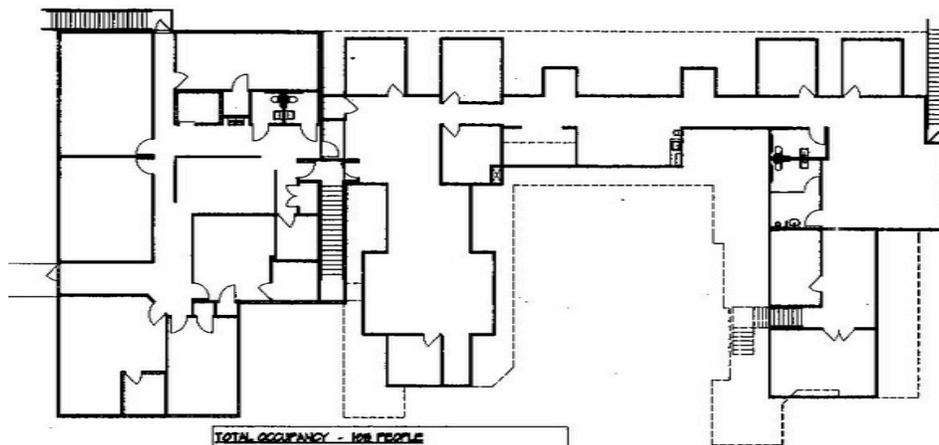
## EAST BUILDING (1ST FLOOR)

8,838 SF

Occupied by:



- Elevated Wellness  
Massage & Spa
- Bogey's Tavern
- Golfology



## EAST BUILDING (2ND FLOOR)

6,817 SF

**VACANT**