

OFFICE CONDO
FOR SALE OR LEASE

Hidden Oaks - Unit B-1

1700 N MCMULLEN BOOTH ROAD • CLEARWATER, FL • 33759



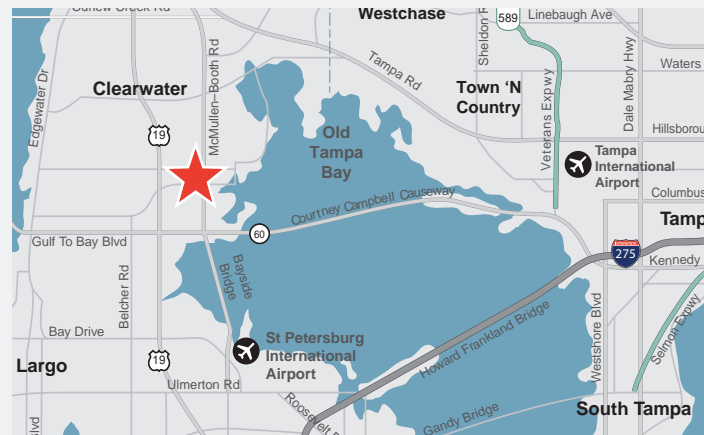
LEASE OR USER PURCHASE / INVESTMENT OPPORTUNITY FOR OFFICE CONDO UNIT!

PROPERTY OVERVIEW

| | |
|---------------|--------------------------------|
| Unit Size | 2,415 sf |
| Property Size | 4 buildings totaling 31,687 sf |
| Property Type | Office/Medical |
| Year Built | 1988 |
| Parking Ratio | 5/1,000 |

PROPERTY FEATURES

- + Garden-style office units within a natural, park-like setting
- + Individual suite entrances, tenant controlled HVAC, and 24 hour access
- + Natural tree canopy provides abundant shaded surface parking with a high parking ratio
- + Upgraded interiors



LOCATION

- + Conveniently situated at the signalized intersection of McMullen Booth Rd and SR 590
- + Two convenient points of ingress/egress - McMullen Booth Rd and SR-590 (Coachman Rd)
- + Minutes from Gulf to Bay Blvd
- + North Pinellas location offers easy access to Hillsborough County and South Pinellas communities



Judy Healey, RPA
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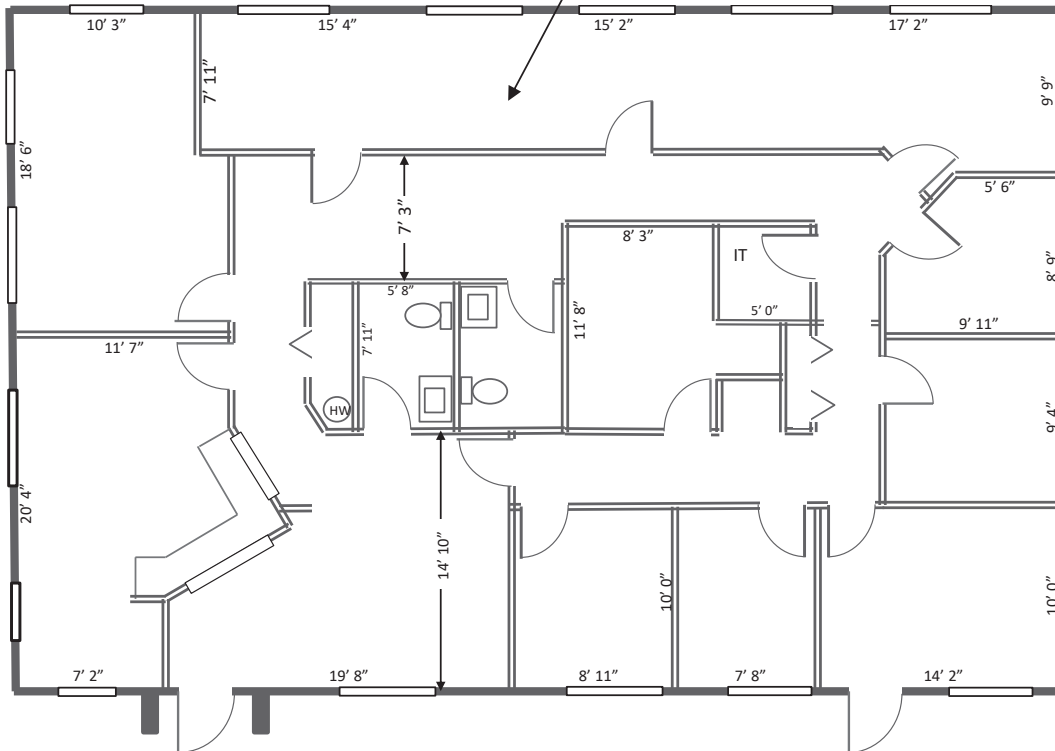


SITE PLAN



UNIT B-1 FLOOR PLAN - 2,415 SF

This area can now be subdivided up to 5 rooms with flooring to match balance of office if desired.



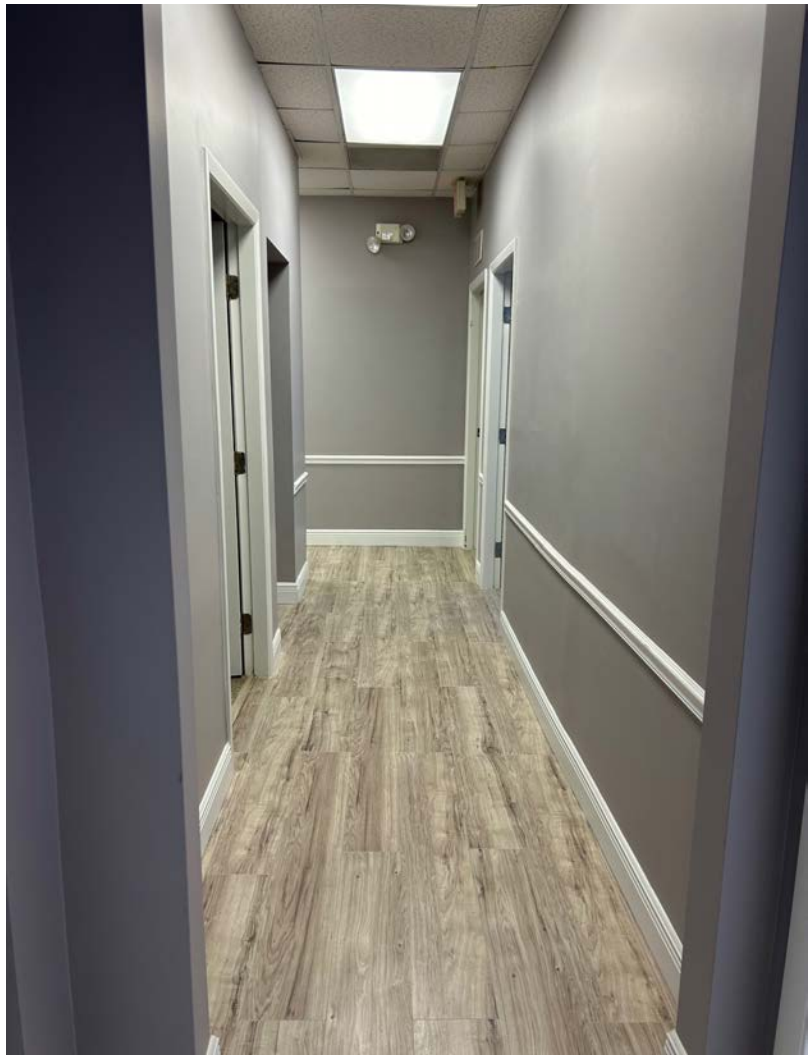
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