

# ±1,260 SF OFFICE CONDO OPPORTUNITY

## LOCATION

- » 3023 Eastland Blvd | Clearwater, FL 33761 - Suite 109
- » Google Maps Link: 
- » Coordinates 28.014824600551993, -82.71214424909941

## PROPERTY OVERVIEW

- » Price: \$340,000.00
- » Square Footage: 1,260 SF
- » Price Per Square Feet: \$269.84
- » Legal Description: Northwood Office Park Condo Unit 2302
- » Zoning: O
- » Land Use: Office Condo
- » APN/Parcel ID: 28-28-16-61653-000-2302
- » Year Built: 1985

## KEY HIGHLIGHTS

- » Highly desired location surrounded by medical, dental and business professionals.
- » Features 3 offices, a conference room, a glass bricked reception desk, a spacious waiting area and a restroom with a shower.
- » Close proximity to Countryside Mall, Mease Countryside Hospital, Ruth Eckerd Hall, restaurants, schools, fitness centers and shopping plazas.
- » Conveniently located off of McMullen Booth Road, with easy access to Highway 19, Highway 580 and Bayside Bridge.
- » Ample parking and well-maintained grounds.
- » Excellent Location for Growth
- » Turnkey Ready & Available
- » 3 Offices / Kitchenette / Conference Room
- » Reception Area / Waiting Room / Restroom with Shower



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# SUMMARY

This turnkey office condo provides a unique opportunity to grow a business within one of the most highly desired areas of Clearwater. With close proximity to major retailers, corporations, entertainment facilities, schools, medical, dental and business professionals, this office suite is well positioned for success.

This property is a prime ground-floor suite with natural light. It boasts large windows which create an opportunity to utilize graphics, in broadcasting your brand. The ideal users include but not limited to chiropractors, therapists, attorneys, engineering firms, sales teams, accountants, marketers, real estate organizations, financial advisors, title services, insurance brokerages, business consultants, architects, interior designers, marketing agencies, non-profits, travel agents or business entrepreneurs.

This suite features 3 offices, a conference room, kitchenette, restroom with a shower, waiting area and a brick glass reception desk. The carpet is new and the walls are freshly painted. This luxurious office condo is move-in ready; offering an eloquent professional appearance, with welcoming aesthetics.

## DIRECTIONS

Traveling north on McMullen Booth Rd, after crossing State Rd 580, turn right onto Eastland Blvd. The property is located on the left side of the road, 0.2 miles at the second left turn into the parking lot.





# MARKET AERIAL





# PHOTOGRAPHY

