

Office/Flex Space

Creative Below Market
Sublease Structure

8,976 SF Available

14450 46th Street, North
Building #4, Unit 108
Clearwater, FL 33762

Pat Marzulli, CCIM, SIOR

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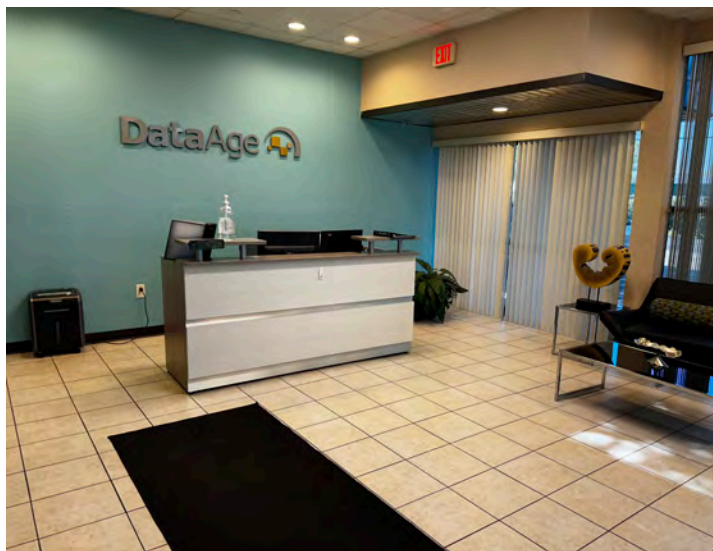


The Offering

This 8,976 SF office sublease space is located at 14450 46th St., N., Clearwater, FL. The Lindell Bayside office/flex business complex is conveniently positioned in Pinellas County's Gateway Submarket. This area is close to Ulmerton Road, which connects Indian Rocks Beach to North St. Petersburg, as well as the Bayside Bridge and Interstate 275. Tenants can benefit from major capital enhancements and upgrades around the property, such as a new parking lot and landscape.

Term expires, 12/31/2026.

Asking rate is negotiable and flexible - Please contact broker.



Lobby



Collaboration Area

Located within:

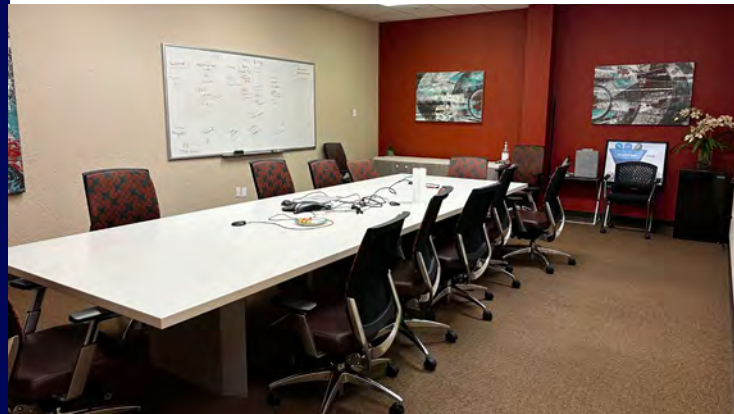
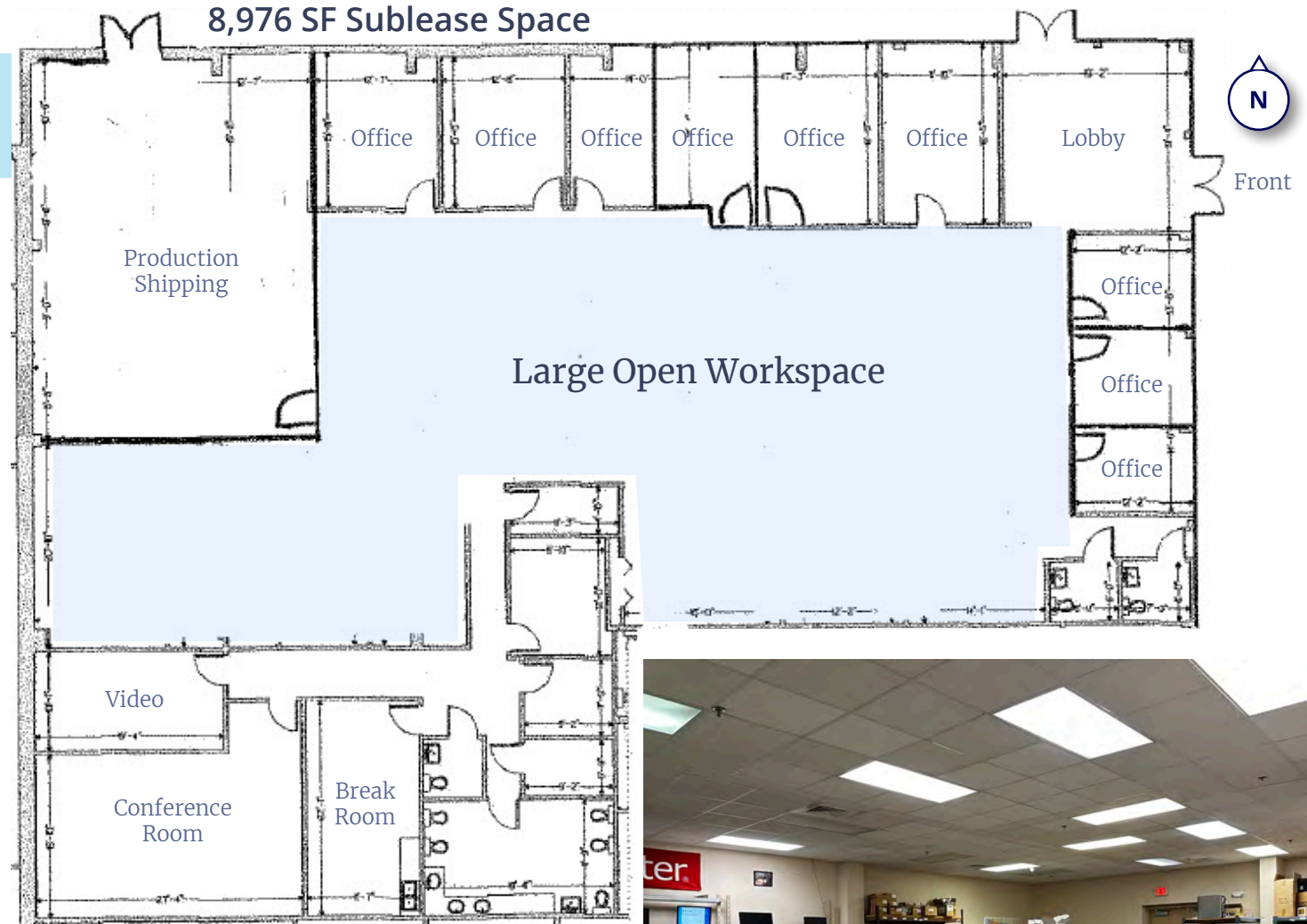
- Flex/office complex in a foreign trade zone.
- Adjacent to the St. Pete-Clearwater International Airport.
- Easy access to the Bayside Bridge and I-275.
- Tampa International Airport within a 15-minute commute.

CALL BROKER FOR MORE DETAILS

Property Features

14450 46th St., N.
Building #4, Unit 108
Clearwater, FL 33760

- Available 8,976 SF
- Year Built: 1991
- Space offered fully furnished
- Move-in ready to start your business
- Flexible open floor plan
- Ideal for office and light assembly



Conference Room



Production - Shipping

5-Mile Radius Demographics



182,072
Current Total
Population



\$267,628
Median
Home Value



230,883
Daytime
Population



10,955
Businesses



\$59,302
Median
Household Income



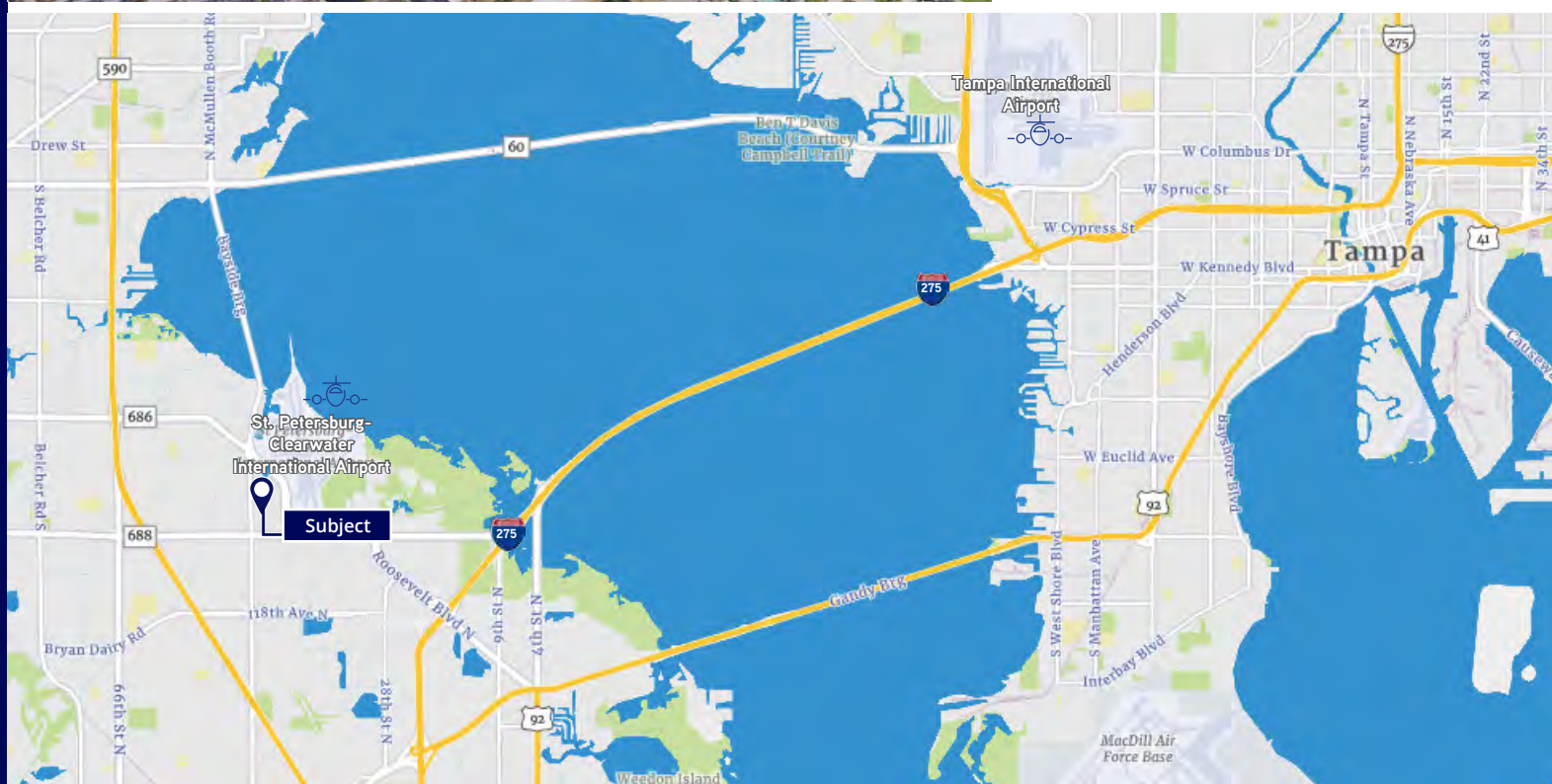
0.10%
2023-2028
Annual Rate



Drive-Time

St. Pete-Clearwater International Airport	3 Mins
Tampa International Airport via I-275	18 Mins
US-Alt 19 via Ulmerton Rd.	15 Mins
US-Hwy 19 via County Rd. 611	13 Mins
Interstate 275 via Ulmerton Rd.	9 Mins
Bayside Bridge via County Rd. 611	9 Mins
Courtney Campbell Causeway via SR60	18 Mins
Sunshine Skyway Bridge via I275	23 Mins

Collection Street	Cross Street	Traffic Volume	Dist./Miles
Roosevelt Blvd.	Terminal Pkwy SE	35,880	0.21
Roosevelt Blvd.	46th St. N. SE	45,187	0.25
49th St. N	144th Ave N N	38,128	0.25
49th St. N	145th Ave N S	39,230	0.25
49th St. N	50th Way N S	43,239	0.44
Roosevelt Blvd.	140th Ave N. N	47,199	0.48



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Sublease Opportunity

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