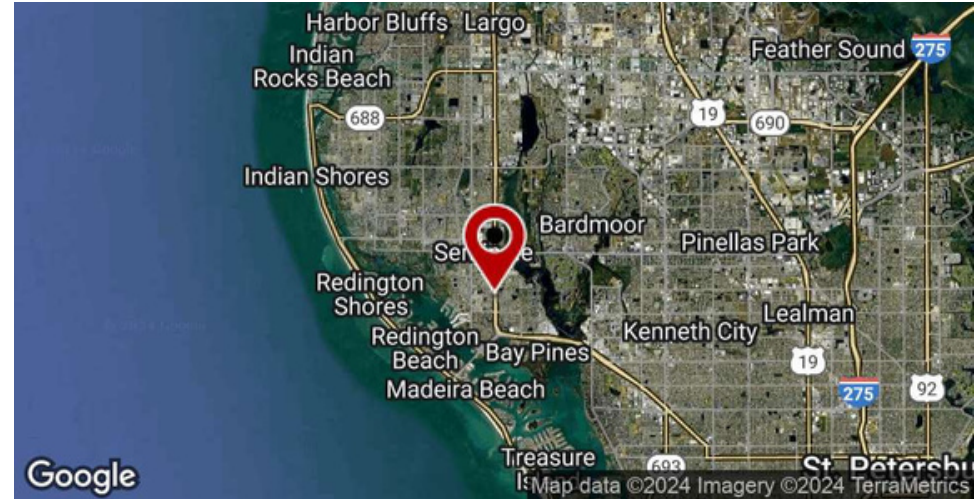
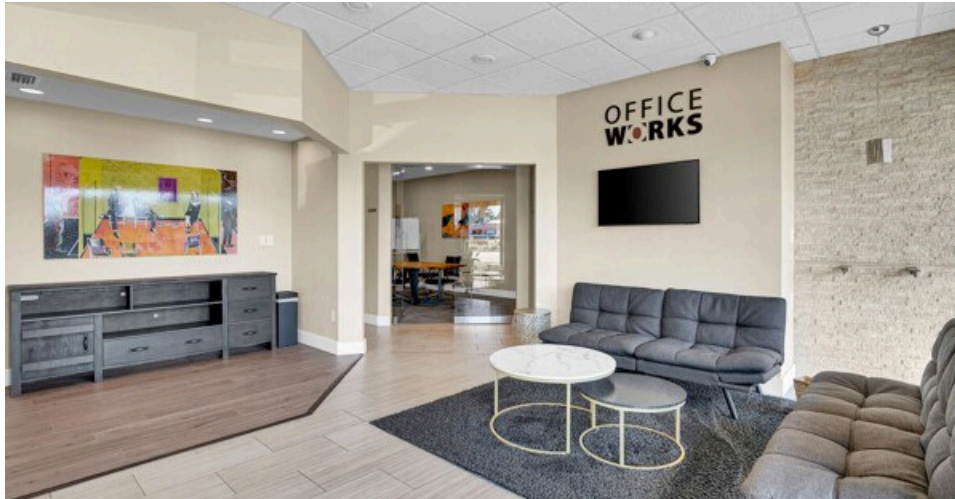


WEST PINELLAS FREE STANDING OFFICE BUILDING

5666 Seminole Blvd, Seminole, FL 33772



PROPERTY DESCRIPTION

Renovated freestanding office building on 1.33 acres along the highly trafficked Seminole Boulevard corridor. The property offers over 70 parking spaces, dual access from Seminole Blvd and 57th Avenue N, and prominent pylon signage visible to both northbound and southbound traffic.

The building is currently approximately 60 percent occupied by professional users including finance, insurance, mortgage, title, and real estate. The existing tenancy provides immediate income, while short term lease structures create flexibility for an owner user to occupy space now and expand over time.

The layout supports multiple use strategies. The building includes a mix of small, medium, and larger office suites, as well as a larger anchor space with training room, conference rooms, call booths, breakroom, and perimeter offices. Several suites surround a landscaped interior courtyard planted with mature Florida native greenery, creating a setting that feels intentional rather than institutional.

In addition, select spaces include plumbing stubbed in the walls, creating a natural fit for salon suites, med spa, wellness, or other service oriented office uses seeking visibility, parking, and accessibility.

This property was previously home to a successful Keller Williams franchise and has been owner user maintained, reflecting consistent care and operational pride.

For a buyer seeking control of their real estate, this is an ideal moment: acquire a well located asset, step into in place income, occupy what you need today, and grow into the balance as leases roll. The parking, visibility, and flexible configuration position the building for both stability and value activation over time.

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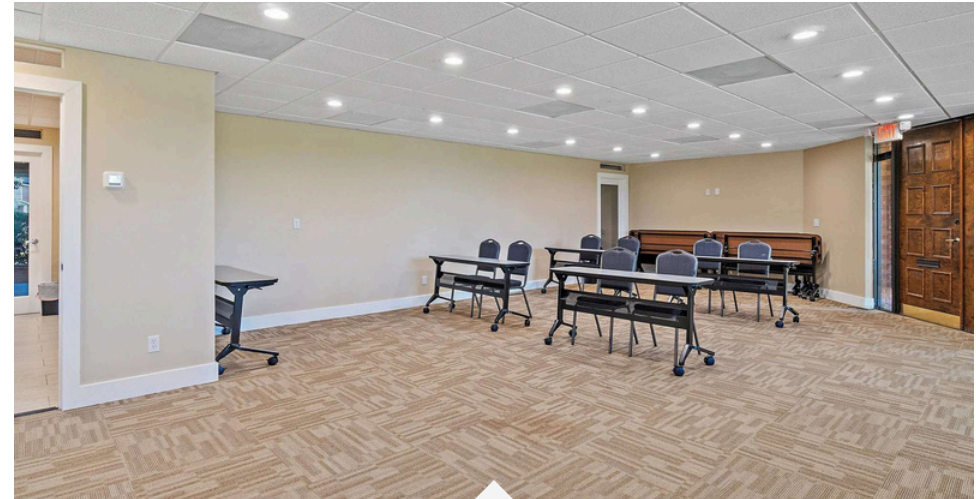
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Executive Suite Plan: The building is currently configured as an executive suite office building and is broken up into 5 medium size offices and 1 large anchor space. Current tenants include real estate, insurance, construction, property management. All leases are short term and the space can be easily reconfigured to accommodate users from 120sf private office suites up to a full building user of ~ 16,500sf.

The current layout includes both small, medium, and large offices, which in the past have been leased to individuals as well as teams and small companies.

Plans are in place to convert the lobby into a coffee bar lounge, add a glassed in main conference room as well as a AV fully tech enabled community living room. In addition, small offices will be converted to breakout rooms and "private call booths". Both interior and exterior way-finding signage, landscaping, and exterior lighting upgrades are underway.

LOCATION DESCRIPTION

Convenient access to Saint Petersburg, Madeira Beach, Tyrone, Bay Pines, and Seminole. Property is located at 57th Avenue N and Seminole Blvd. Close proximity to major shopping centers including Tyrone Mall, Target, and new Seminole City Center. Easily service the Bardmoor Country Club and Bayou Club neighborhoods.

OFFERING SUMMARY

Sale Price:	\$4,280,000
Lot Size:	1.33 Acres
Building Size:	16,462 SF

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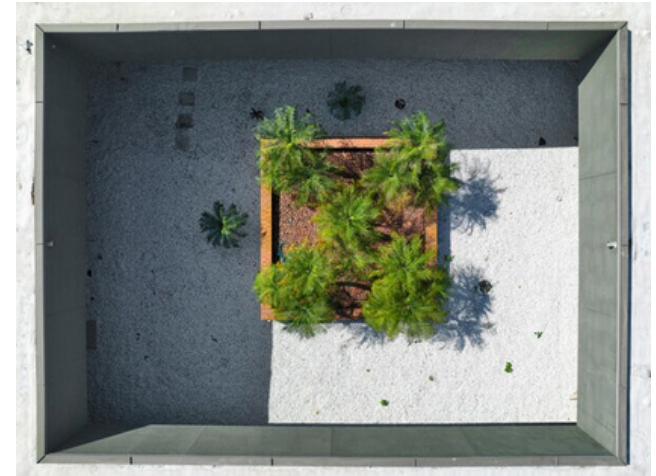
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Each Office Independently Owned and Operated

OFFICE FOR SALE

WEST PINELLAS FREE STANDING OFFICE BUILDING

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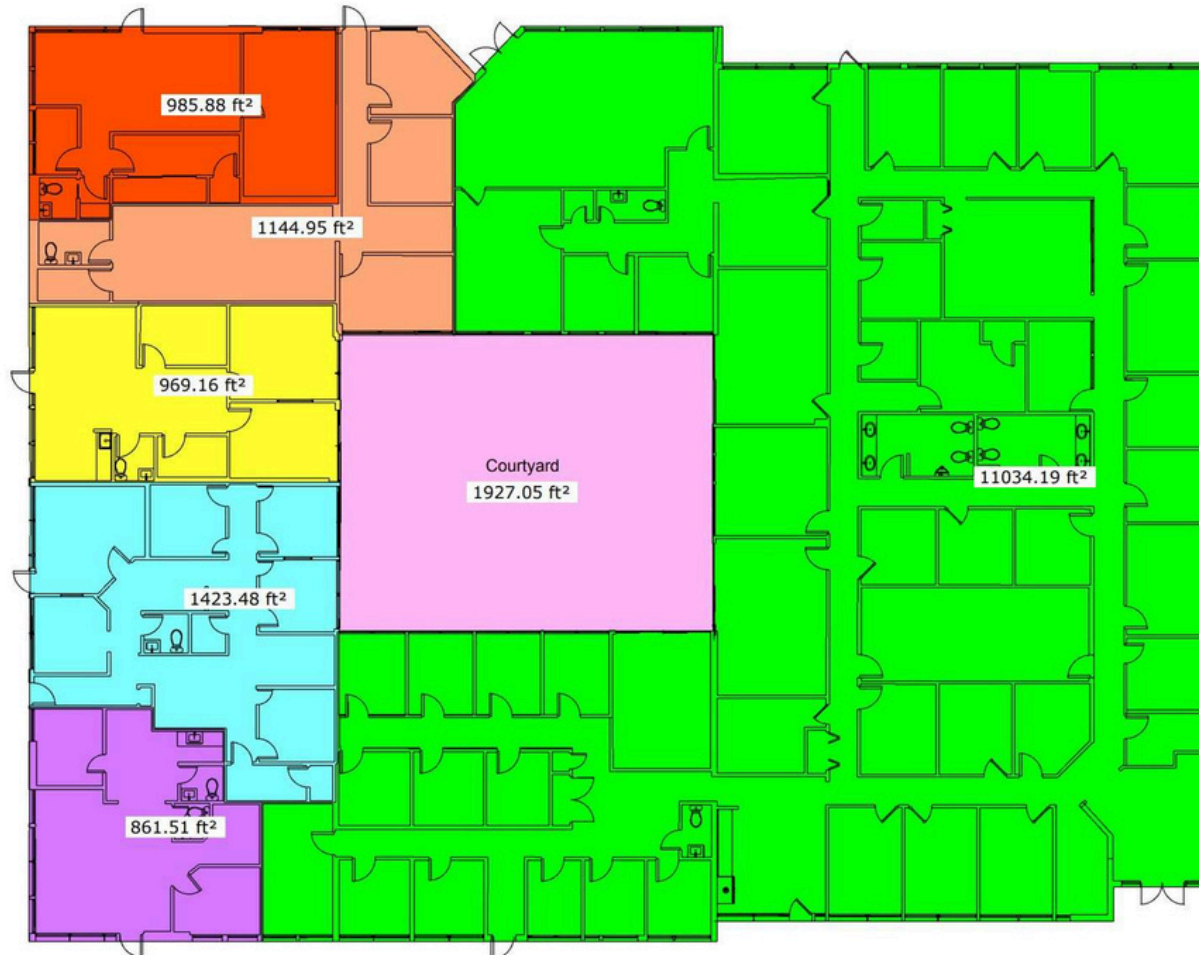
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EXISTING FLOOR PLAN

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