

FOR SALE

13577 FEATHER SOUND DRIVE, CLEARWATER, FL 33762

\$12,250,000
YR 2 CAP RATE - 9.77%



OFFERING SUMMARY

On behalf of ownership, Atlantic Commercial Group, Inc., as the exclusive agent, is pleased to present for sale the Feather Sound Corporate Center, an ±80,236 square foot Class A office property located at 13577 Feather Sound Drive in Clearwater, FL. Built in 1986 and recently renovated, the Property sits on ±7 acres of land located immediately adjacent to the Grassy Creek Conservation Area with immediate access to I-275.

The Property offers modern, light and bright office spaces featuring a glass atrium lobby and ample parking for all tenants, employees and invitees. The Feather Sound Corporate Center also offers an on-site café and beautiful and tranquil garden courtyard for all tenants.



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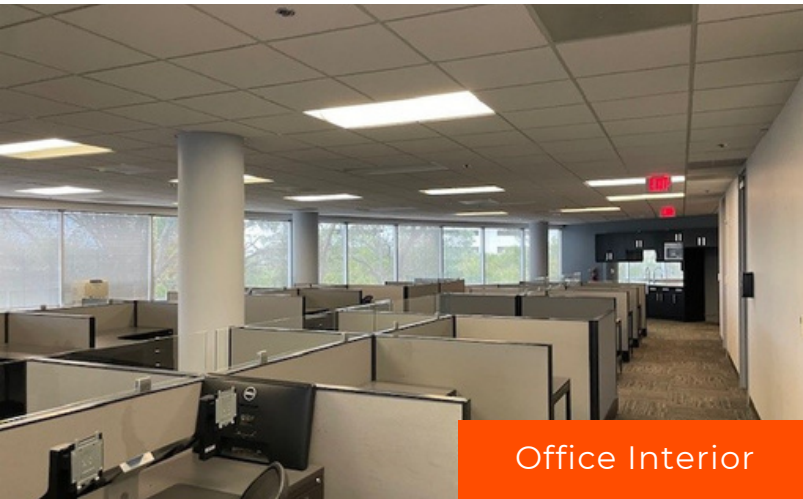
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Lobby



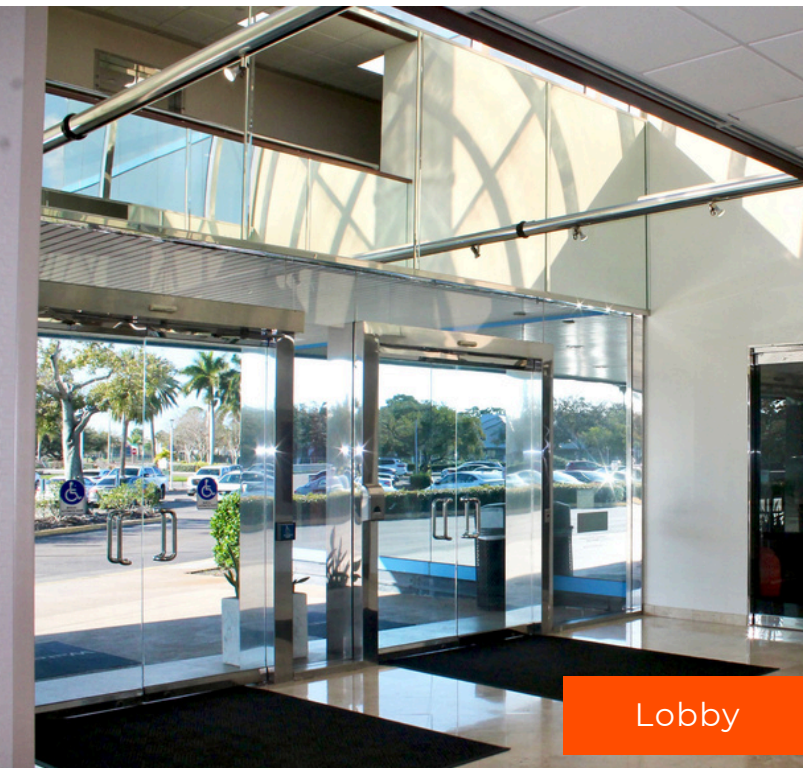
Cafe Area



Office Interior



Office Interior



Lobby



INVESTMENT HIGHLIGHTS:

- VALUE ADD OPPORTUNITY
- BELOW REPLACEMENT COST
- STABILIZED CASH FLOW WITH DIVERSE TENANT MIX

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