

AVISON  
YOUNG

THE NATIONAL

28059 U.S.  
Highway 19 N.

Clearwater, FL 33761

Owned by:

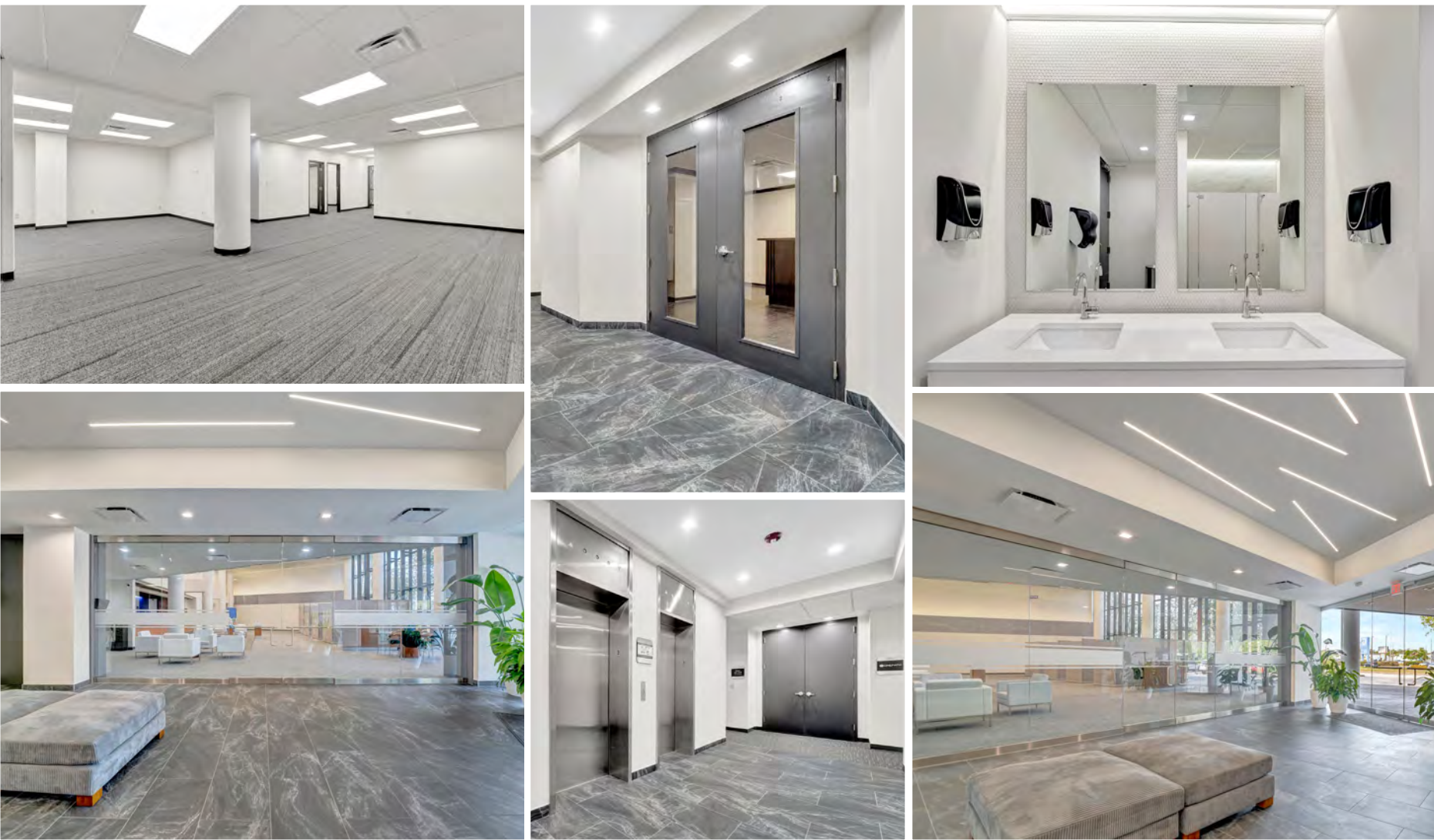






# INTERIOR RENOVATIONS NOW COMPLETE





# BUILDING HIGHLIGHTS

**39,699 SF**  
building size

**13,233 SF**  
typical floor plate

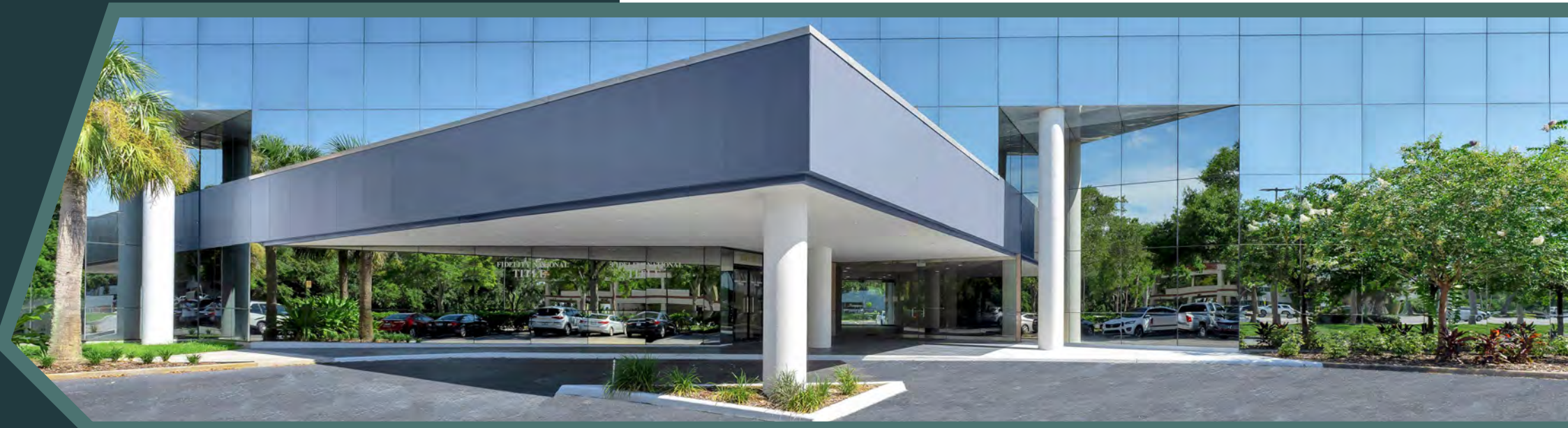
**Up to 4,354**  
sf available

**Direct access**  
to U.S. Highway 19 N.

**On-site**  
banking with Cogent  
Bank

**6,000 SF**  
newly built jewel box on  
U.S. Highway 19  
**COMING SOON**  
(1,800 SF pre-leased;  
4,200 SF still available)

**BUILDING**  
SIGNAGE AVAILABLE



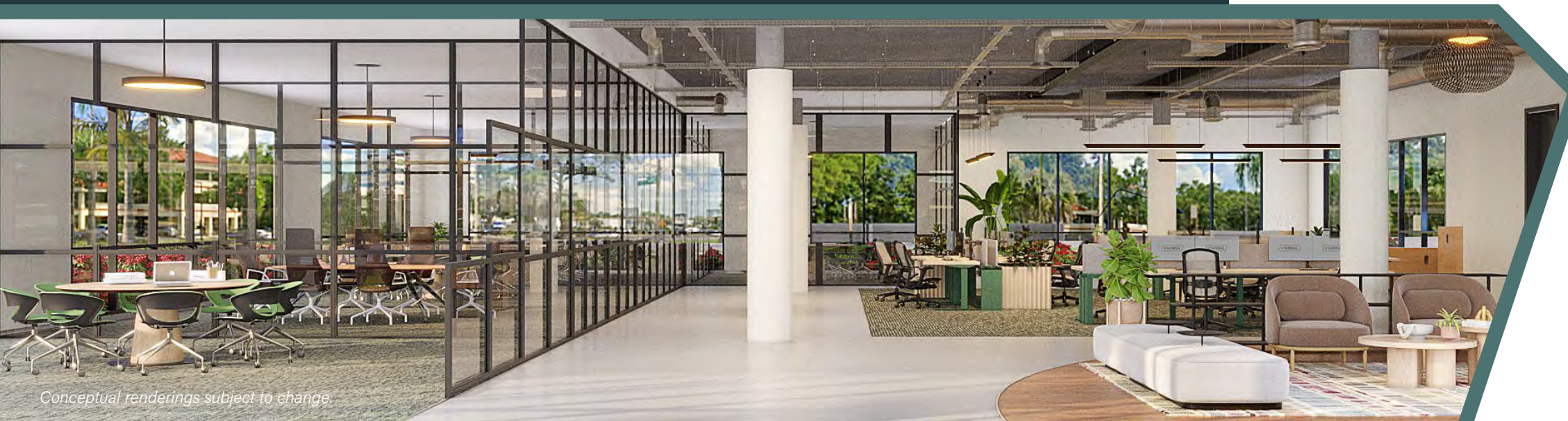




Clearwater is just off the I-75 corridor; situated on the Gulf of Mexico, just 22 miles from Tampa on Florida's stunning west coast.

The city is serviced by two nearby airports. Tampa International is located just 19 miles from the beach. The St. Petersburg/Clearwater International Airport is even closer to the beach (11 miles) and with rapidly expanding service, accessible from an ever-increasing number of cities.

The Courtney Campbell Causeway/Gulf to Bay Boulevard on Highway 60 links the city to Tampa via one of the most beautiful drives in the country.



Conceptual renderings subject to change.

## LOCATION HIGHLIGHTS



Downtown  
Clearwater  
15 min



Tampa International  
Airport (TPA)  
25 min



St. Pete - Clearwater  
International Airport (PIE)  
20 min



Dining  
5 min



Beaches  
25 min



Downtown  
Tampa  
35 min



Shopping  
5 min



Opening Soon  
The Blend Coffee & Cocktails

Conceptual renderings subject to change.

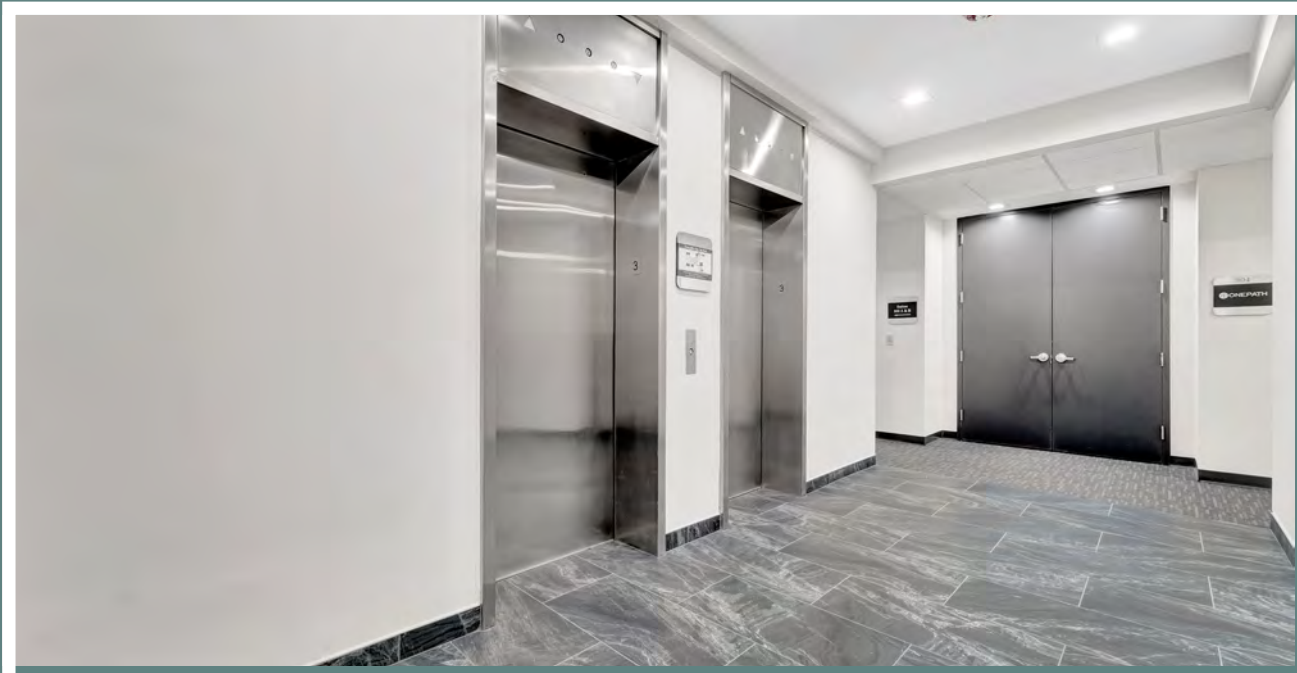
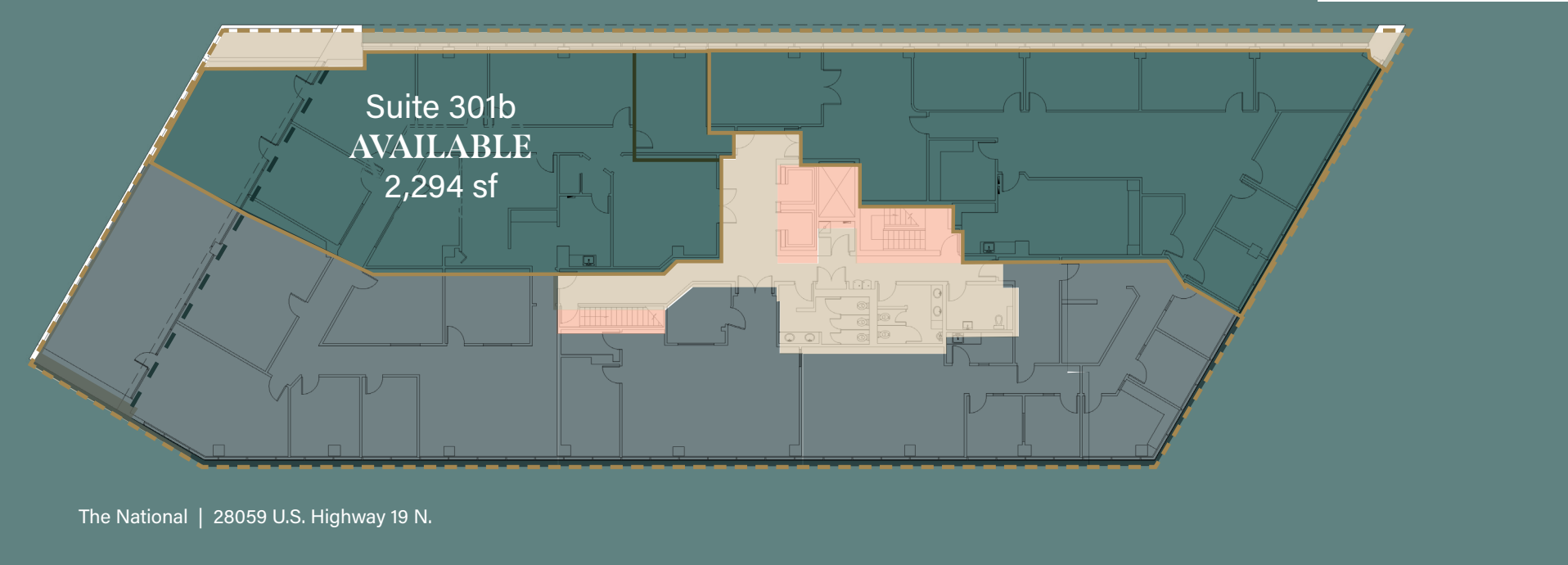
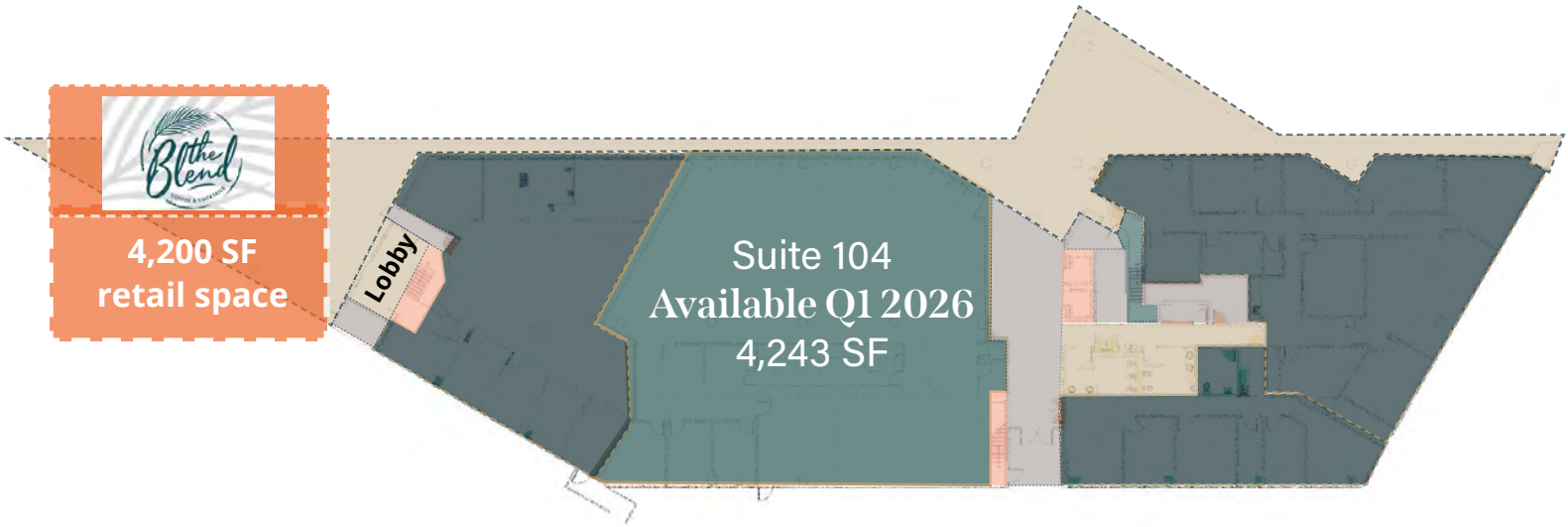
Newly built jewel box coming soon  
**4,200 SF still available to lease**





# AVAILABLE SPACES

Suite	Tenant	Size (sf)	Lease rate
Suite 104	Available Q1 2026	4,243 sf	Contact broker
Suite 205	Available	2,060 sf	Contact broker
Suite 301b	Available	2,294 sf	Contact broker







# AREA AMENITIES



The Property is directly off of Highway 19 N in Clearwater just between Curlew Road and Countryside Mall. The Property location benefits from regional access provided via I-275, US-19 and two international airports.

The National | 28059 U.S. Highway 19 N.

## Dining

over 24 dining options within a 1 mile radius

## Shopping

numerous shopping conveniences within a 3 mile radius

## Hotels

several hotels within a 3 mile radius

## Hospital

6 hospitals within close proximity to subject property

## Gas

abundant gas/convenience stores within 3 mile radius



# THE NATIONAL

**AVISON  
YOUNG**

**Nick Mastro**  
Associate  
D 813 444 5334  
[nick.mastro@avisonyoung.com](mailto:nick.mastro@avisonyoung.com)

**Nick Robinson**  
Senior Vice President  
D 352 565 4517  
[nick.robinson@avisonyoung.com](mailto:nick.robinson@avisonyoung.com)

Avison Young - Tampa | 5411 SkyCenter Drive, Suite 210 | Tampa, FL 33607

Scan to view



Property website