



LEASE

Palms Medical & Professional Building

2700 E BAY DR

Largo, FL 33771

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	556 - 2,553 SF
LOT SIZE:	39,906 SF
BUILDING SIZE:	20,547 SF
ZONING:	R/OG

PROPERTY HIGHLIGHTS

- Three medical and professional office suites available
- Ample parking for tenants and visitors
- Prominent location with excellent visibility on East Bay Drive
- Versatile suite layouts accommodating a variety of users
- Ideal for medical, dental, healthcare and professional-office practices
- Welcoming lobby and well-maintained common areas
- Convenient access to Starkey Road, Belcher Road, Ulmerton Road and U.S. Highway 19
- Close to restaurants, retailers, medical providers and residential communities
- Centrally located within the Mid-Pinellas submarket
- Convenient access to Clearwater, St. Petersburg and the greater Tampa Bay area
- Welcoming lobby and well-appointed common areas

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PROPERTY DESCRIPTION

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Excellent leasing opportunity at the Palms Medical & Professional Building, prominently located at 2700 East Bay Drive in Largo, Florida. This well-maintained, two-story office building offers three suites available for lease, ideally suited for medical, dental, healthcare and professional-office users.

The property features excellent visibility along the heavily traveled East Bay Drive corridor, approximately 75 on-site parking spaces, a welcoming lobby and well-maintained common areas. Available suites offer functional layouts that can accommodate a variety of business and patient-care requirements.

With convenient access to major roadways, surrounding medical providers, retail amenities, restaurants and residential communities, the property provides an accessible and professional setting for businesses seeking a recognizable presence in central Pinellas County.

LOCATION DESCRIPTION

Strategically located at 2700 East Bay Drive in Largo, Florida, the property offers prominent corner-site visibility along one of Pinellas County's most heavily traveled commercial corridors, with approximately 60,000 vehicles passing daily. The location provides convenient access to Starkey Road, Belcher Road, U.S. Highway 19, Ulmerton Road and the greater Tampa Bay region.

Positioned within the established Mid-Pinellas submarket, the property is surrounded by a strong mix of medical providers, professional offices, retailers, restaurants and residential communities. Its central location provides convenient connectivity to Clearwater, St. Petersburg, Tampa and the Gulf beaches, while also offering easy access to St. Pete–Clearwater International Airport and Tampa International Airport.

Excellent visibility, convenient regional access and proximity to a substantial residential population make this an attractive location for medical and professional-office users seeking a recognizable and accessible presence in central Pinellas County.

PARKING DESCRIPTION

Surface - 75 parking spots

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PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

BUILDING NAME	Palms Medical & Professional Building
STREET ADDRESS	2700 E Bay Dr
CITY, STATE, ZIP	Largo, FL 33771
COUNTY	Pinellas
MARKET	Largo
CROSS-STREETS	SR 686 & Huntington Dr
TOWNSHIP	29
RANGE	15
SECTION	36
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	0 Miles to SR 686, 1.8 Miles to US 19, 7.6 Miles to I 275
NEAREST AIRPORT	19 Miles to Tampa International Airport

BUILDING INFORMATION

BUILDING SIZE	20,547 SF
BUILDING CLASS	B
OCCUPANCY %	0.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	10,228 SF
YEAR BUILT	1975
GROSS LEASABLE AREA	20,547 SF
LOAD FACTOR	12.31
CONSTRUCTION STATUS	Existing
FRAMING	CONCRETE BLK/STUCCO
CONDITION	Good
ROOF	BLT UP METAL/GYPSUM
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block - Stucco
MEZZANINE	N/A
OFFICE BUILDOUT	Medical

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PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	R/OG
LOT SIZE	39,906 SF
APN #	362915000002300700
LOT FRONTAGE	200 ft
LOT DEPTH	195 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	60000
TRAFFIC COUNT STREET	E Bay Drive
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	4.0
NUMBER OF PARKING SPACES	75

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	one (1)
NUMBER OF ELEVATORS	1
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
LEED CERTIFIED	No
RESTROOMS	8.0
LANDSCAPING	Minimal
GAS / PROPANE	No

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LEASE SPACES



LEASE INFORMATION

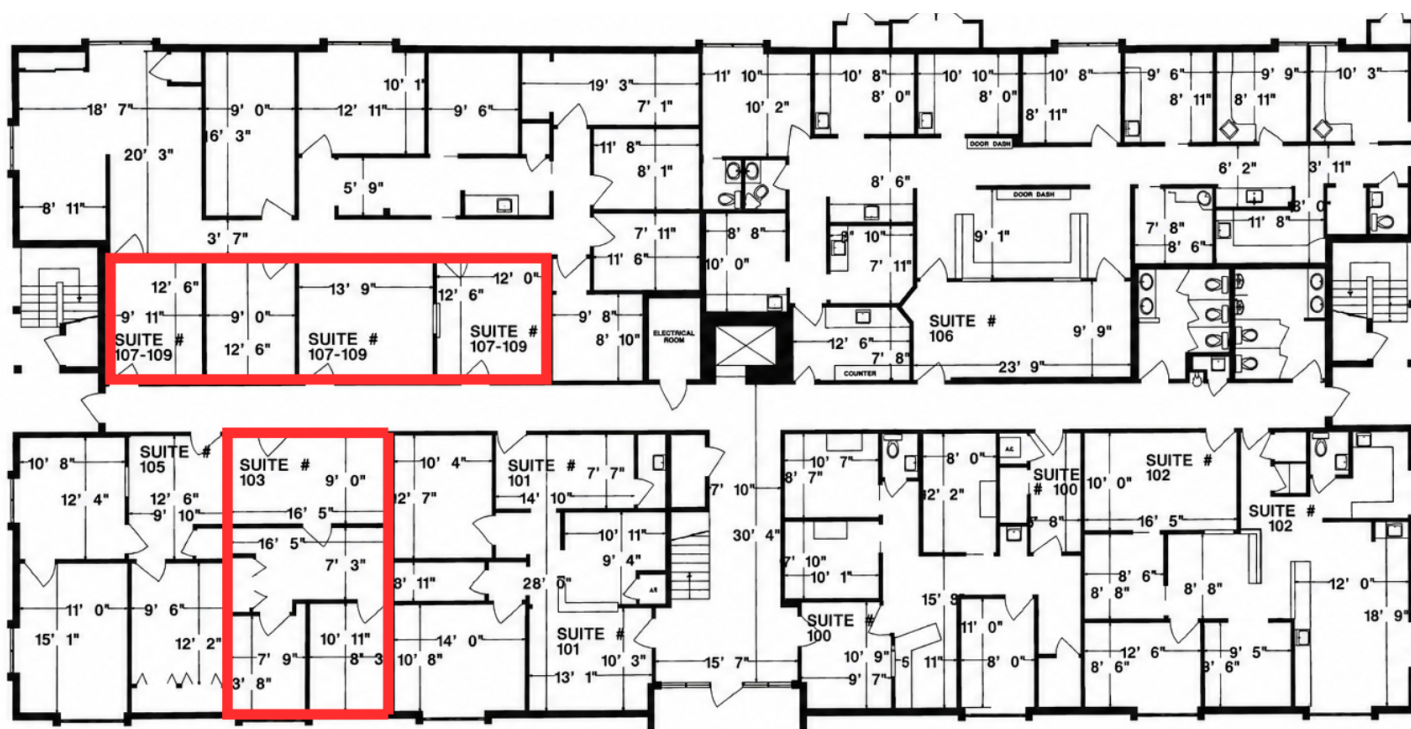
LEASE TYPE:	NNN	LEASE TERM:	5-year Minimum
TOTAL SPACE:	556 - 2,553 SF	LEASE RATE:	Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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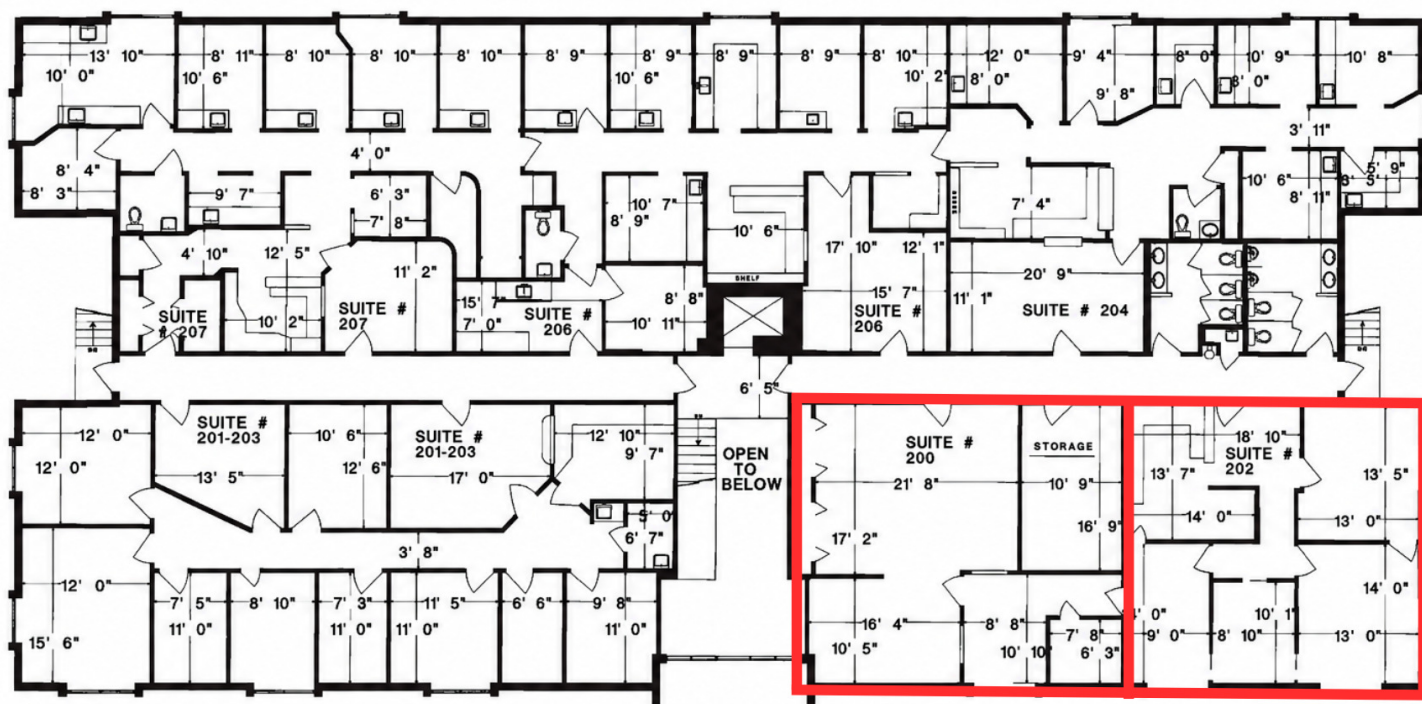
Suite 107-109	Available	2,553 SF	NNN	Negotiable
Suite 103	Available	556 SF	NNN	Negotiable
Suite 200	Available	1,000 SF	NNN	Negotiable
Suite 202	Available	1,111 SF	NNN	Negotiable

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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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AERIAL MAP



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AERIAL MAP



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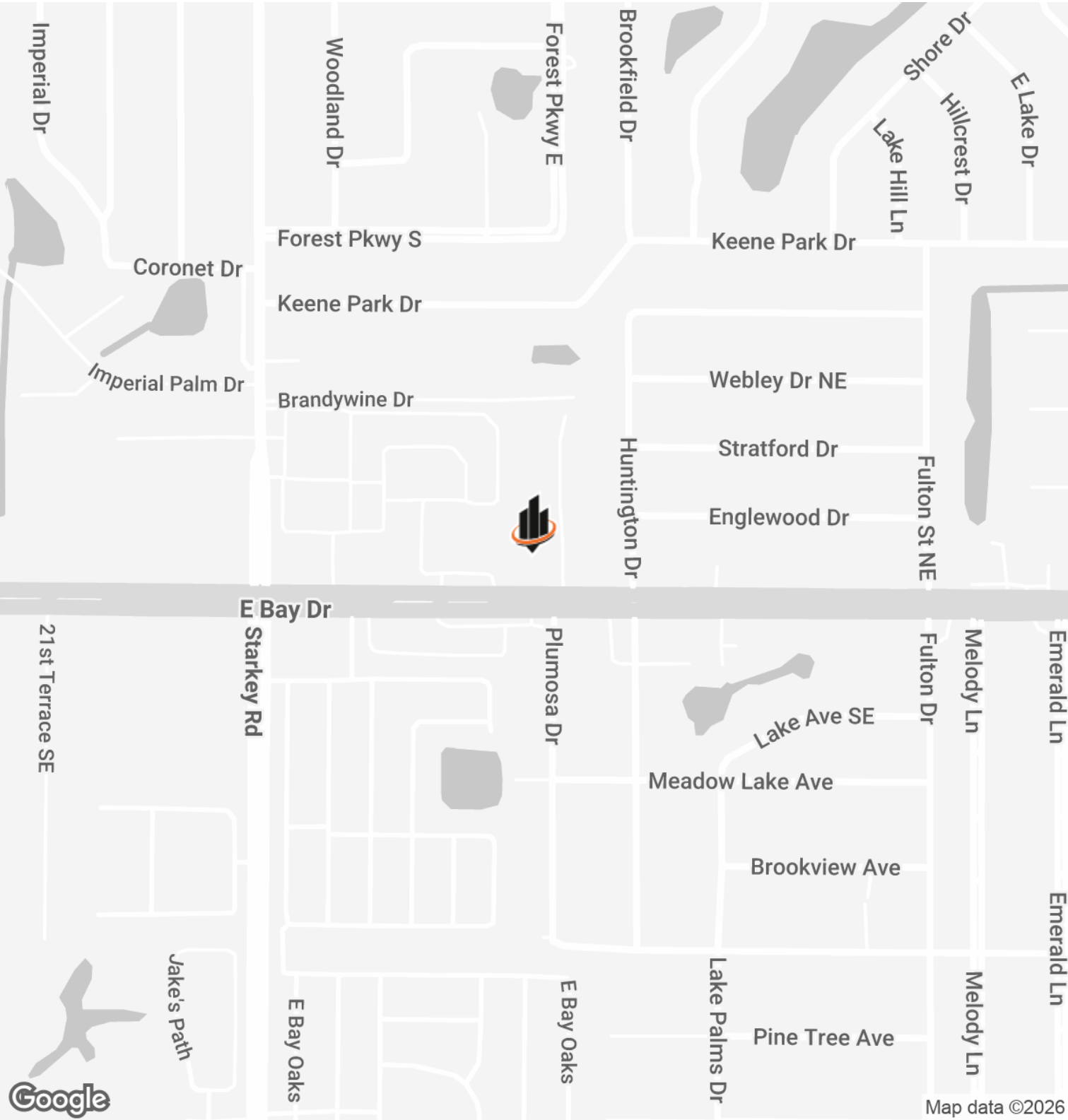
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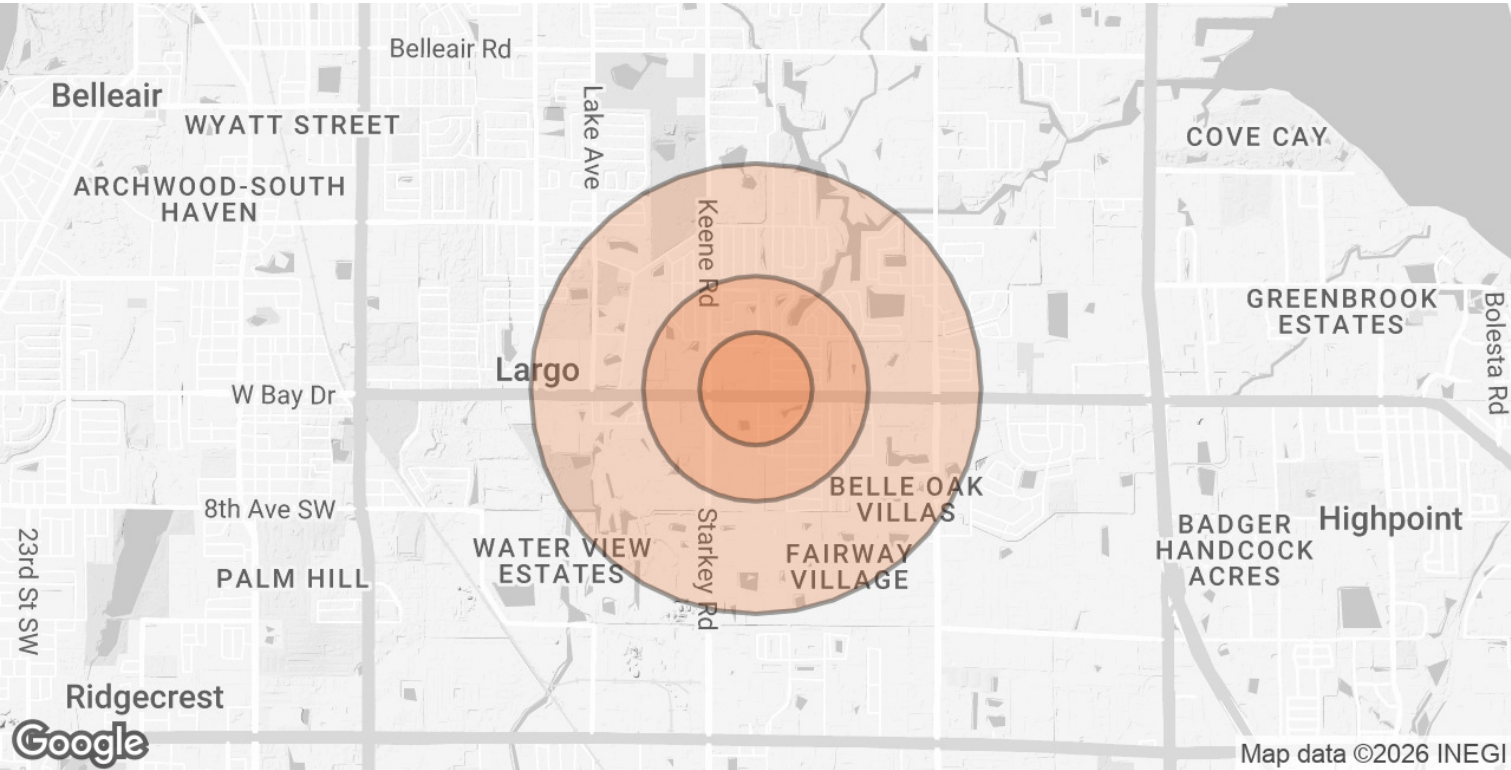
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,256	5,132	15,591
AVERAGE AGE	53.3	52.3	54.3
AVERAGE AGE (MALE)	52.2	51.2	53.6
AVERAGE AGE (FEMALE)	54.7	54.3	56.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	540	2,476	7,800
# OF PERSONS PER HH	2.3	2.1	2.0
AVERAGE HH INCOME	\$75,641	\$73,302	\$74,837
AVERAGE HOUSE VALUE	\$222,679	\$229,308	\$231,267

2023 American Community Survey (ACS)

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GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500,
Sarasota, FL 34236
941.387.1200

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PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

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