



For Lease



# Turtle Creek

4900-4914 Creekside Dr, Clearwater, FL 33760

For Available Units  
[See Here](#)

## Renowned professional business center



Varying suite sizes  
allows for growth  
potential



Above-market  
parking ratio of  
3.0/1,000



Proximity to St.  
Pete-Clearwater  
International Airport

Accelerating success.



## Park Overview

Ideally positioned with frontage on 49th Street North and proximity to Ulmerton Road, Turtle Creek allows businesses to benefit from Pinellas Counties' most heavily trafficked thoroughfares. This garden office / light industrial park is comprised of 8 single-story buildings totaling 121,217 square feet. With grade-level loading, varying office buildouts, and an above market parking ratio of 3.0/1,000 SF, Turtle Creek caters to a wide variety of users. With a plethora of nearby amenities, Turtle Creek provides a long-term solution for occupiers looking to locate their operations in the heart of Pinellas County.

[▶ View Available Suites](#)



# Portfolio Overview



## Numbers at a Glance

8 buildings  
In the portfolio

121,217 sf  
Total portfolio size

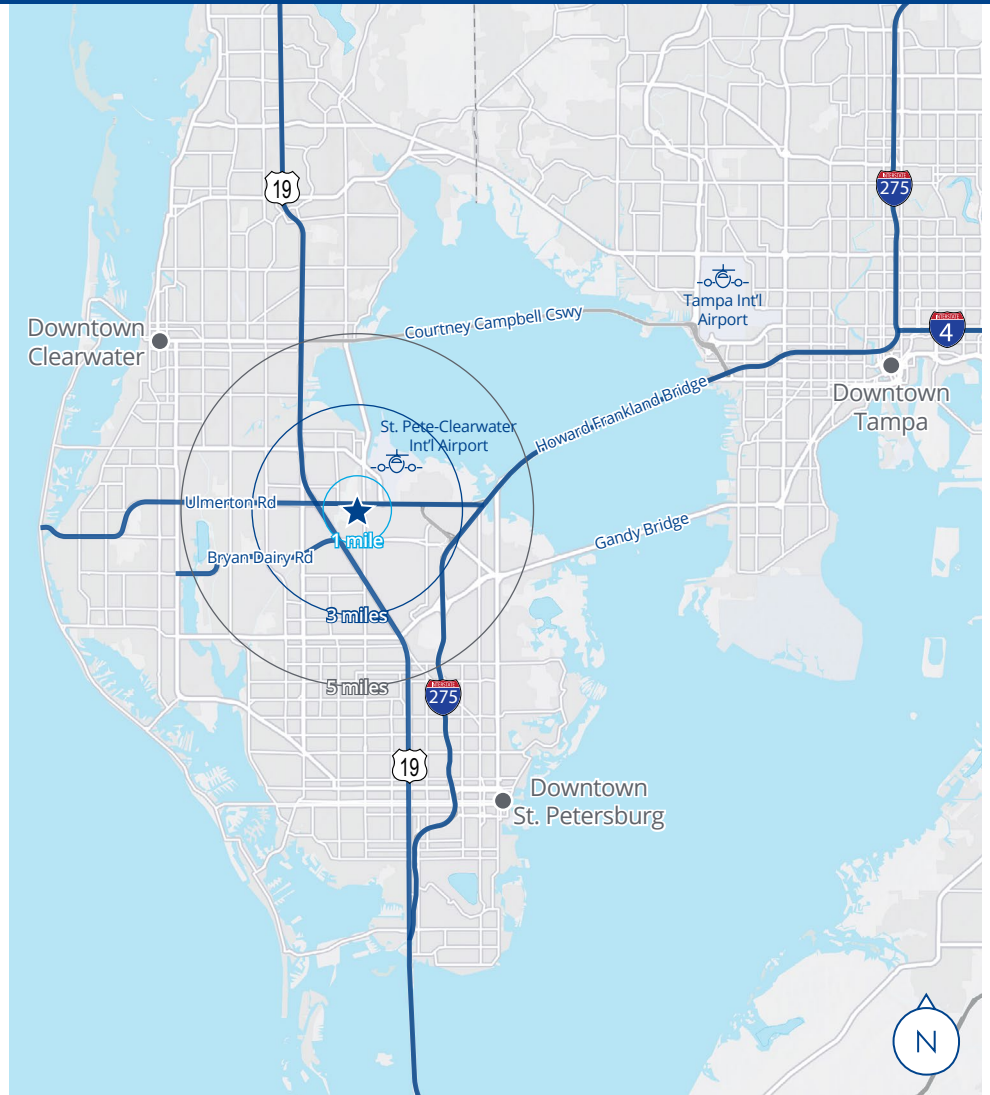
## Building Information

Building	Address	Size (SF)	Year Built	Parking Ratio
4900	4900 Creekside Dr	25,965	1985	--
4902	4902 Creekside Dr	9,812	1985	--
4904	4904 Creekside Dr	5,500	1985	--
4906	4906 Creekside Dr	10,217	1984	--
4910	4910 Creekside Dr	25,676	1984	--
4911	4911 Creekside Dr	29,803	1984	--
4912	4912 Creekside Dr	4,803	1984	--
4914	4914 Creekside Dr	9,441	1984	--
<b>Total</b>		<b>121,217</b>		<b>3.0/1,000</b>





# Location & Access

## Travel Distances

Ulmerton Rd	0.3 miles
U.S. Highway 19	1.6 miles
Interstate 275	3.9 miles
Downtown Clearwater	11.3 miles
Downtown St. Pete	11.8 miles
Downtown Tampa	16.8 miles
St. Pete-Clearwater International Airport	1.7 miles
Tampa International Airport	14.9 miles



## Surrounding Demographics

	1 Mile	3 Miles	5 Miles
 Total Population	4,568	69,893	208,418
 Total Households	425	29,575	93,478
 Median Age	34.6	44.8	46.4
 Median HH Income	\$47,786	\$54,434	\$54,022

[▶ View Available Suites](#)



## Contact

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## Our Leasing Process

Acquiring Turtle Creek in July 2021, along with four other nearby portfolios, Birtcher Anderson & Davis have partnered with the Colliers agents above in local leasing efforts. Please reach out to either of the above agents for more information on currently available suites, rental rate information, or to schedule an on-site tour.

## Our Available Suites

Be sure to check out our available suites throughout Turtle Creek and our additional four nearby portfolios, by clicking the link at the top of this page.



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