

Office Space Available

Harbourside Grande Crossings

1,943 – 17,888 SF Available at \$26/SF

Class A Building
Major Upscale Renovations
Strategic Location



18167 US Highway 19 N.
Clearwater, FL 33764

 EUROPEAN EQUITIES
CORPORATION

Property Facts

Harbourside Grande Crossings

Class A Building
Major Upscale Renovations
Strategic Location

Class A Office Building

Size: 153,026 SF

Building Height: 6 Stories

Year Built: 1987

Parking: 587 Spaces

Bus Line Access

Contact David McComas
727-410-2800



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Property Highlights

4 Spaces Available – Terms Negotiable
Highly-Visible 6-Story Class “A” Office Building
Upscale Renovations in Progress
Excellent Tenant Mix
High Traffic Count – 90K+ AADT
Signage Available
Parking Ratio: 4 per 1,000 SF
24/7 Building Access
Bus Line Access

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Prime 7,296 SF Office Space Available for Lease | Suite 500 | Terms: Negotiable

Suite 500 offers a rare chance for tenants to create a fully customized office environment in one of Clearwater's most prestigious Class A office buildings. Currently offered in shell condition, the space provides complete flexibility to design and build out a layout tailored to your exact business requirements. Whether you envision modern open workstations, private executive offices, or a client-facing headquarters, this suite can be reimagined to reflect your brand and support your operations.

- **Customizable Build-Out** – space can be designed to match your exact specifications, from private offices to collaborative layouts
- **Designed Around Your Vision** – collaborate with ownership to select finishes, fixtures, and infrastructure that align with your company's identity
- **Prestigious Setting** – located within Harbourside Grande Crossings, featuring Class A amenities and recent common-area upgrades
- **Flexible Options** – occupy the full suite, subdivide into smaller spaces, or expand with additional square footage for growth
- **Strategic Investment** – create a flagship workspace that strengthens your professional presence and supports long-term business success



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Prime 4,500 SF Office Space Available for Lease | Suite 425 | Terms: Negotiable

This suite presents a unique leasing opportunity in Harbourside Grande Crossings, a premier six-story Class A office building in the heart of Tampa Bay. The current tenant has leased more space than needed and is offering this portion of the suite with the option to purchase high-quality office furnishings for a complete turnkey solution. The space may also be built out to the new tenant's specifications, allowing full customization to meet individual business needs.

- **Open-Plan Workstations** – 24 stylish, ergonomic chairs paired with individual workstations designed for comfort and productivity
- **Modern Glass Boardroom** – sleek glass conference table with matching chairs, ideal for executive meetings or client presentations
- **Flexible Build-Out** – adaptable for private offices, collaborative areas, or a customized layout tailored to the tenant
- **Kitchen & Breakroom** – spacious kitchen with cabinets, shelving, counter seating, and secondary door for added access; tables and chairs available if desired
- **Natural Light** – abundant sunlight cascades through east-facing windows, creating a bright and energizing work environment

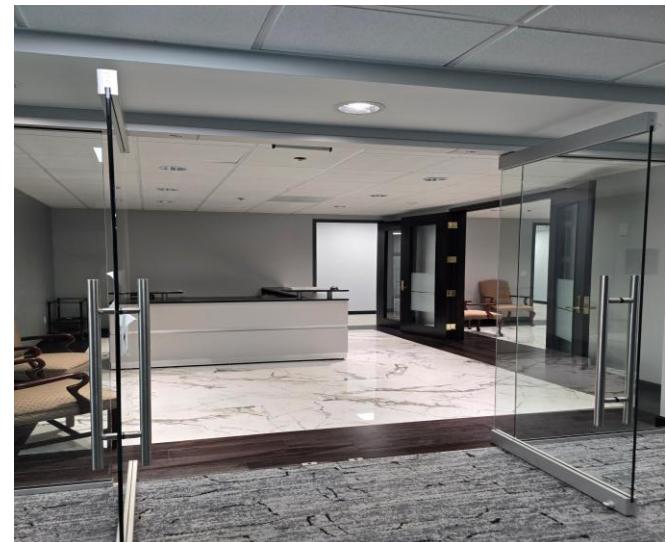


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Prime Turn-key Office Space Available for Lease | Suite 250 | Terms: Negotiable

This beautifully designed office suite features an upgraded lobby with elegant marble flooring and offers a refined professional setting within Harbourside Grande Crossings. Currently configured for a law firm, the space can be delivered as-is, built-to-suit, or shelled out to meet the new tenant's vision.

- **Private Offices** – 8 spacious offices with stylish interior windows overlooking the main work areas
- **Conference Room** – large room designed for client meetings and team collaboration
- **Open Kitchen Area** – convenient space for staff with built-in cabinetry
- **Storage Rooms** – two small rooms for files and supplies
- **Rear Access** – direct door access to stairwell and parking lot
- **Scenic Views** – overlook the rear parking area and beautiful residential homes along Tampa Bay
- **Atrium & Waterfall Feature** – located on the 2nd floor with an open atrium and stunning waterfall centerpiece for a welcoming environment
- **Quiet Hallway** – only one other tenant, ensuring a peaceful and productive setting

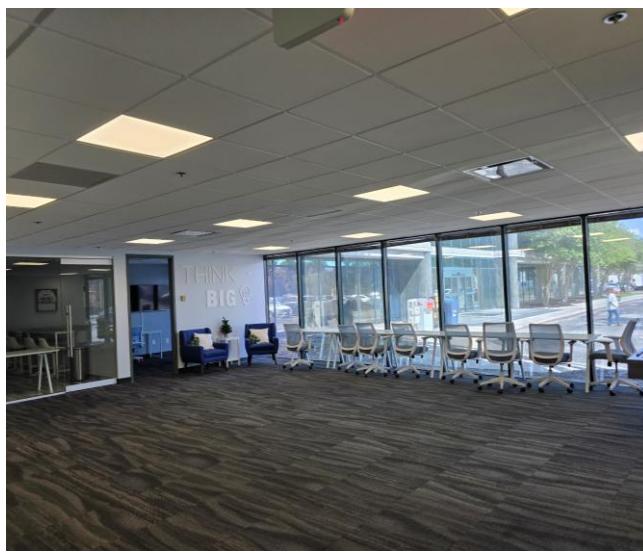


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Prime 1,943 SF Office Space Available for Lease | Suite 160 | Terms: Negotiable

This suite offers a contemporary, light-filled workspace designed to support both collaboration and private client interaction. With flexible build-out options, tenants can tailor the space to meet their exact business needs while enjoying an upscale, professional setting.

- **Open Concept Design** – modern glass windows and doors create a bright, upscale environment ideal for collaboration or private meetings
- **Customizable Layout** – option to add 1–2 private offices, a boardroom, or a break room while maintaining open workspace
- **Rear Entrance** – convenient secondary access for staff or deliveries
- **Peaceful Setting** – located away from heavy foot traffic, ensuring a quiet, professional atmosphere



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Location: Major Retail Corridor – North View



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Location: Major Retail Corridor – South View



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. European Equities Corporation has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. European Equities Corporation's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. European Equities Corporation and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.



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