

Lindell Bayside

Building 1

14255 49th St. N., Clearwater, FL 33762

Lindell Bayside is a three-building office/flex business campus located within the Gateway submarket in Pinellas County.

Building 1 is a single-tenant 32,533 sf building with the following features:

- 500 kVA CAT generator/Liebert UPS system
- 3,200 sf HFC-227 fire suppression room
- Raised server room
- High ceilings
- 7/1000 parking
- Existing furniture available

Situated in a foreign trade zone, adjacent to the St Pete-Clearwater International Airport, and 15 minutes from the Tampa International Airport.

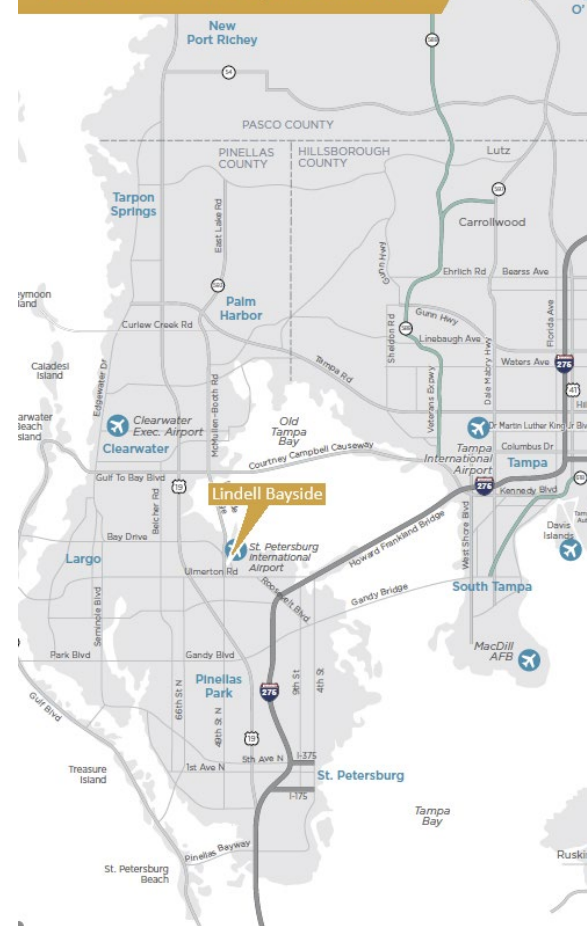
The campus features extensive capital improvements and upgrades, including new parking and landscaping.

With easy access to Ulmerton Rd, the Bayside Bridge, and I-275, tenants can reach the Clearwater, St. Petersburg, and Tampa CBDs in under 20 minutes.

Ideal for call centers, administrative offices, and other similar uses who would benefit from the centralized campus setting.

Quickly reach retailers and restaurants along nearby Ulmerton Rd, including national brands like Dunkin', McDonald's, Cracker Barrel, Chick-Fil-A, Panera Bread and more.

CLEARWATER, FLORIDA



Contains a 3,200+/- sf Vault With HFC-227 Fire Suppression and Mobile Racking System

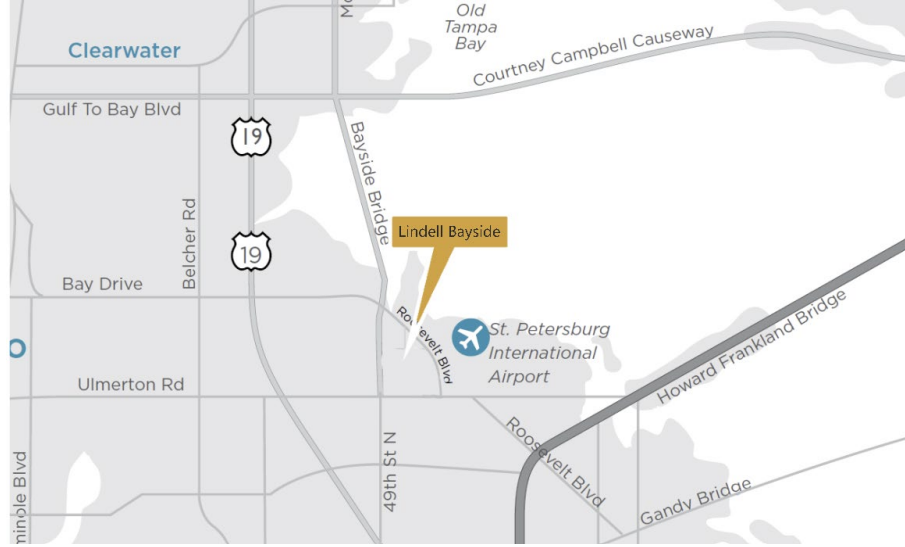




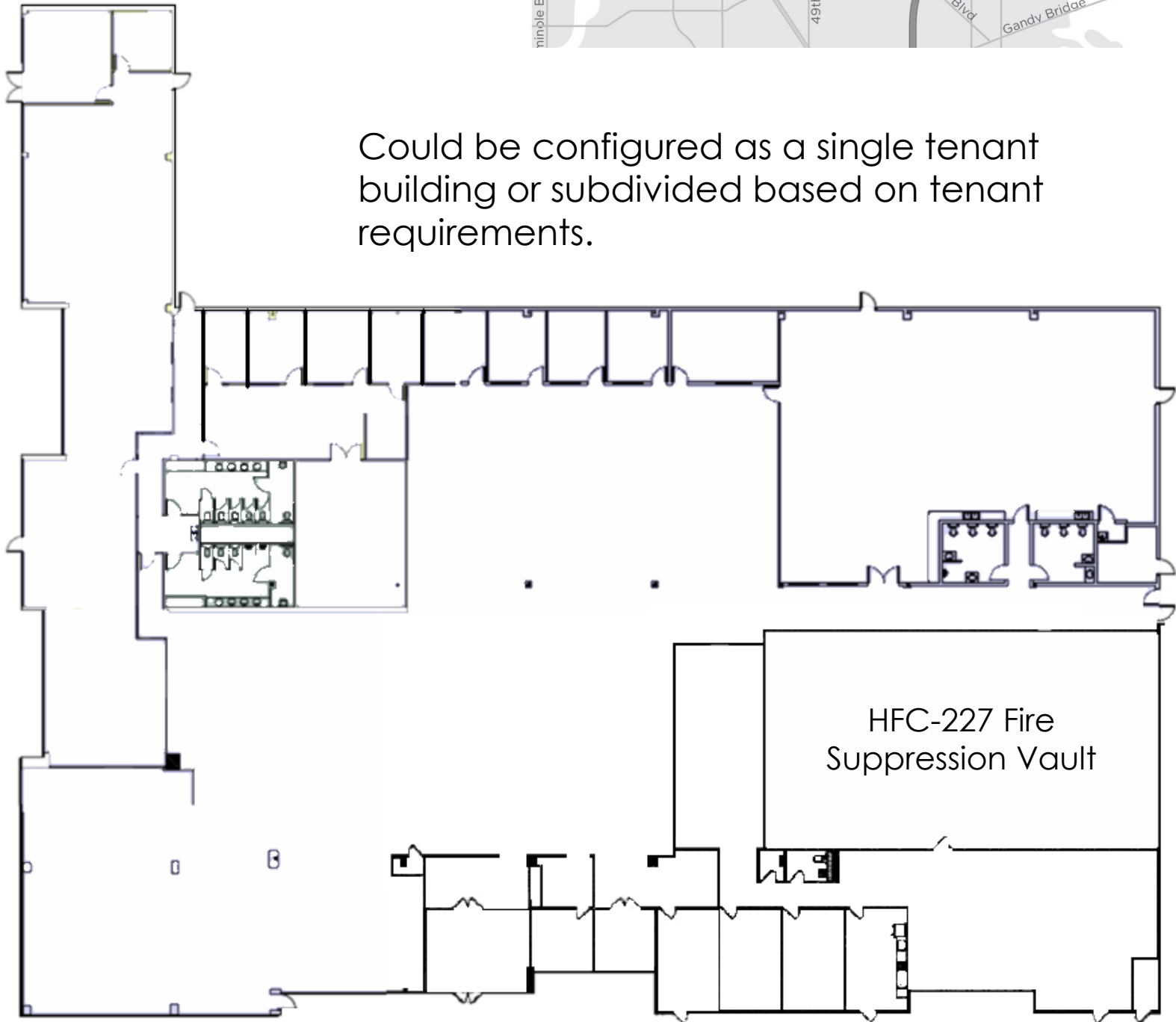
Lindell Bayside

14255 49th St. N
Clearwater, FL 33762

Building 1 Floorplan
32,533 RSF



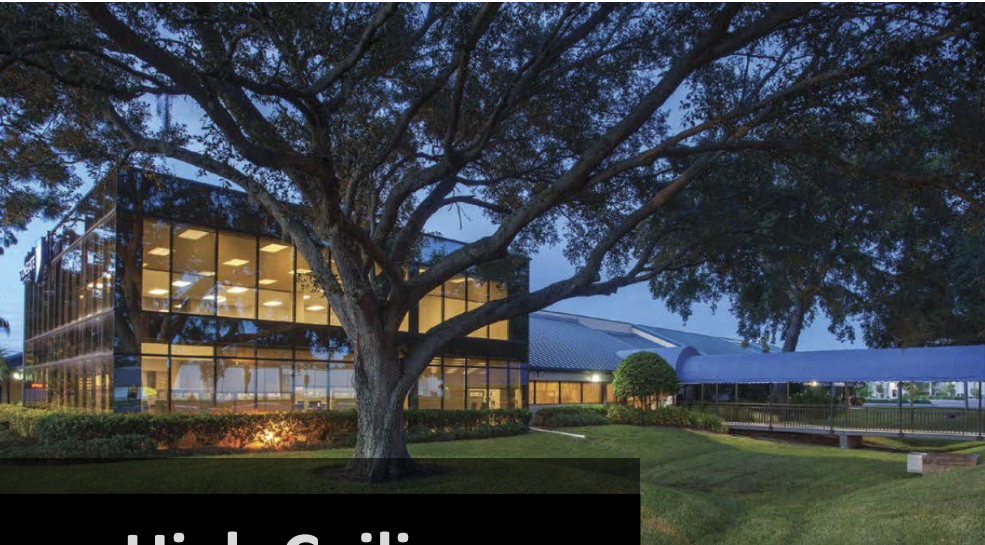
Could be configured as a single tenant building or subdivided based on tenant requirements.



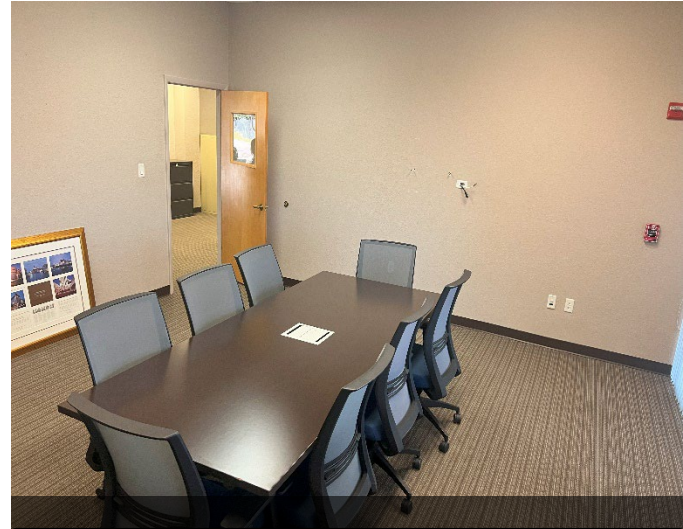


Lindell Bayside

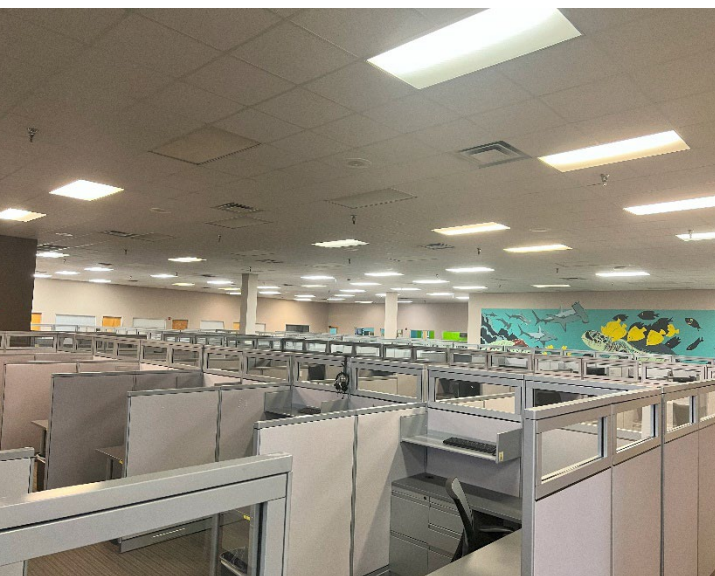
14255 49th St. N
Clearwater, FL 33762



High Ceilings



Furniture Available



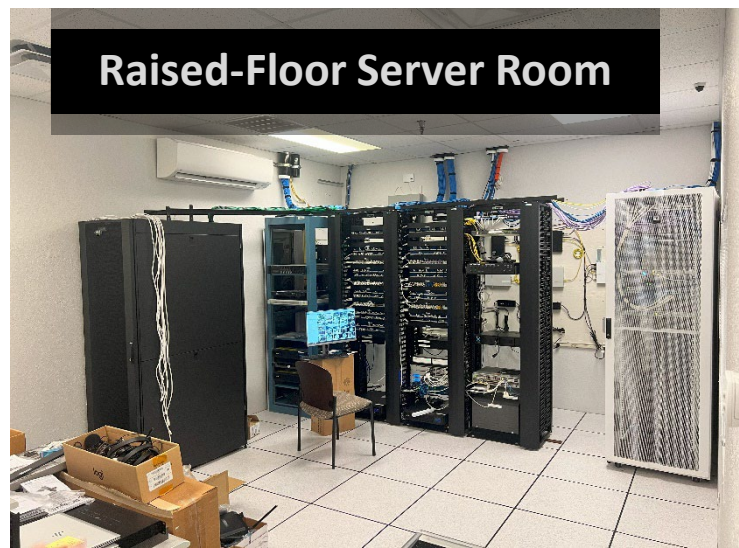
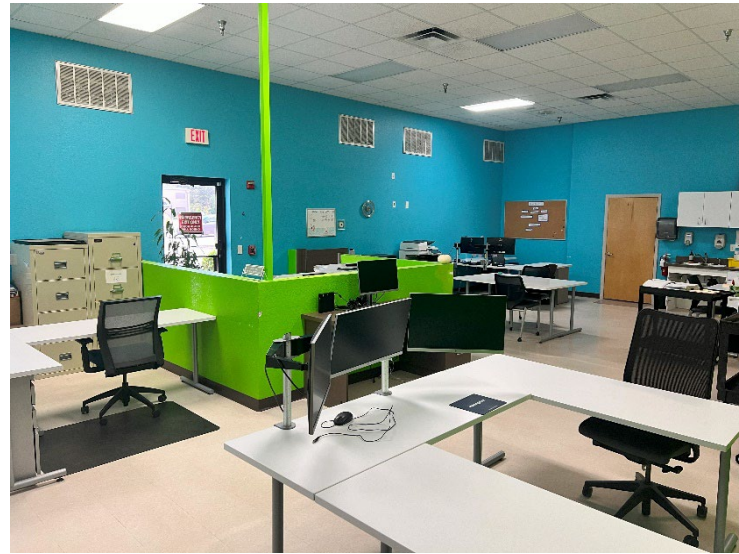


Lindell Bayside

14255 49th St. N
Clearwater, FL 33762



HFC-227 Fire Suppression Vault



Raised-Floor Server Room