

For Lease

Office/Flex Space

7381-7441 114th Avenue
Largo, Florida 33773



Evan Jerome
Broker-Associate / Realtor
(727) 421-1862
Evan.Jerome@cbrealty.com
EvanJeromeRealty.com

Bryan Jerome, CCIM
Broker/Owner
(727) 527-4602 ext. 101
Bryan@CCRcommercial.com
www.CCRcommercial.com



Owned & Managed by:



SALES | LEASING | SITE SELECTION
REAL ESTATE INVESTMENTS

Unparalleled Service..... *and then some!*

EXECUTIVE SUMMARY



Property Highlights

- Property Type: Office/Flex
- Rate: Starting at \$14.50 Modified Gross
(Rate includes CAM & Operating Expenses (NNN's), net of sales tax, utilities and janitorial)
- Suites Available: Up to 12,393 rsf contiguous
- Possession: Immediate occupancy & custom suites available
- 136,439 rsf professional facility
- Located in the Gateway/Mid-Pinellas submarket
- Zoning: IPUD M-1
- Local, responsive property management team
- Tenant Portal for payments & service requests
- Convenient location to major roadways
- 3.7 per 1,000 sf parking ratio
- Monument signage available



CORNERSTONE
Commercial Realty LLC





Evan Jerome
Broker-Associate / Realtor
(727) 421-1862
Evan.Jerome@cbrealty.com

Bryan Jerome, CCIM
Broker/Owner
(727) 527-4602 ext. 101
Bryan@CCRcommercial.com

PHOTOS AND MAP



SURROUNDING DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	8,757	101,174	268,027
 Total Households	3,886	44,036	122,097
 Median Age	49.0	47.4	50.4
 Median HH Income	\$70,208	\$59,115	\$58,381



Evan Jerome
 Broker-Associate / Realtor
 (727) 421-1862
 Evan.Jerome@cbrealty.com

Bryan Jerome, CCIM
 Broker/Owner
 (727) 527-4602 ext. 101
 Bryan@CCRcommercial.com