



Offering Memorandum TWO-STORY OFFICE FOR SALE

5223 PARK BLVD N.
PINELLAS PARK, FL 33781

VECTOR
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

INTRODUCTION

This 5,730 SF two-story office property on Park Boulevard went through a complete remodel in 2011, including 4 new air conditioning systems, 2 new large bathrooms/handicapped equipped with a shower (x1) (first floor), both floors wired for internet, full kitchen with new appliances and new front building facade. This location offers excellent exposure & visibility with prominent LED signage, drawing 60,000 vehicles daily. It provides ample parking with 19 spaces. The first floor, measuring 2,850 SF is currently occupied by the owner's law firm, while the second floor is 2,880 SF and is leased through July 31, 2026.

PRICE

\$1,995,000



ADDRESS

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PINELLAS PARK, FL 33781



PARCEL ID

23-30-16-40752-000-0090



PROPERTY SIZE

9,967 SF LAND
5,730 SF BUILDING



ZONING

B-1 PINELLAS PARK



PARKING RATIO

19 SPACES



USE

OFFICE

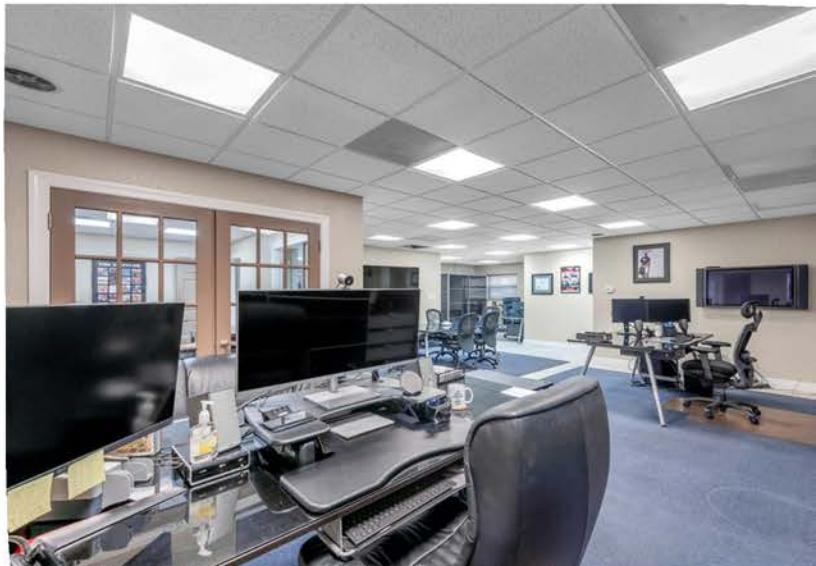
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PROPERTY HIGHLIGHTS

- REMODEL INCLUDED ADDITION OF FRONT LOBBY WITH ALL ACCESS CONFERENCE ROOM WITH SECONDARY OFFICE SPACE, WHICH IS LEASED
- ENTIRE 2ND FLOOR LEASED THROUGH JULY 31, 2026 WITH 2-YEAR RENEWAL OPTION
- SUPER SAFE BUILDING STRUCTURE: CONCRETE BLOCK BUILDING SUPPORTED BY SECOND FLOOR CONCRETE OVER STEEL FRAME
- HIGH ELEVATION OF BUILDING IS SAFE FROM FLOODING, 16 FT. ABOVE SEA LEVEL
- NEW CUSTOM MIAMI-DADE HURRICANE RATED WINDOWS, FRONT FACADE WINDOWS & GLASS DOORS 2022
- NEW 30-YEAR ROOF SURFACING DONE JUST BEFORE SOLAR INSTALLATION 2022
- NEW OVERSIZED ROOFTOP SOLAR PANEL ARRAY - 100 PANELS (BUILDING RATED FOR 60) 2022
- NO ELECTRIC BILL EXCEPT FOR BASIC DUKE ENERGY LINE USAGE FEE
- NEW TESLA BATTERY BACKUP SYSTEM (X2) FOR BUILDING OUTAGES & STORMS 2022
- NEW INTERIOR & EXTERIOR PAINT 2021
- PARKING LOT RESURFACE 2021
- NEW HIGH EFFICIENCY THERMOSTATS X4 2024
- NEW SIGN INCLUDING LED PANELS EXPECTED END OF 2024
- DIRECT PARK BLVD FRONTAGE WITH 60,000 VEHICLES PER DAY
- LARGE PARKING LOT INCLUDING ALLEY ACCESS WITH 4 REAR PARKING SPOTS
- NEW WATER HEATER 2023
- MONITORED SECURITY SYSTEM, SURVEILLANCE CAMERA SYSTEM, MAGLOCK DOOR SECURITY SYSTEM
- AIR CONDITIONING UNDER REVOLVING MAINTENANCE CONTRACT IN PERFECT WORKING CONDITION
- FULLY FURNISHED

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FIRST FLOOR PHOTOS



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SECOND FLOOR PHOTOS



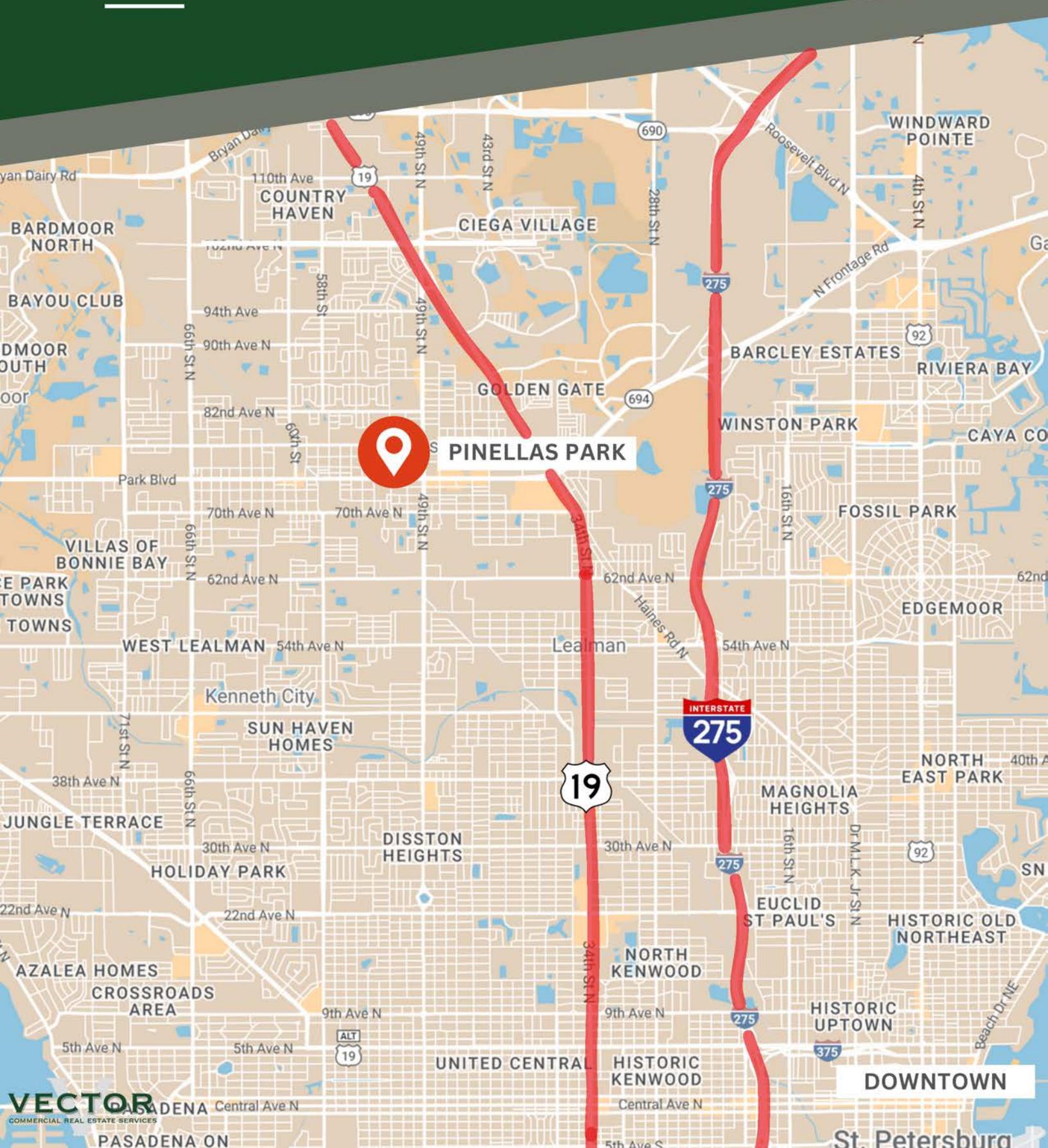
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PROPERTY AERIEL



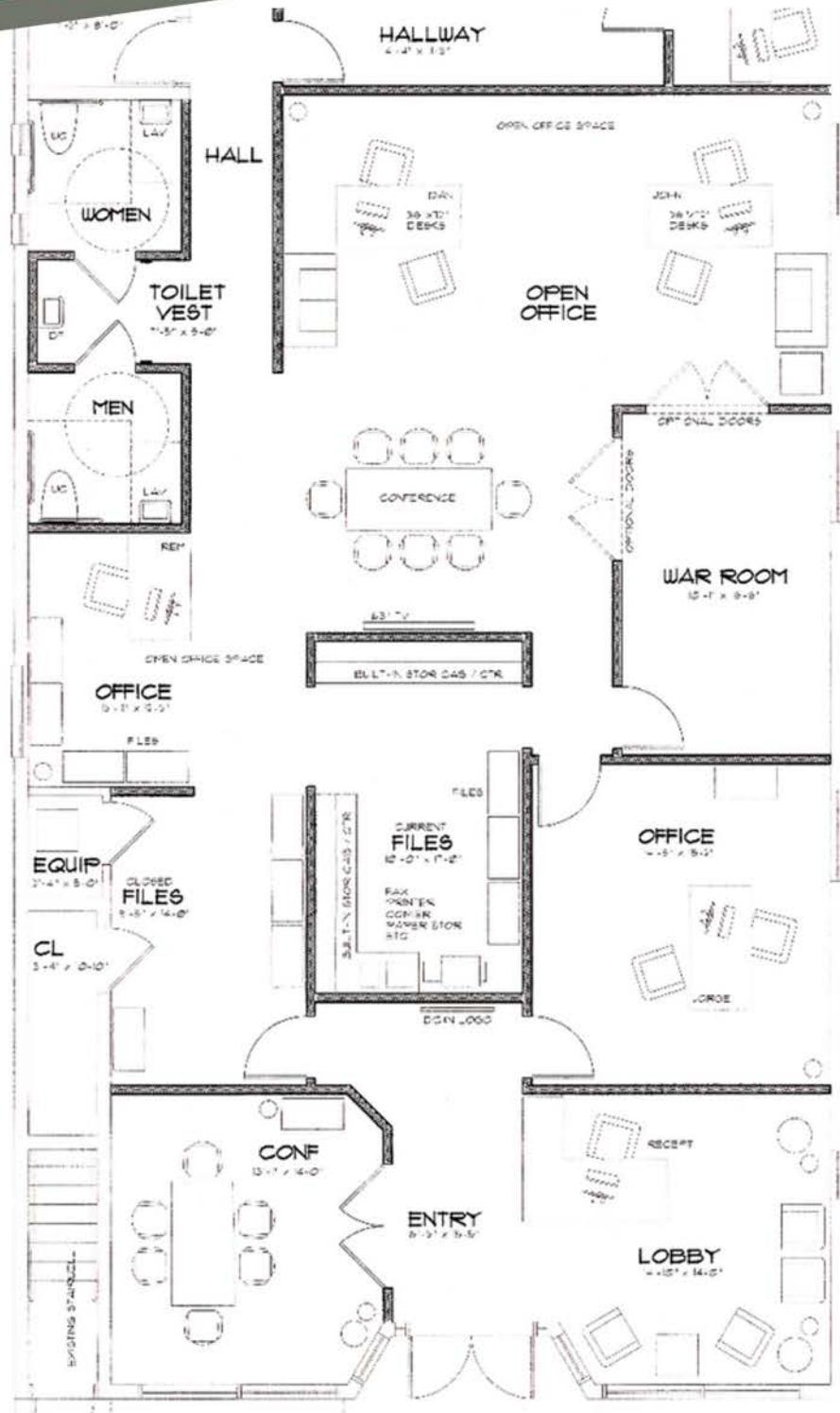
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MARKET MAP



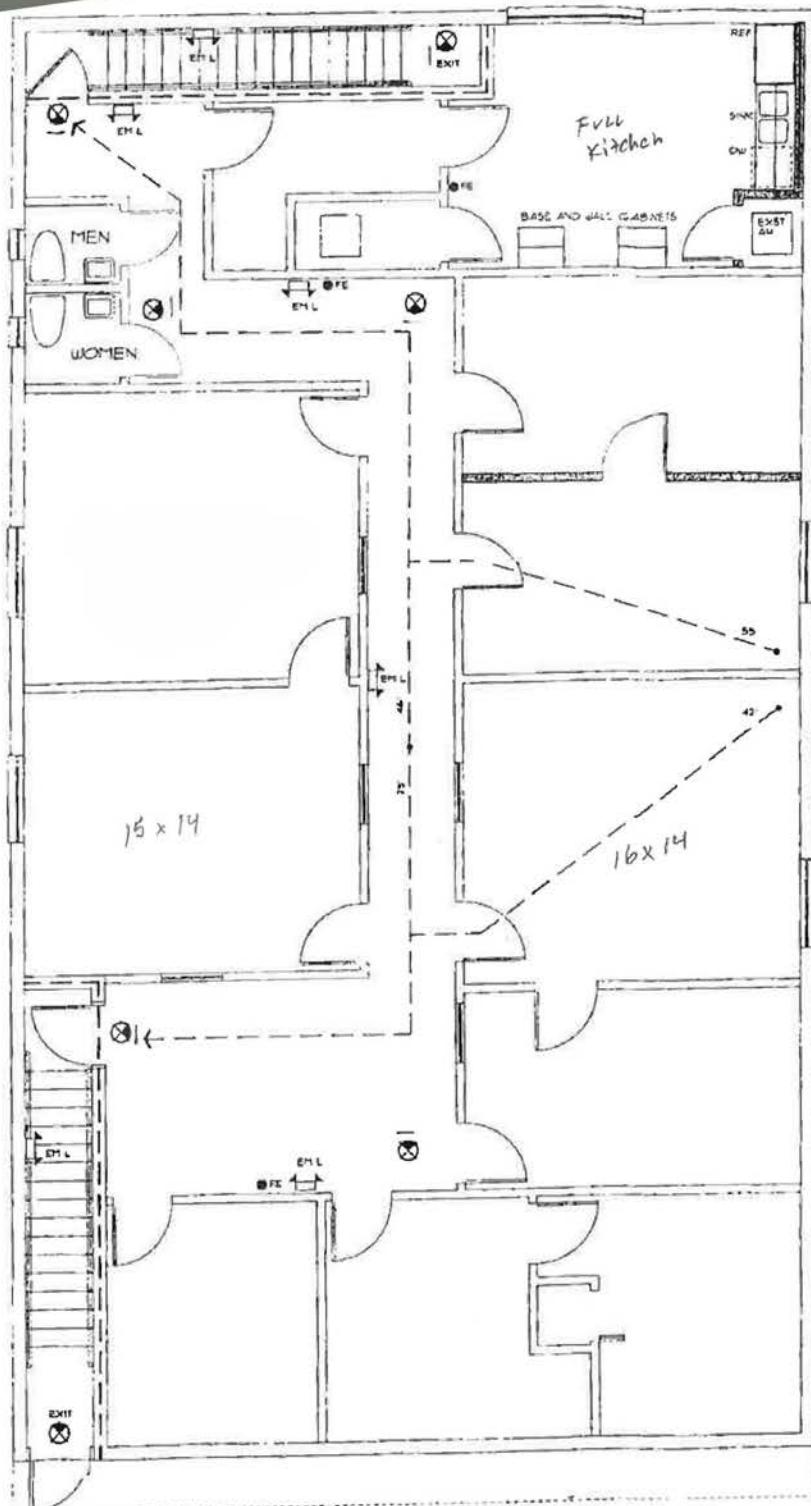
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FLOOR PLAN

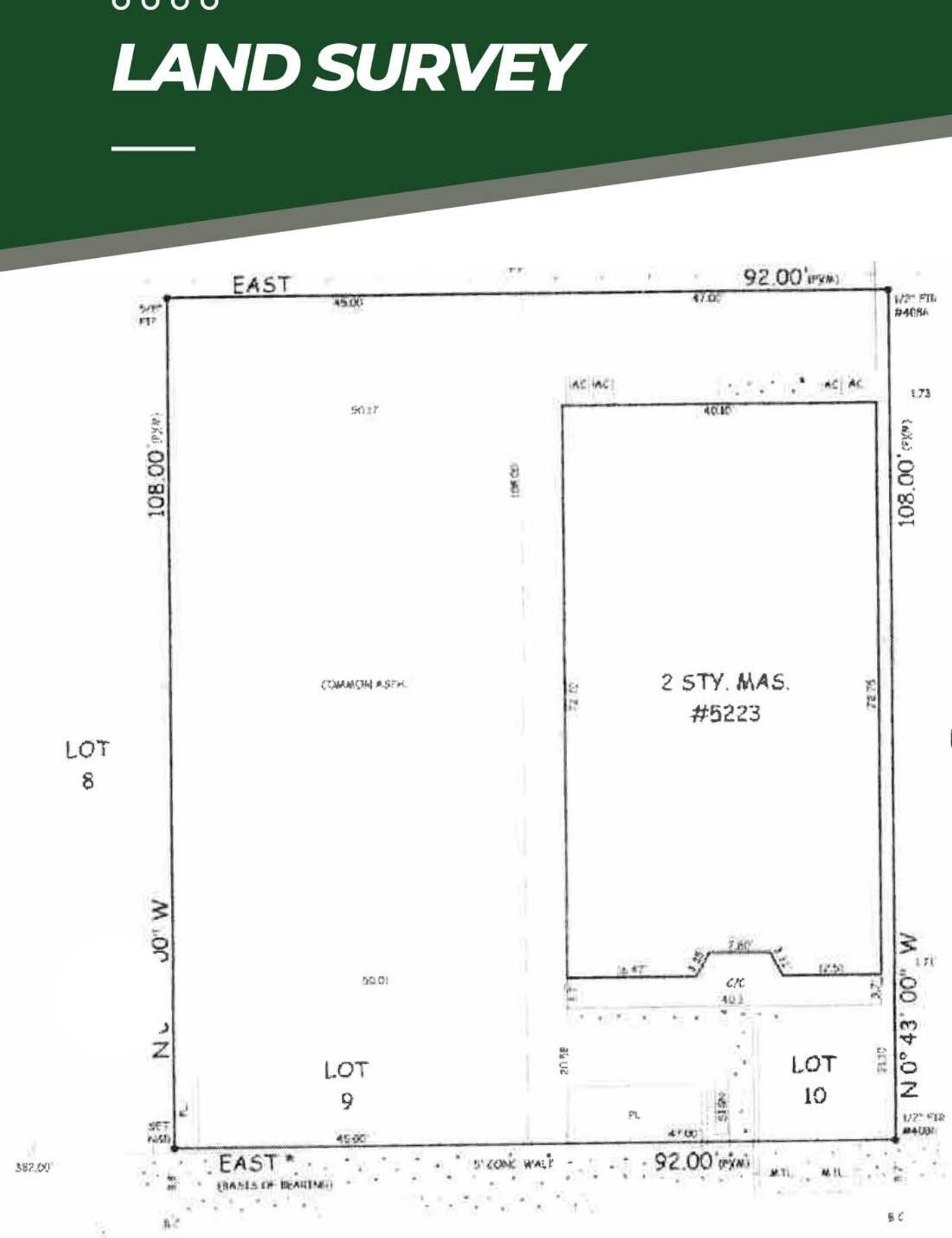


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FLOOR PLAN



**EXISTING
2ND FLOOR PLAN**



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We look forward to working with you



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