



# BAYSIDE ONE

3118 Gulf To Bay Blvd, Clearwater, FL 33759

MOHANAD RIFAIE  
813.777.1854  
mrifaie@nationrs.com

MOHAMMAD MUSTAFA  
813.385.6021  
mustafa@nationrs.com



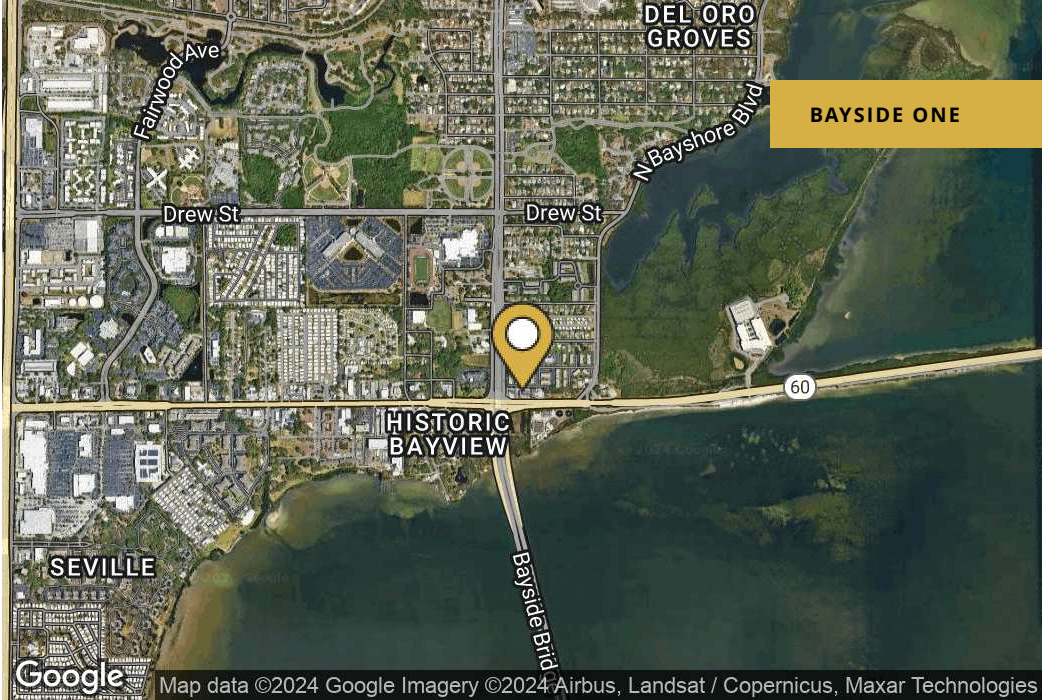


## Property Summary



### PROPERTY HIGHLIGHTS

- **Newly Renovated:** Modern updates and state-of-the-art amenities.
- **Flexible Layouts:** Tailored spaces for varying business needs, from single desks to corporate suites.
- **Prime Location:** Across from Courtney Campbell Causeway Beach and Trail, providing a serene work environment.
- **24/7 Access:** Secure, round-the-clock entry for tenants.
- **Included Utilities:** Wi-Fi, parking, and utilities covered.
- **Shared Amenities:** High-quality meeting rooms and conference facilities.
- **Convenient Parking:** Ample spaces for tenants and visitors.
- **High Visibility:** 60,000+ vehicles passing daily.
- **Efficient HVAC:** Reliable climate control for tenant comfort.
- **On-Site Management:** Responsive support for tenant needs.



### LOCATION DESCRIPTION

Situated in the vibrant heart of Clearwater, FL, this prime office building is the first or last space commuters see when entering or leaving the Pinellas Clearwater area. With easy access to Gulf to Bay Boulevard's dining and retail options, the property is minutes from major highways like US-19 and Courtney Campbell Causeway. Boasting 60,000+ vehicles passing daily, and proximity to Tampa International, St. Pete Airports, and downtown Clearwater, tenants enjoy professional convenience alongside nearby beaches, trails, and attractions like Clearwater Beach and Coachman Park.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$35.00 SF/yr (NNN)
<b>Number of Units:</b>	76
<b>Available SF:</b>	100 - 4,000 SF
<b>Lot Size:</b>	0.796 Acres

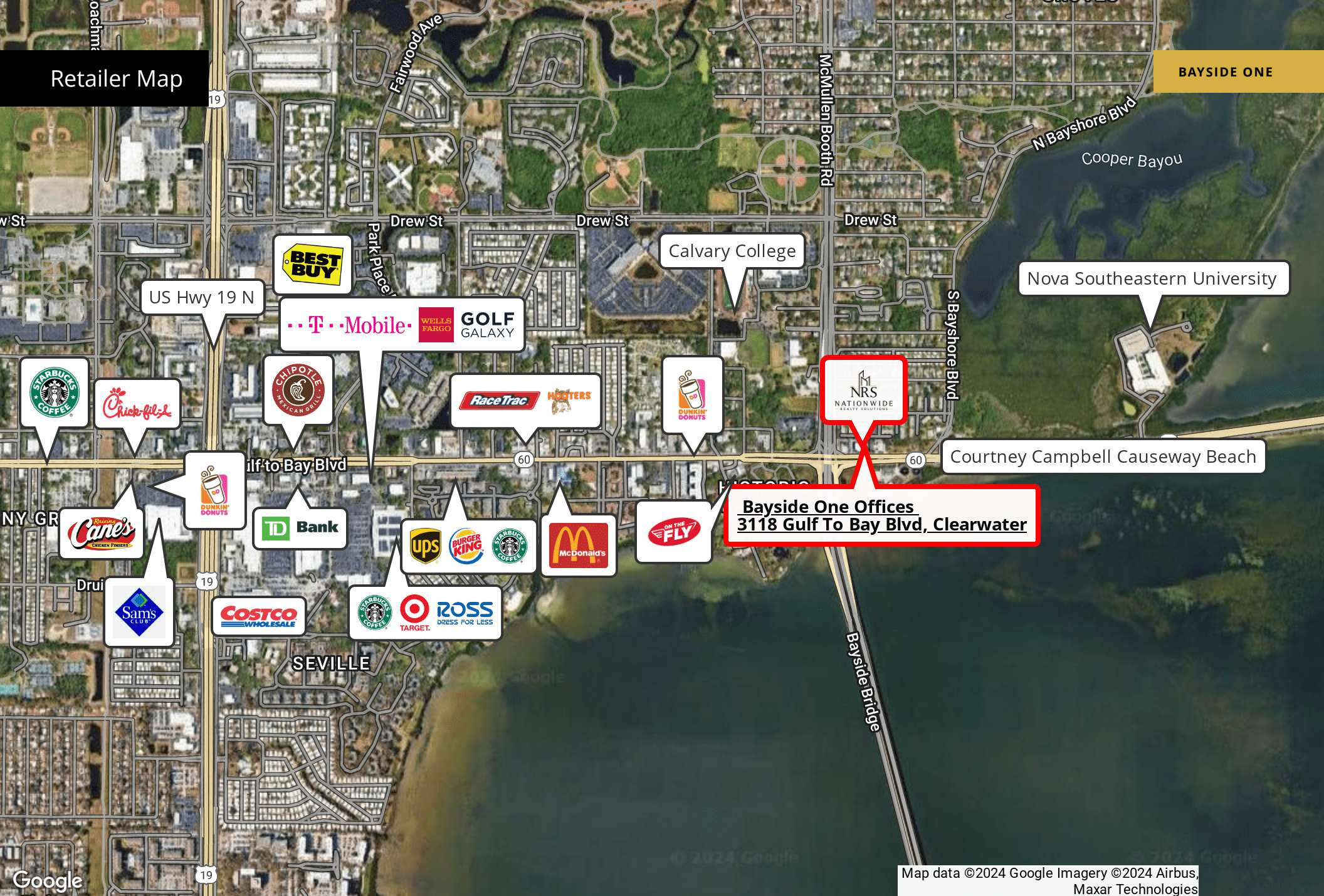
MOHANAD RIFAIE  
813.777.1854  
mrifaie@nationrs.com

MOHAMMAD MUSTAFA  
813.385.6021  
mustafa@nationrs.com



Retailer Map

BAYSIDE ONE



**Bayside One Offices**  
 3118 Gulf To Bay Blvd, Clearwater

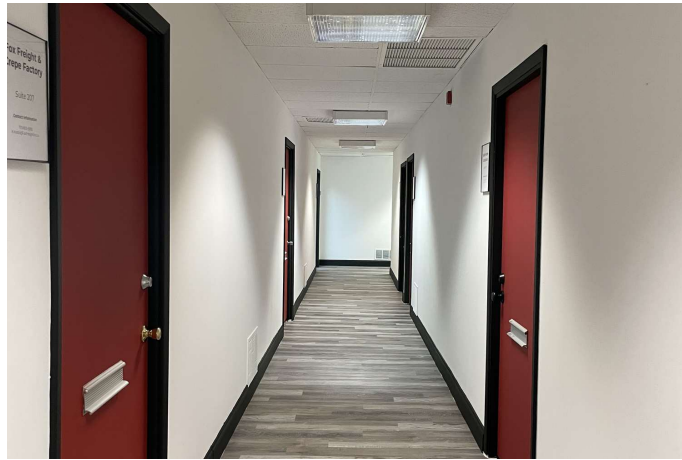
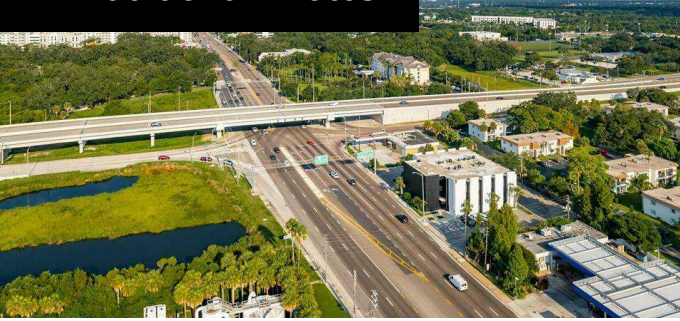
Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

MOHANAD RIFAIE  
 813.777.1854  
 mrifaie@nationrs.com

MOHAMMAD MUSTAFA  
 813.385.6021  
 mustafa@nationrs.com



Additional Photos



MOHANAD RIFAIE  
813.777.1854  
mrifaie@nationrs.com

MOHAMMAD MUSTAFA  
813.385.6021  
mustafa@nationrs.com



# Demographics Map & Report

## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	562	1,134	5,268
Average Age	50	52	49
Average Age (Male)	49	51	47
Average Age (Female)	52	53	51

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	650	2,600
# of Persons per HH	1.7	1.7	2
Average HH Income	\$96,662	\$91,208	\$78,517
Average House Value	\$303,962	\$279,724	\$258,766

## TRAFFIC COUNTS

Cross Street	Traffic Vol	
Bayside & S McMullen Booth Rd N-	58,673	/day
Gulf To Bay Blvd & Bayshore Blvd W-	53,447	
N McMullen Booth Rd & Bay Ln N-	62,513	

Demographics data derived from AlphaMap

