

## SPACE FOR LEASE

### LOCATION:

Over 2.5 Acres situated in Downtown Corridor.

### AVAILABLE:

1,500 sf to 33,287 sf

### USES:

Retail, Medical, Restaurant, office, gym, spa, school

### TRAFFIC COUNT:

Approximately 50,000 cars passing per day

### LEASE RATE:

Call for details







## PROPERTY INFO:

- Property Type: Office
- Property Subtype: Medical
- Building Size: 33,500 SF
- Building Class: C
- Year Built: 1990
- Tenancy: Multiple
- Building Height: 2 Stories
- Building FAR: 0.31
- Land Acres: 2.52 AC
- Zoning: N/Av, Largo - Downtown Mixed-Use Corridor / Commercial
- Parking: 166 Spaces (5 Spaces per 1,000 SF Leased)



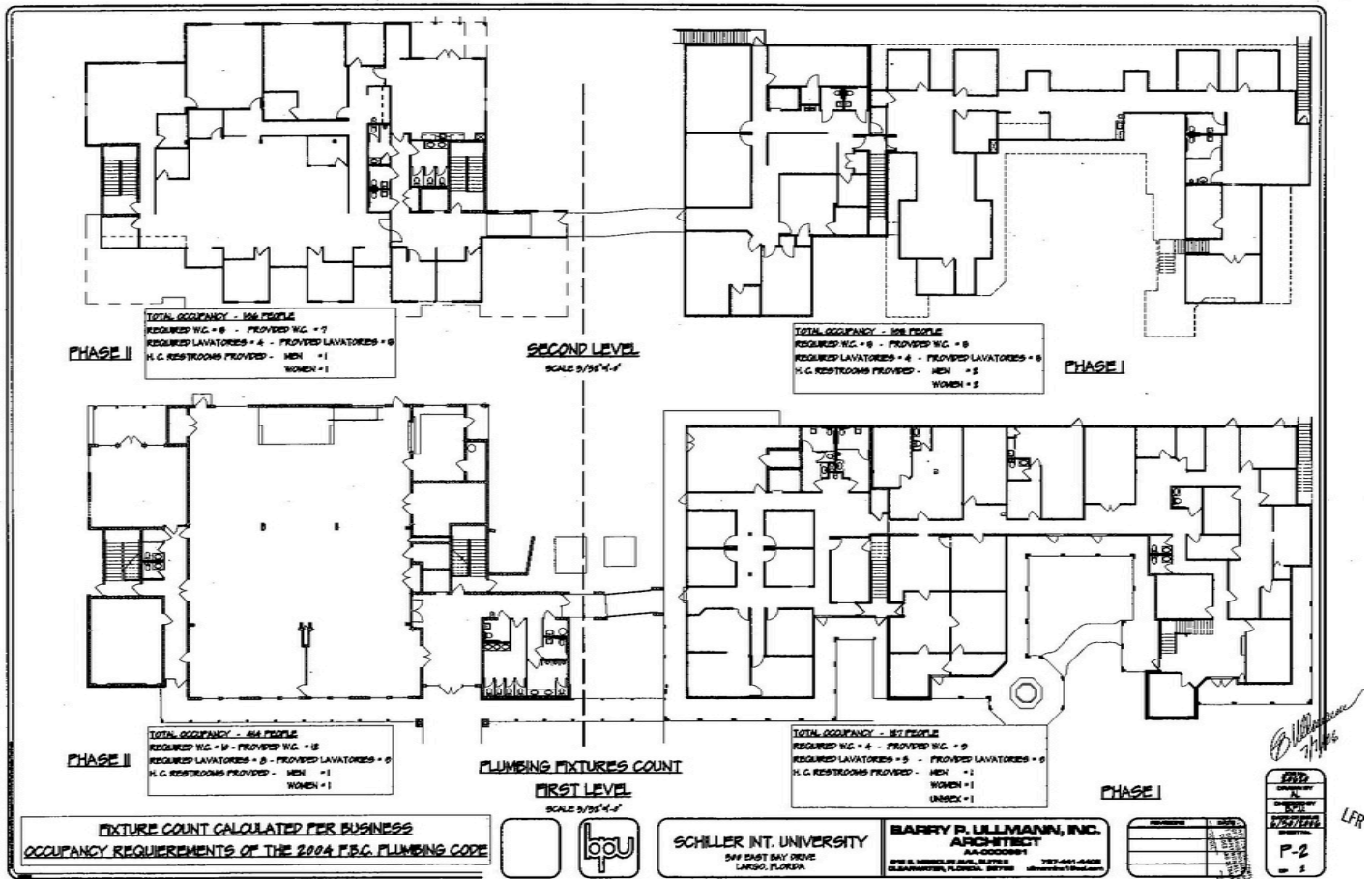
# NEW SIGNAGE





# FLOOR PLANS

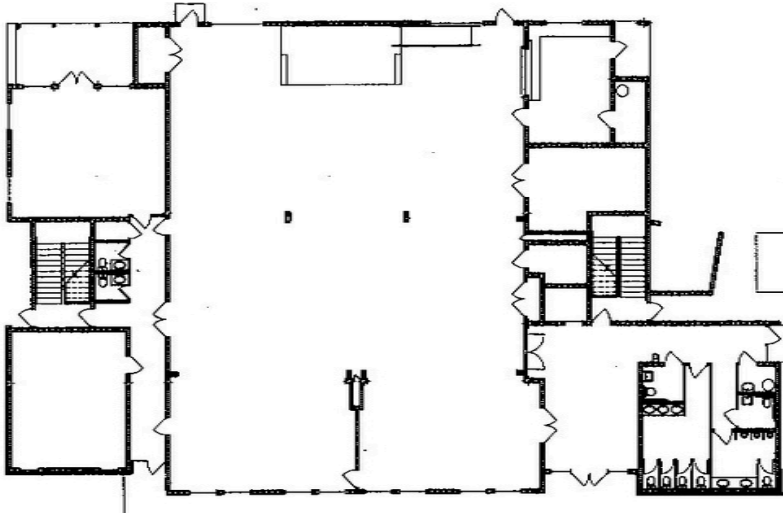
Spaces adjustable to suite





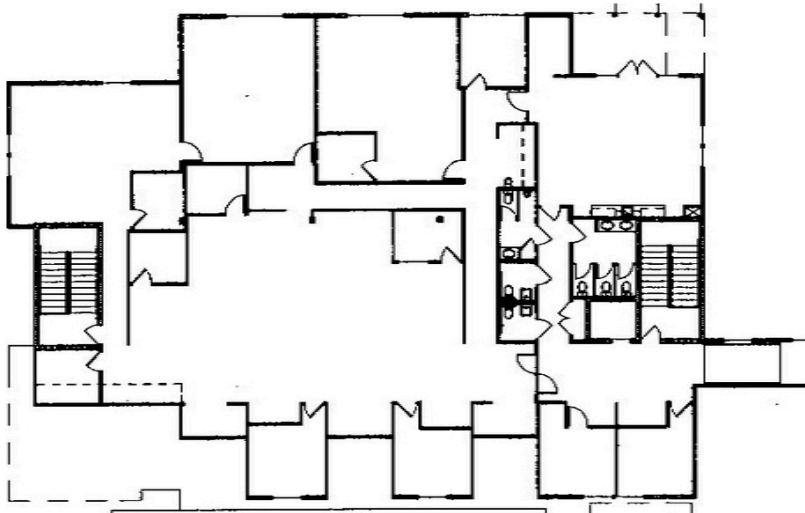
# FLOOR PLANS

Spaces adjustable to suite



## WEST BUILDING (1ST FLOOR)

10,048 SF



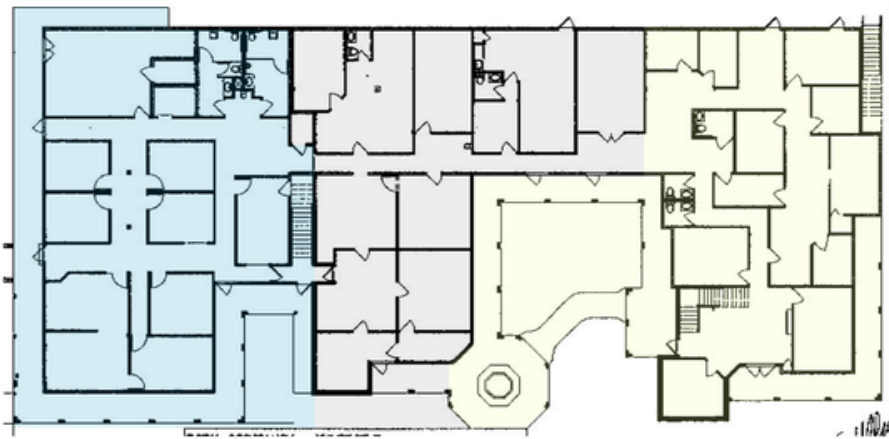
## WEST BUILDING (2ND FLOOR)

7,584 SF



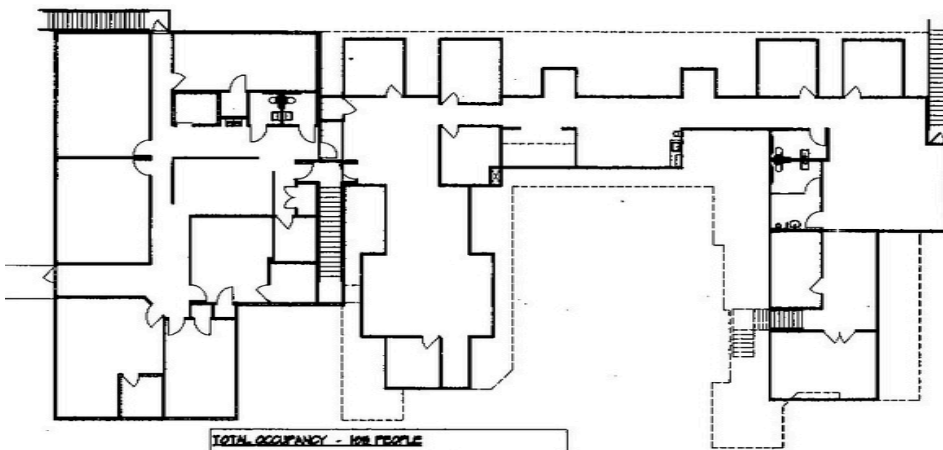
# FLOOR PLANS

Spaces adjustable to suite



## EAST BUILDING (1ST FLOOR)

8,838 SF



## EAST BUILDING (2ND FLOOR)

6,817 SF