

# BAYPOINT

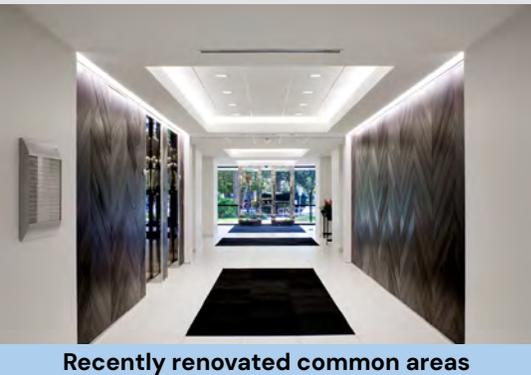
## COMMERCE CENTER

ST PETERSBURG, FL 33702

Office Space Available For Lease



15-building campus with over 700,000 RSF of total office space



Recently renovated common areas



Building lighting & monument signage



Multiple conference rooms available

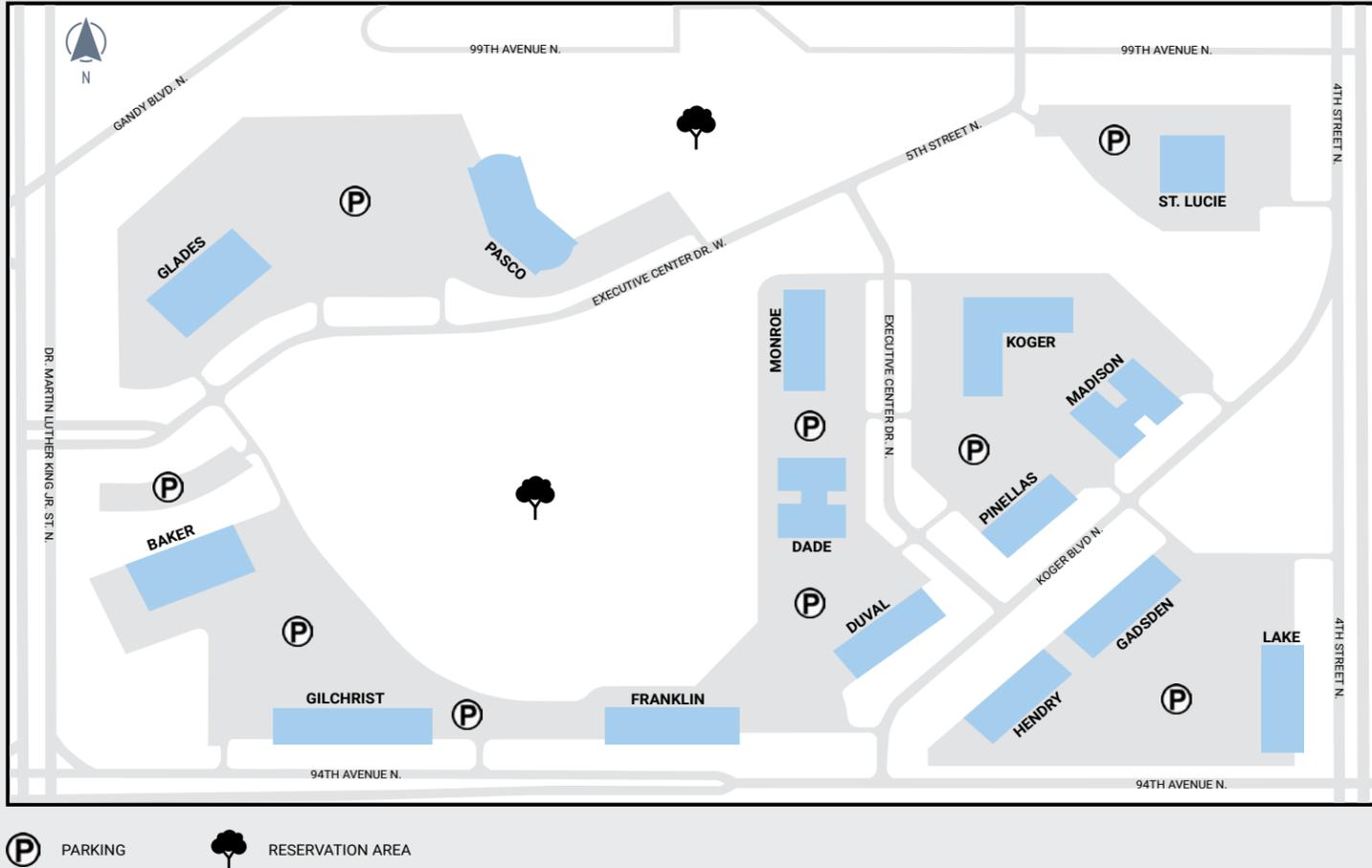
**Baypoint Commerce Center is 15-buildings in a beautiful 76 acre campus-style environment with over 700,000 RSF of office space.**

### Key Property Highlights

- + Campus has undergone an extensive multi-million dollar renovation and modernization project
- + Close to restaurants and shopping and equidistance to each of Tampa Bay's CBDs - Tampa, St. Petersburg & Clearwater
- + On-site property management and leasing
- + Excellent access and ample parking available (5/1,000 SF)
- + Over 10,000 SF of fully furnished conference rooms are available throughout the park



# Baypoint Commerce Center Overview



*Located at the Gandy Blvd, 9<sup>th</sup> St, 4<sup>th</sup> St & 94<sup>th</sup> Ave interchange, right at center of Pinellas County's most important connectivity to the surrounding Tampa & St. Petersburg areas.*

- » The Property is located directly off Gandy Boulevard in the Gateway Submarket.
- » Minutes away from Tampa's bay-crossing thoroughfares – the Gandy Bridge, Courtney Campbell Cswy. & I-275 (Howard Frankland Brdg.)
- » Access to nearly 2.9 million people with a 45-minute commute.
- » Equidistant to each of Tampa Bay's CBDs – Tampa, St. Petersburg and Clearwater.
- » Proximately to key retail corridors along Ulmerton Rd, Roosevelt Blvd, 9<sup>th</sup> St N and 4<sup>th</sup> St N.
- » The Gateway submarket features approximately 6,651 businesses with an employment base of 89,993 people.
- » The submarket's accessibility to the region's expanding transportation infrastructure makes for an ideal location for businesses to attract skilled labor.

## 2.9 MILLION PEOPLE LIVE WITHIN A 45 MINUTE COMMUTE OF THE PROPERTY

- 377,243 people live within a 15 minute drive
- 1,590,049 people live within a 30 minute drive
- 2,969,157 people live within a 45 minute drive

## NEARBY AMENITIES WITHIN A TWO MILES

- 66 Apartment complexes
- ±11,120 Rental units
- Numerous shopping centers and restaurants within two miles of the Property



**BAKER**  
888 EXECUTIVE CTR DR  
**TOTAL RSF - 71,103 RSF**  
Available RSF 49,577 RSF



**FRANKLIN**  
7010 94<sup>TH</sup> AVE N  
**TOTAL RSF - 36,687 RSF**  
Available RSF 11,777 RSF



**GILCHRIST**  
801 94<sup>TH</sup> AVE N  
**TOTAL RSF - 48,544 RSF**  
Available RSF 45,682 RSF



**LAKE**  
9400 4<sup>TH</sup> ST N  
**TOTAL RSF - 34,698 RSF**  
Available RSF 10,226 RSF



**PASCO**  
808 EXECUTIVE CTR DR  
**TOTAL RSF - 83,373 RSF**  
Available RSF 19,914 RSF



**DADE**  
9720 EXECUTIVE CTR DR  
**TOTAL RSF - 36,558 RSF**  
Available RSF 14,204 RSF



**GADSDEN**  
9549 KOGER BLVD N  
**TOTAL RSF - 36,929 RSF**  
Available RSF 9,675 RSF



**HENDRY**  
9455 KOGER BLVD N  
**TOTAL RSF - 32,861 RSF**  
Available RSF 622 RSF



**MADISON**  
9600 KOGER BLVD N  
**TOTAL RSF - 39,325 RSF**  
Available RSF 1,324 RSF



**PINELLAS**  
9500 KOGER BLVD N  
**TOTAL RSF - 23,295 RSF**  
Available RSF 4,313 RSF



**DUVAL**  
9450 KOGER BLVD N  
**TOTAL RSF - 30,426 RSF**  
*Fully Leased*



**GLADES**  
877 EXECUTIVE CTR DR  
**TOTAL RSF - 74,199 RSF**  
Available RSF 7,599 RSF



**KOGER**  
9721 EXECUTIVE CTR DR  
**TOTAL RSF - 48,946 RSF**  
Available RSF 3,789 RSF



**MONROE**  
9720 EXECUTIVE CTR DR  
**TOTAL RSF - 29,704 RSF**  
Available RSF 22,268 RSF

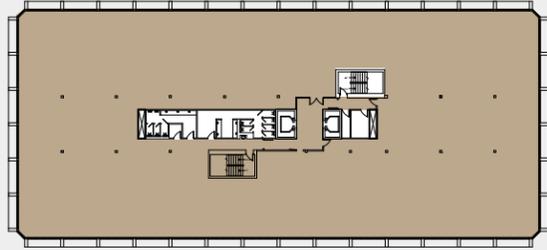


**ST LUCIE**  
9800 4<sup>TH</sup> ST N  
**TOTAL RSF - 55,428 RSF**  
Available RSF 19,439 RSF

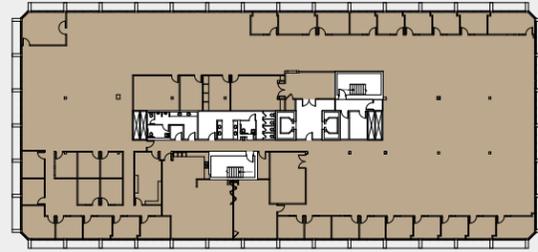
# Baypoint Commerce Center Availabilities

**BAKER - 888 EXECUTIVE CTR DR**

SUITE 200  
24,835 RSF

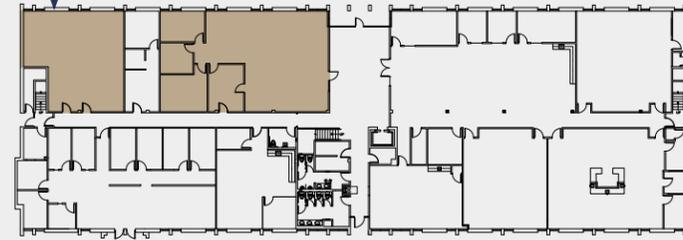


**SUITE 300 - 24,742 RSF (PLUG & PLAY)**



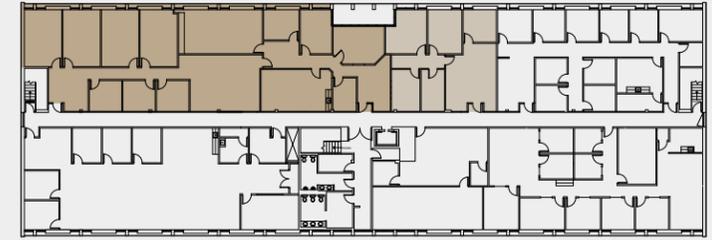
**LAKE - 9400 4<sup>TH</sup> ST N**

SUITE 115 - 1,299 RSF  
SUITE 105 - 2,445 RSF



*\*UP TO 6,482 RSF CONTIGUOUS*

SUITE 210 - 4,945 RSF SUITE 205 - 1,537 RSF



**DADE - 9620 EXECUTIVE CTR DR**

SUITE 110 - 5,493 RSF SUITE 150 - 8,711 RSF



**FRANKLIN - 701 94<sup>TH</sup> AVE N**

SUITE 120 - 2,616 RSF



**MADISON - 9600 KOGER BLVD N**

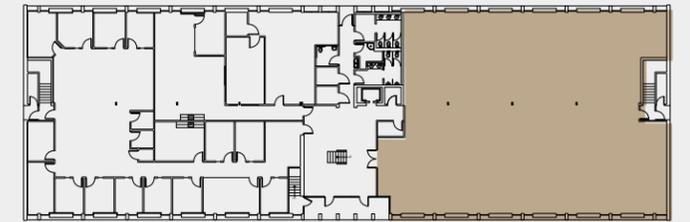
SUITE 234  
685 RSF



SUITE 205  
639 RSF

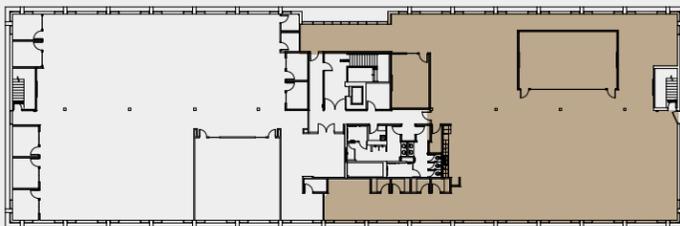
**MONROE - 9720 EXECUTIVE CTR DR**

SUITE 150 - 7,181 RSF



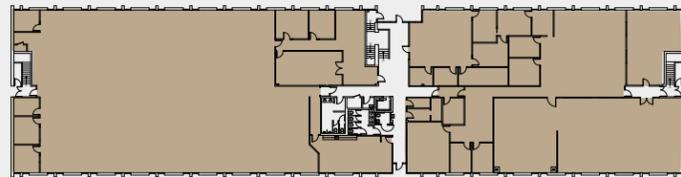
**GADSDEN - 9549 KOGER BLVD N**

SUITE 210 - 9,675 RSF



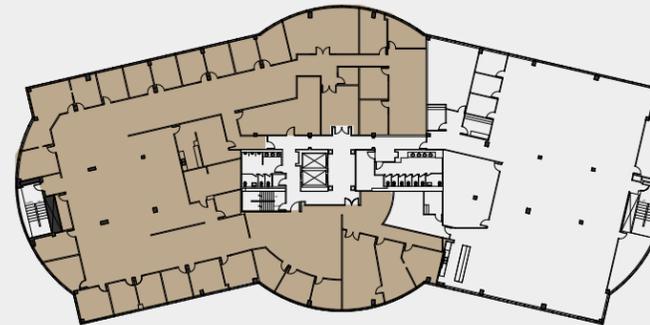
**GILCHRIST - 801 94<sup>TH</sup> AVE N**

SUITE 100 - 24,301 RSF



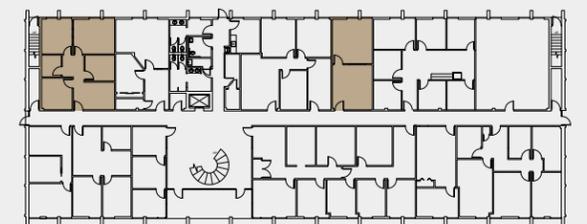
**PASCO - 805 EXECUTIVE CTR DR**

SUITE 220 - 19,914 RSF (DIVISIBLE)



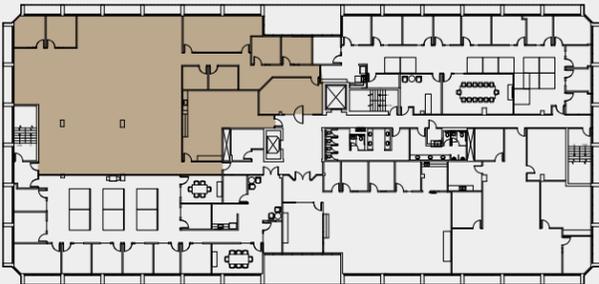
**PINELLAS - 9500 KOGER BLVD N**

SUITE 107 - 947 RSF SUITE 101 - 531 RSF



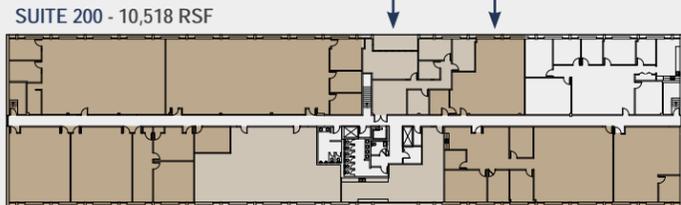
**GLADES - 877 EXECUTIVE CTR DR**

SUITE 250  
7,599 RSF



*\*UP TO 21,381 RSF CONTIGUOUS*

SUITE 203 - 1,540 RSF SUITE 204 - 1,367 RSF



SUITE 200 SUITE 205 - 3,404 RSF SUITE 201 - 4,552 RSF

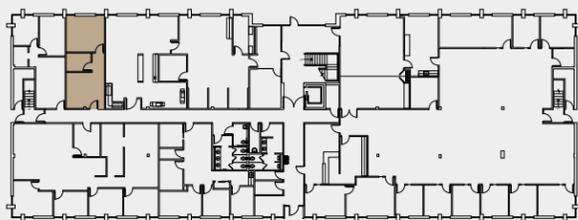
SUITE 203  
1,711 RSF

SUITE 204  
566 RSF

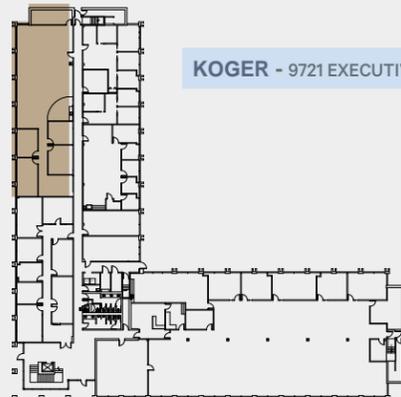
SUITE 222  
558 RSF

**HENDRY - 9455 KOGER BLVD N**

SUITE 113 - 622 SF



SUITE 130 -  
3,789 SF



**KOGER - 9721 EXECUTIVE CTR DR**

**ST LUCIE - 9800 4<sup>TH</sup> ST N**

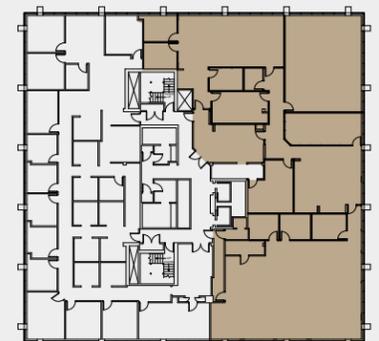
SUITE 109 - 1,569 RSF



SUITE 300 - 9,700 RSF



(PLUG & PLAY) SUITE 402 - 8,170 RSF

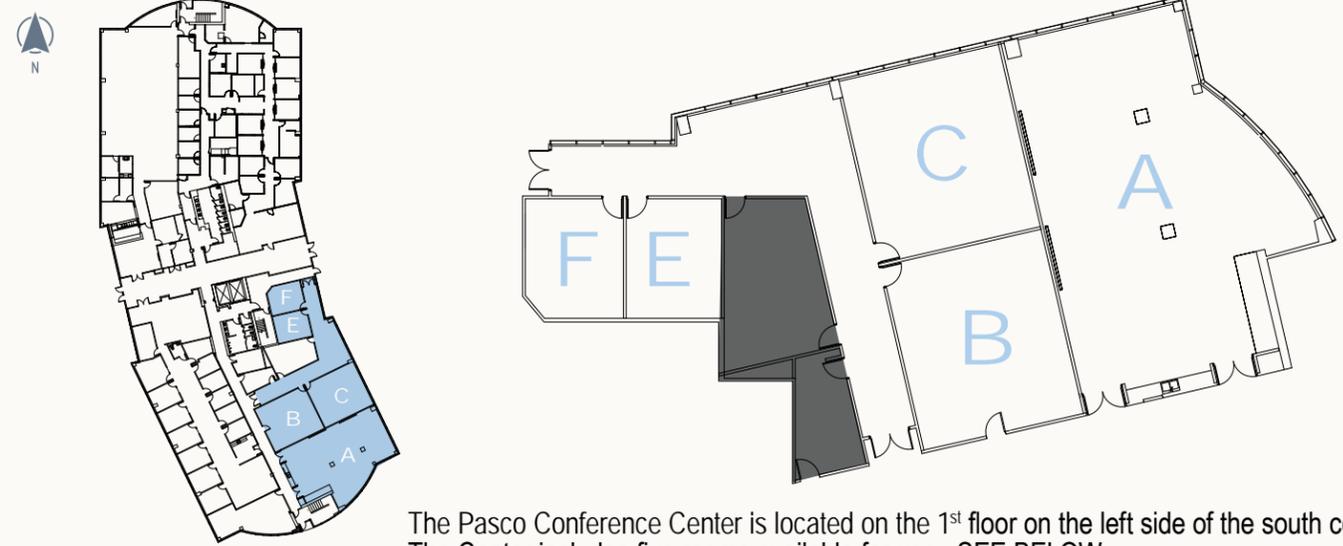


# Baypoint Commerce Center Conference Rooms

Conference Rooms are available for tenants' use at no charge, and may be reserved through our online work order system, MRI Angus.



## PASCO CONFERENCE CENTER 805 EXECUTIVE CENTER DR W



The Pasco Conference Center is located on the 1<sup>st</sup> floor on the left side of the south corridor. The Center includes five rooms available for use. SEE BELOW

### FRANKLIN CONFERENCE ROOM 701 94<sup>TH</sup> AVE N

The Franklin Conference Room is located on the 1<sup>st</sup> floor in the east wing. It contains a conference table with 12 chairs. There is a counter along one wall and a wall-mounted whiteboard.



### KOGER CONFERENCE ROOM 9721 EXECUTIVE CENTER DR N

The Koger Conference Room is located on the 1<sup>st</sup> floor in the east wing. It contains a conference table with 12 chairs.



### MADISON CONFERENCE ROOM 9600 KOGER BLVD

The Koger Conference Room is located on the 2<sup>nd</sup> floor just left from the stairs or elevator. It is furnished with a conference table and 16 chairs.



### PASCO CONFERENCE ROOM - A

Located on the 1<sup>st</sup> floor at the end of the south corridor. It is furnished with 146 chairs in a seminar-style setup, with a counter with a sink along one wall.



### PASCO CONFERENCE ROOM - B

Located on the 1<sup>st</sup> floor inside the Conference Center corridor. It is furnished classroom-style with 12 tables and 24 chairs.



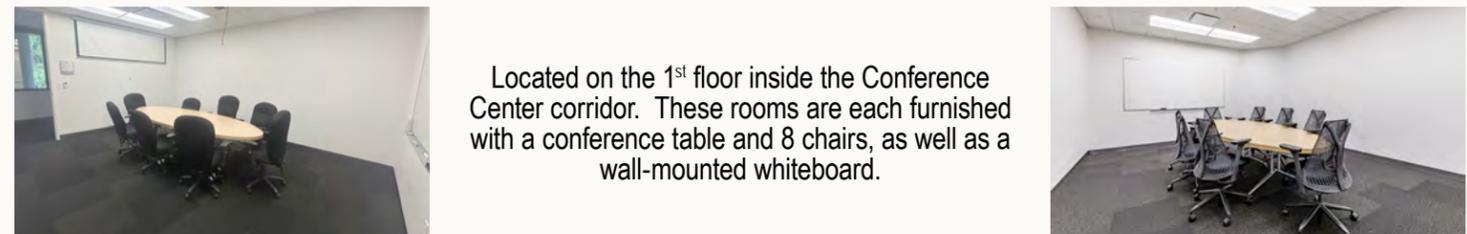
### PASCO CONFERENCE ROOM - C

Located on the 1<sup>st</sup> floor inside the Conference Center corridor. It is furnished 13 classroom tables and 24 chairs with a counter along one wall.



### PASCO CONFERENCE ROOM - E & F

Located on the 1<sup>st</sup> floor inside the Conference Center corridor. These rooms are each furnished with a conference table and 8 chairs, as well as a wall-mounted whiteboard.

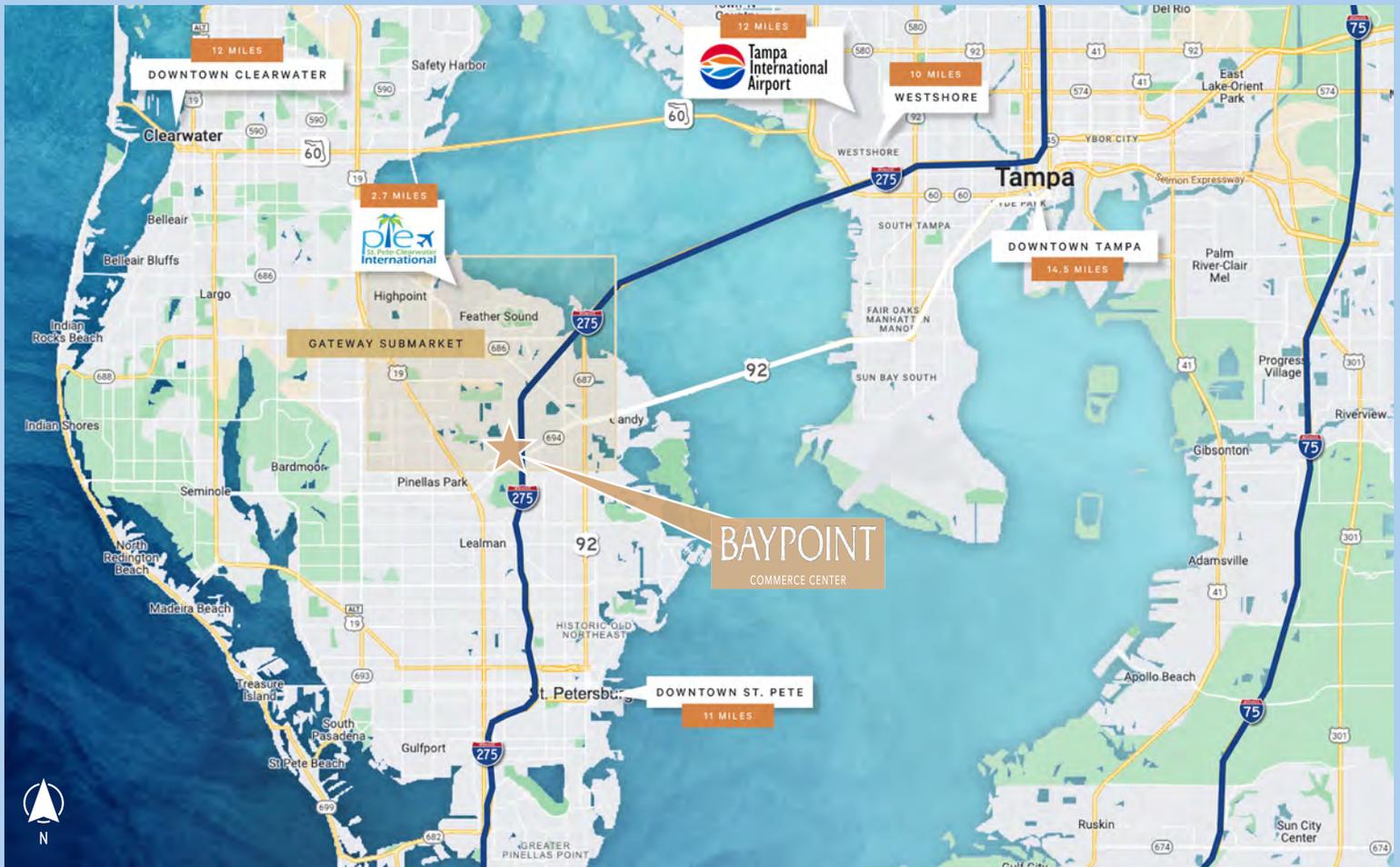


# BAYPOINT

COMMERCE CENTER  
ST PETERSBURG, FL 33702

## Office Space Available For Lease

Video



### TRANSPORTATION

Interstate 275, Howard Frankland Bridge, Selmon Exwy, Gandy Blvd, Courtney Campbell Bridge, 4<sup>th</sup> St, 9<sup>th</sup> St, 94<sup>th</sup> Ave & Roosevelt Blvd

### RESTAURANTS

Noble Crust of St. Petersburg, Miller's Ale House, Mori Sushi, Starbucks

### FITNESS / GYMS

Mayweather Boxing + Fitness Studio, Anytime Fitness, Elevate St. Pete, Epic Health and Fitness

### RETAIL

Publix at Gateway Crossing, TJ Maxx, Tuesday Morning, CVS Pharmacy, Target, PetSmart

### DESTINATIONS

St. Pete - Clearwater Int'l Airport, Tampa Int'l Airport, St. Pete Pier, Tropicana Field, Sunken Gardens

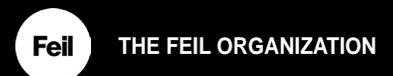
### HOTELS

Comfort Inn & Suites Northeast - Gateway, Hilton St. Petersburg Carillon Park, St. Petersburg Marriott Clearwater, The Karol Hotel, St. Petersburg Clearwater

## CONTACTS

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