

LEASE

DATEX BUSINESS CENTER

10320 49th Street North Clearwater, FL 33762



LEASE RATE

\$29.00 SF/yr



CLICK TO VIEW VIDEO

Mousa Wakileh
(941)960-9336

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VIDEO

PROPERTY DESCRIPTION

Sophisticated modern space in the heart of central Pinellas County, the Datex office building space currently available for lease a Stand Alone Building totaling 10,800 SQFT along with a rooftop and outdoor space as part of its inviting environment! Property manager on site is available at the adjacent Datex Business Center Building.

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (Full Service)
Number of Units:	2
Available SF:	5,000 - 10,800 SF
Building Size:	10,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	1,228	4,971
Total Population	270	2,556	10,948
Average HH Income	\$73,449	\$81,326	\$78,196

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PROPERTY DESCRIPTION

Sophisticated modern space in the heart of central Pinellas County, the Datex office building space currently has two separate workspaces available for lease. The furnished first floor features 5800 sq ft of space, cubicle work space, warehouse/storage space with a receiving area, service entrance, an equipment room, and access to a full kitchen, restrooms, and outdoor patio. The first floor is ideal for an e-commerce business with CSR team, telemarketing firm, break/repair business, returns processing operation, and more.

The second floor is a furnished 5,000 sq ft office suite featuring an open floor plan workspace, 12 private offices, 3 meeting rooms, a private kitchenette, storage space, two semi-private accessible restrooms, and an elevator with two separate exit staircases to a private entrance. The sophisticated contemporary second floor office space is ideal for a company that wants an easily accessible, move in-ready suite of offices and open workspace for a group to collaborate and grow. Fresh colors add energy and vitality and contrast with the sleek white adjustable desks and other furnishings included with this rental. Windows positioned around the second floor allow natural sunlight and include shades for screening. Furnishings can easily be moved around to create the configuration of your choice. Desks are readily adjustable so that the height can accommodate either standing or sitting when working.



LOCATION DESCRIPTION

Immerse yourself in the vibrant surroundings of Clearwater, FL, the perfect setting for the property. Situated within a thriving business district, this prime location offers convenience and connectivity for modern office tenants. With easy access to major highways and proximity to St. Petersburg-Clearwater International Airport, the area ensures seamless accessibility for employees and visitors. Nearby, Carillon Office Park and The Shoppes at Park Place present a host of dining, retail, and entertainment options, enriching the work-life balance for professionals. Embrace the dynamic energy and strategic appeal of Clearwater, making the property an ideal choice for businesses seeking a premier office or office building location.

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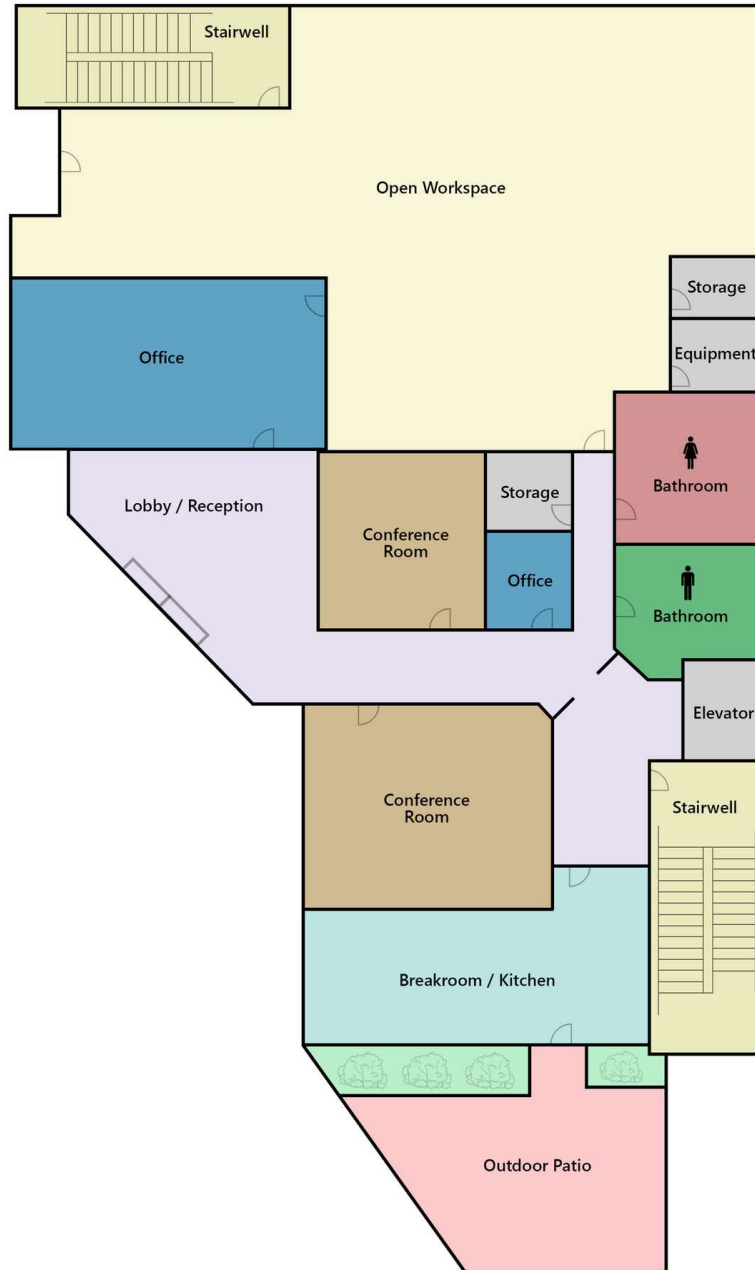


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FIRST FLOOR

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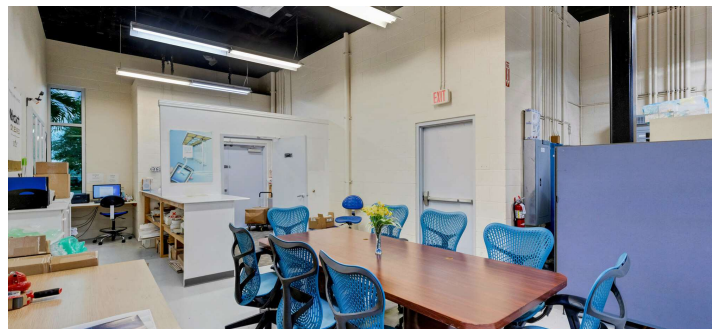
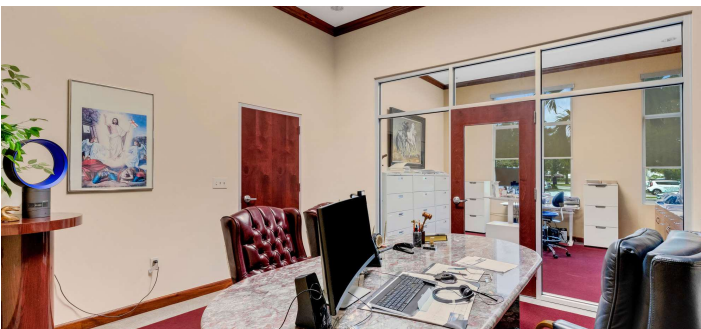
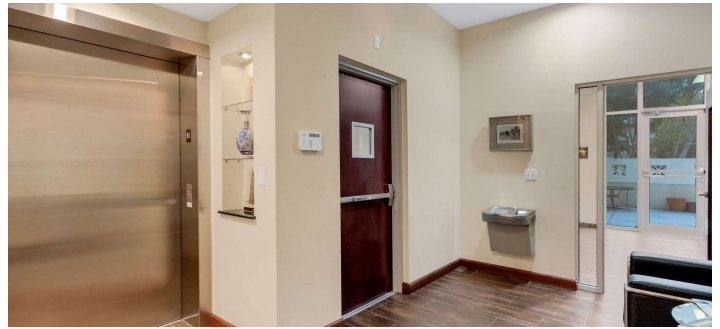
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FIRST FLOOR PHOTOS

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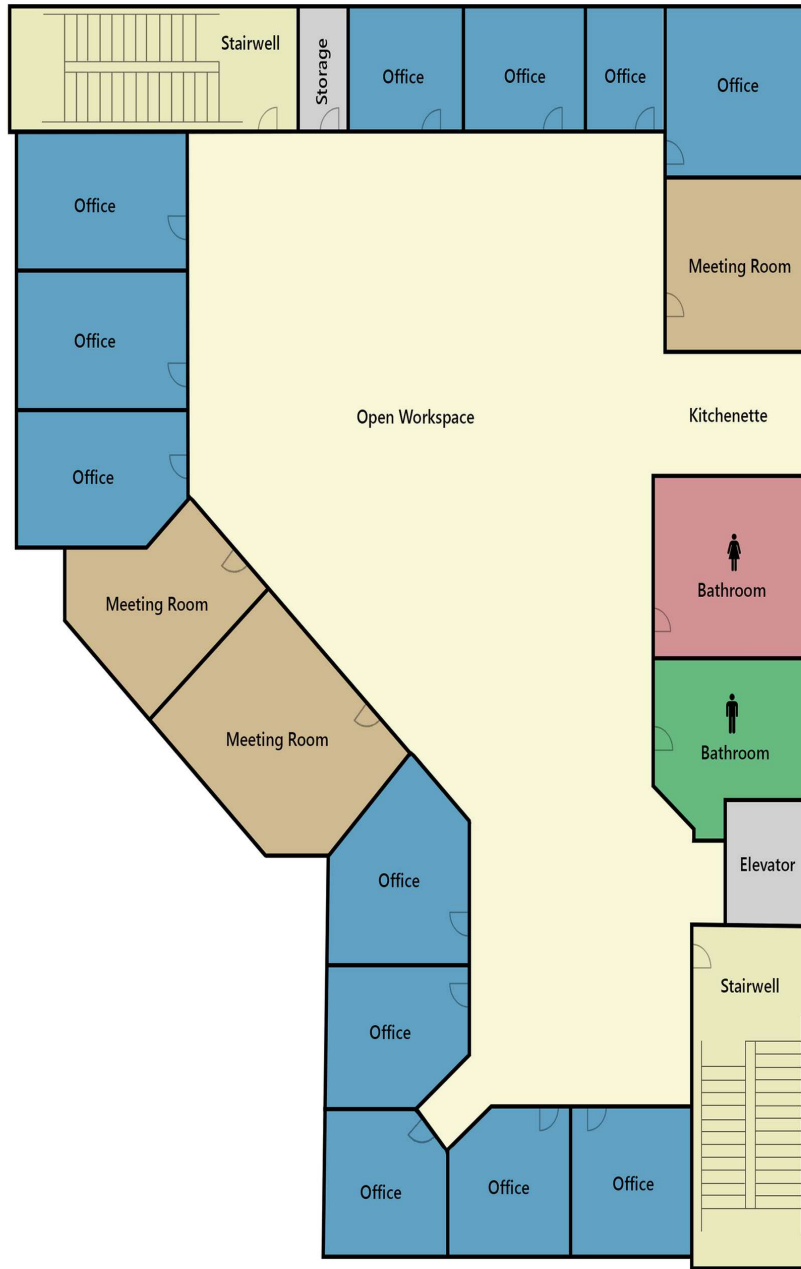


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SECOND FLOOR

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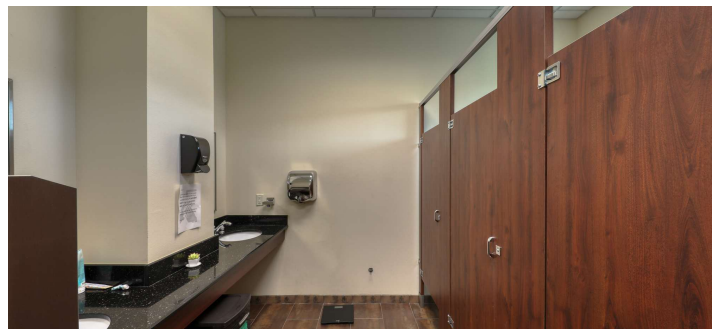
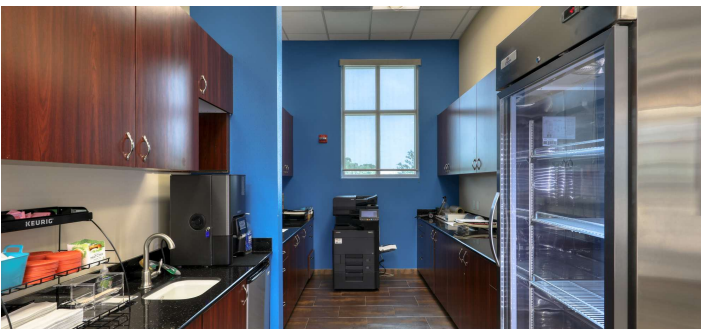
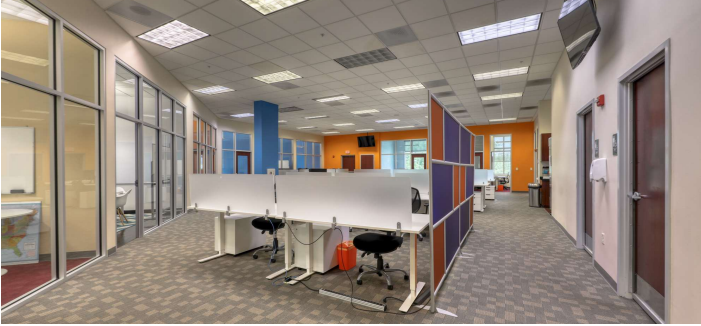
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SECOND FLOOR PHOTOS

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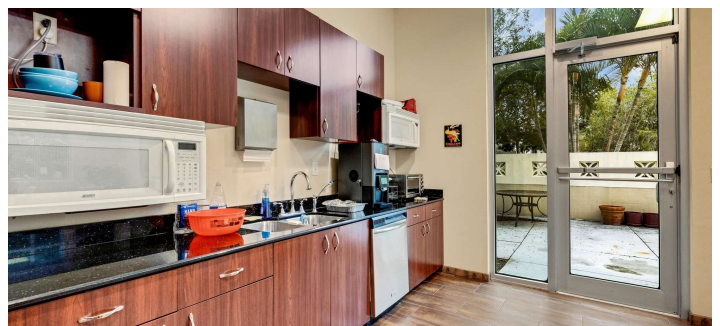
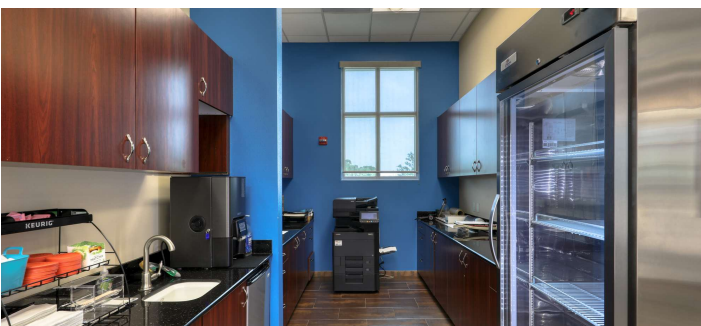
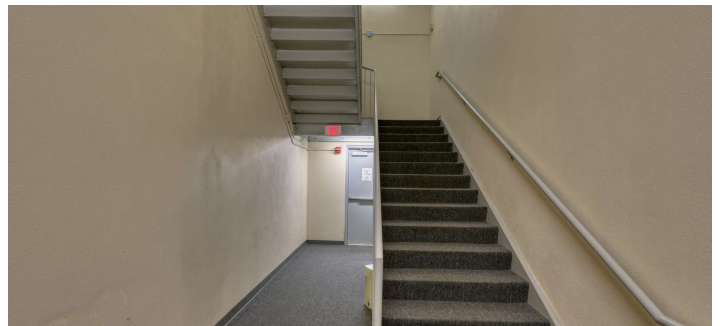
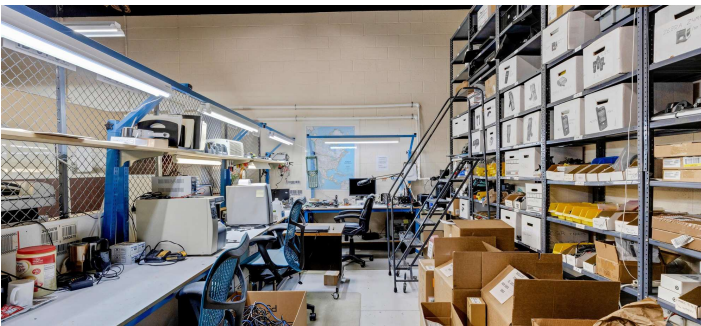


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(941)960-9336



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BUILDING/AMENITIES



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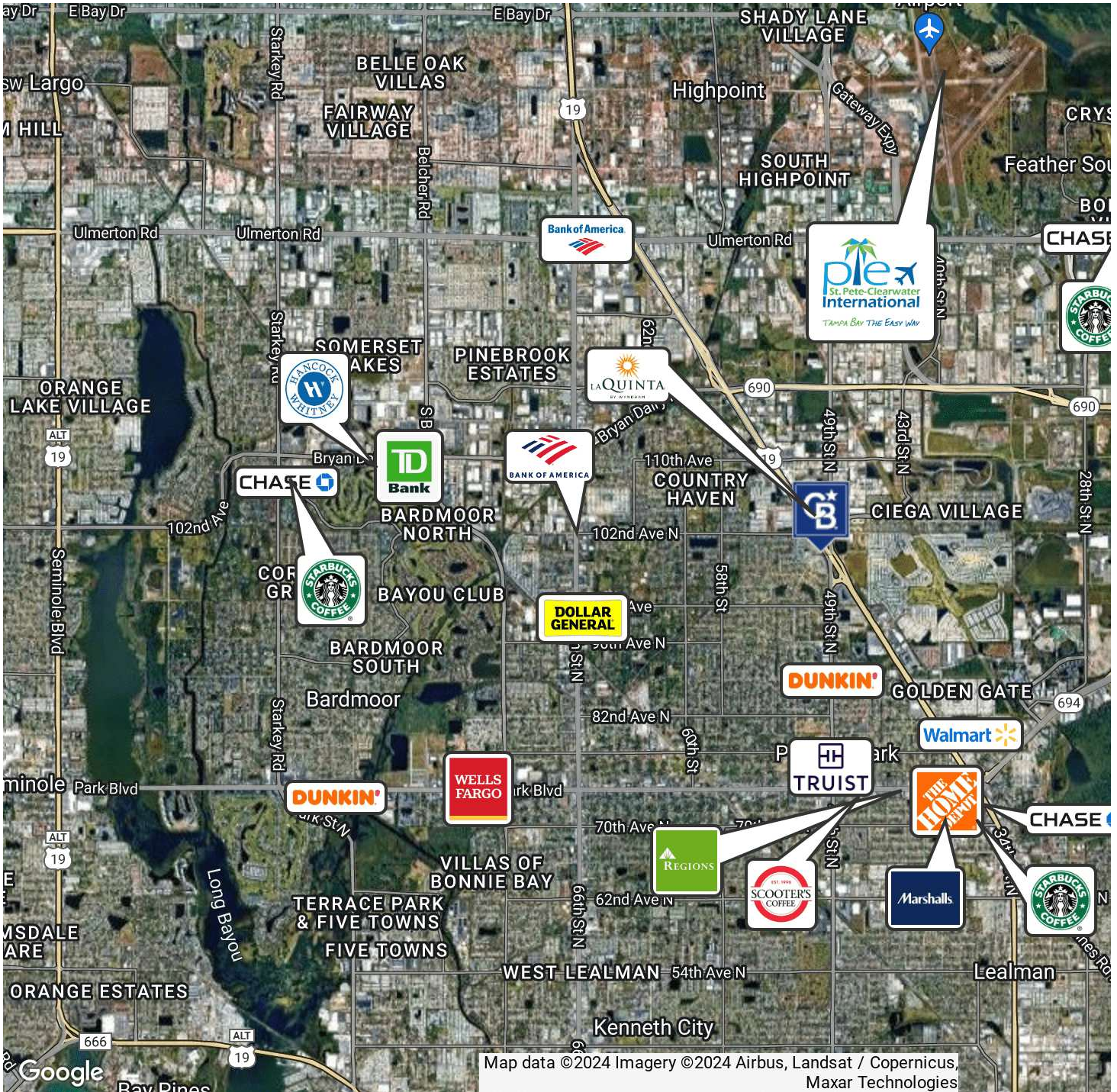


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REGIONAL MAP

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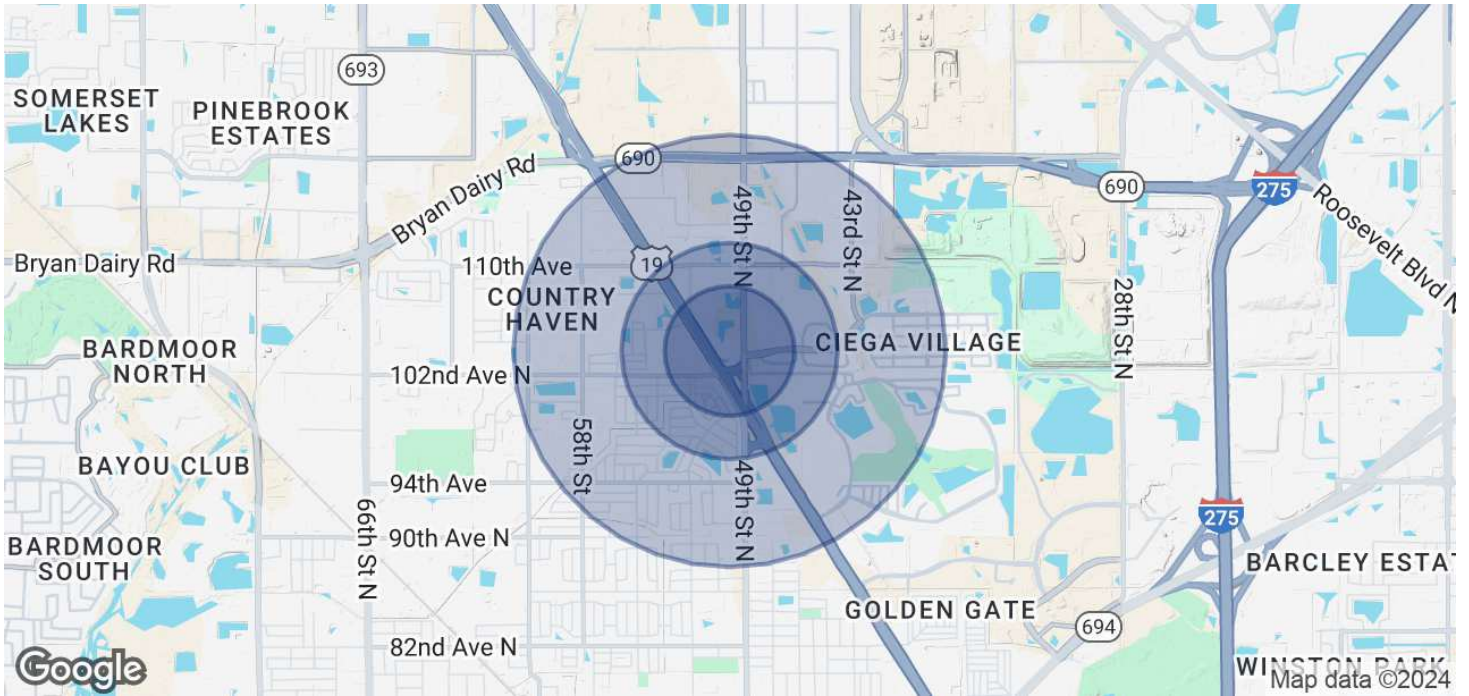


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	270	2,556	10,948
Average Age	48	50	48
Average Age (Male)	45	48	47
Average Age (Female)	50	51	49
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	1,228	4,971
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$73,449	\$81,326	\$78,196
Average House Value	\$224,781	\$252,588	\$278,864

Demographics data derived from AlphaMap

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

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- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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(941)960-9336



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MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbrealty.com

Direct: (941)960-9336

PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council 2020 Chair, and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

EDUCATION

- University of South Florida: Lean Six Sigma Green Belt
- Cologne University of Applied Sciences/GJU: Industrial Engineering and Management
- Languages: English, German and Arabic

MEMBERSHIPS

- Board of Directors 2022-2024 - Florida Realtors®
- Commercial Alliance Committee 2022 - Florida Realtors®
- Sarasota Manatee 2017 Newcomer Realtor of the Year Award

Coldwell Banker Commercial Realty

100 N Tamiami Trl
Sarasota, FL 34236
941.366.8070

Mousa Wakileh
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