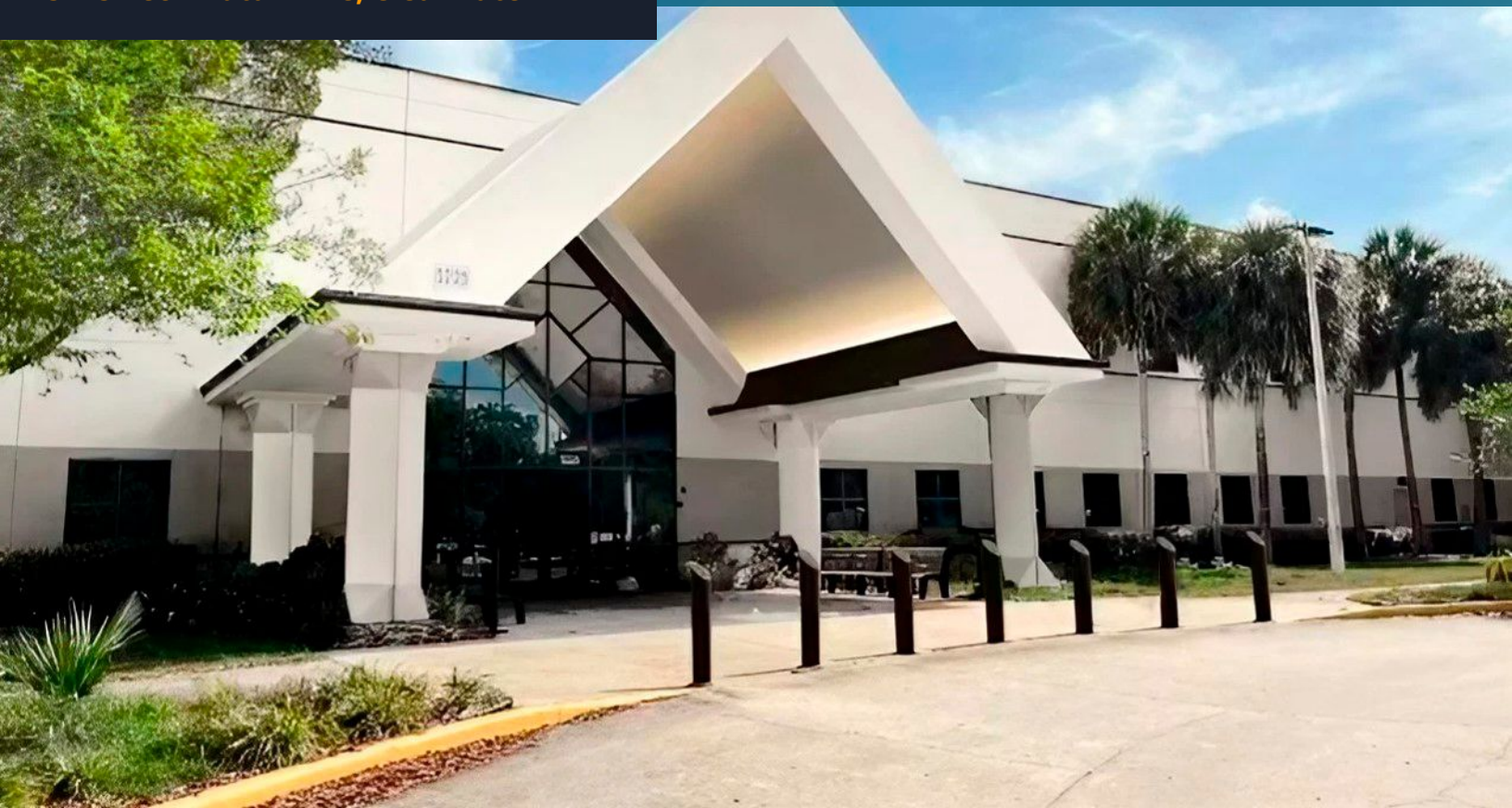


FOR LEASE:
5225 Tech Data Drive, Clearwater

Ready for immediate occupancy!



PROPERTY HIGHLIGHTS

- Suites available 1,325 sqft.
- 326 parking spaces (4.63/1000)
- Contiguous floor plans available 1,325 sqft.
- Office ceiling heights of 12`
- Full service gross leases available
- Move in ready - Complete with furniture, cubes, desks, offices, ect.

DESCRIPTION OF ON-SITE AMENITIES:

Night time security, 24/7 parking, on site generator, high capacity server room, kitchen and common area break room

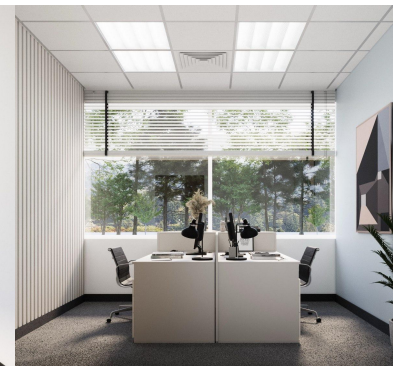
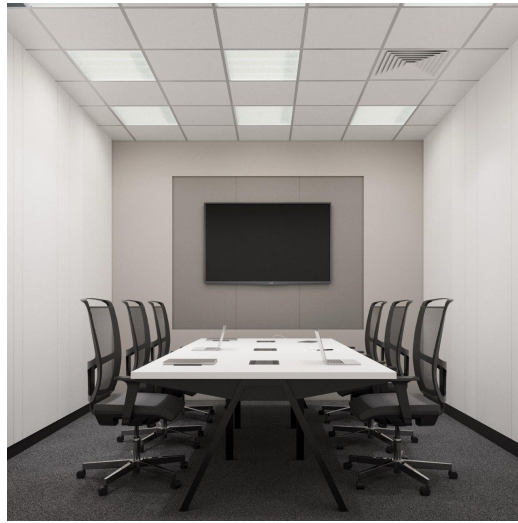
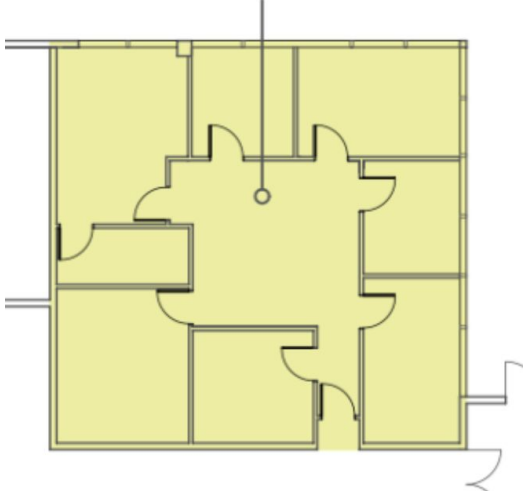
For more information:

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Seacrest Advisors LLC
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5225 TECH DATA DRIVE

Clearwater, FL 33760 | For Lease

SUITE	TOTAL SF	AVAILABLE
101	1,325	immediately



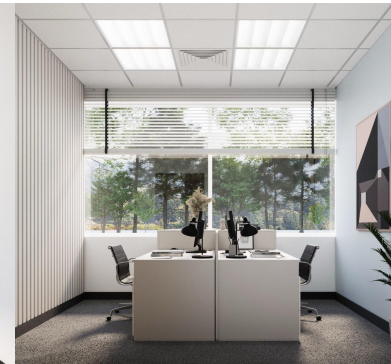
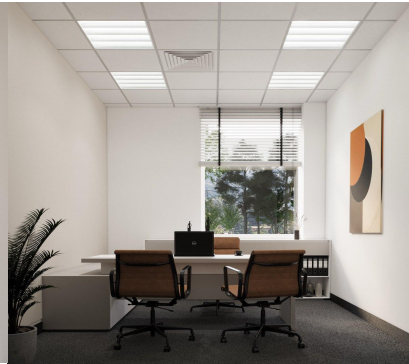
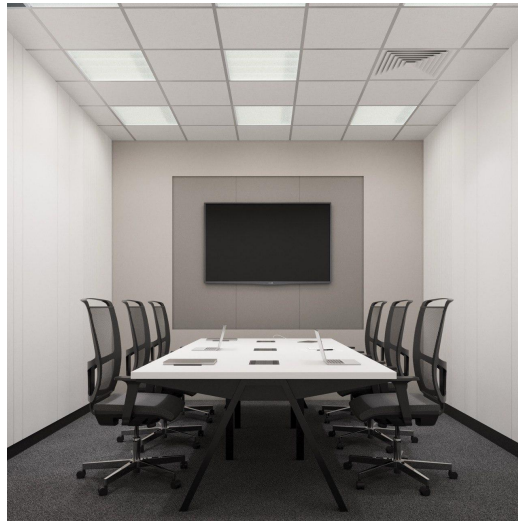
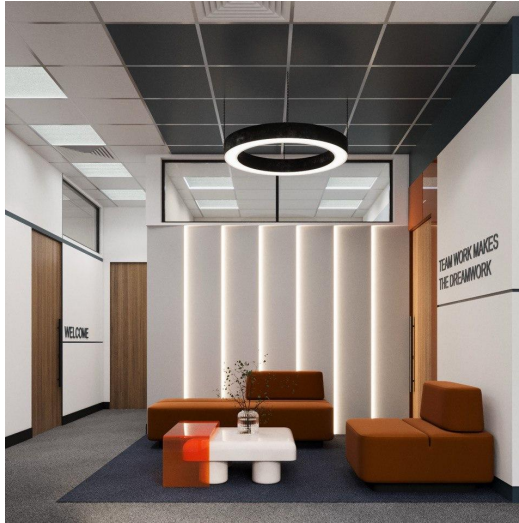
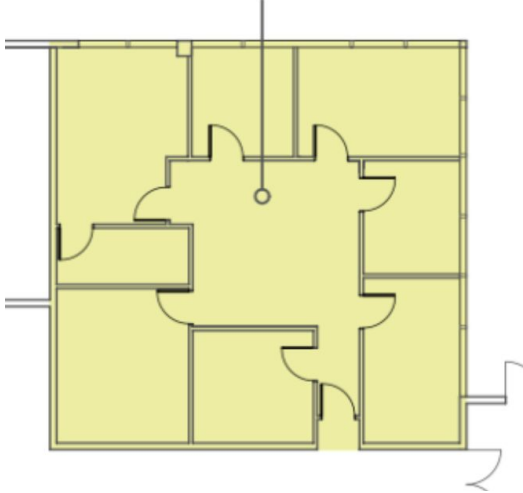
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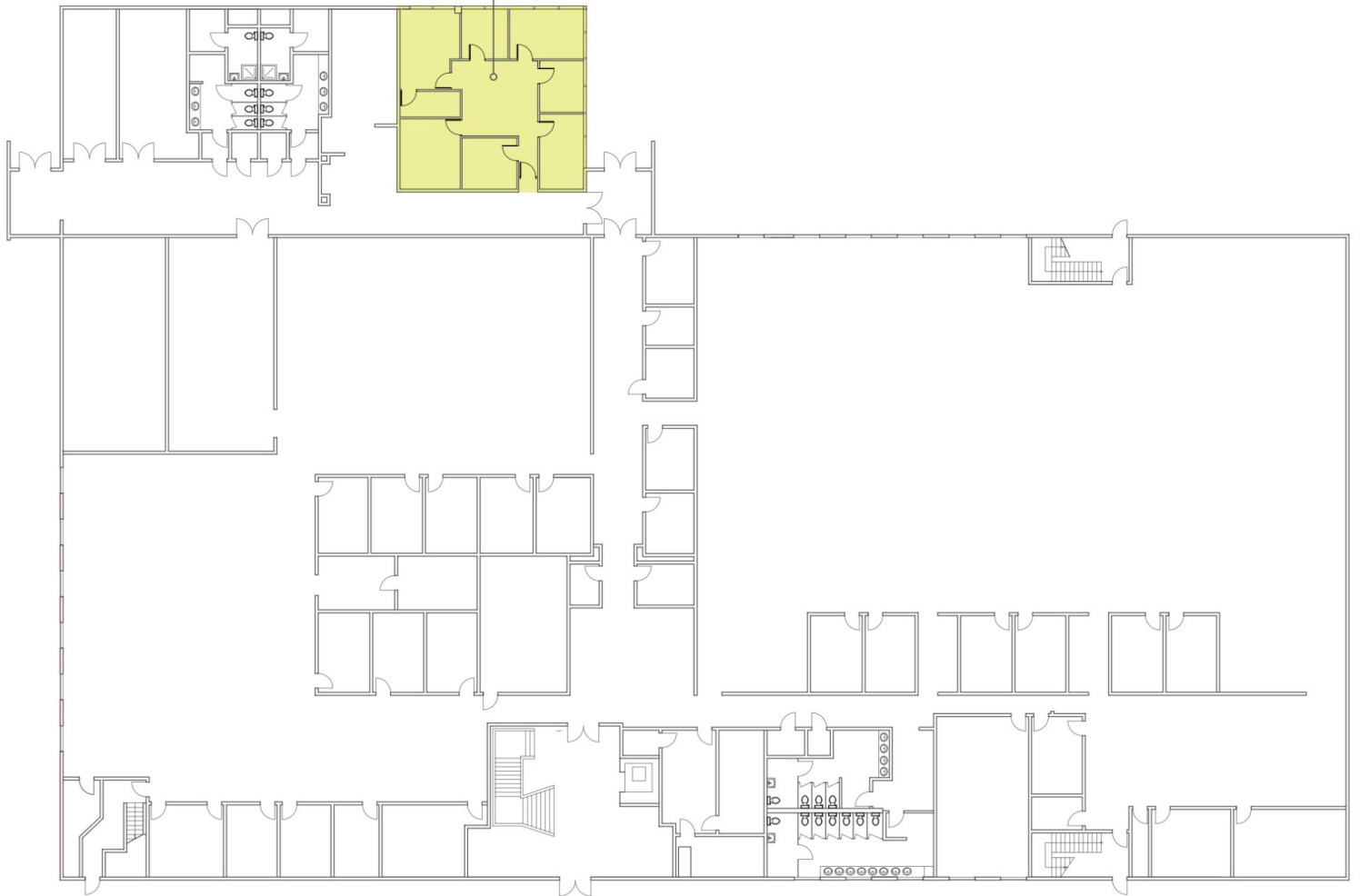
SUITE	TOTAL SF	AVAILABLE
101	1,325	immediately



For more information:

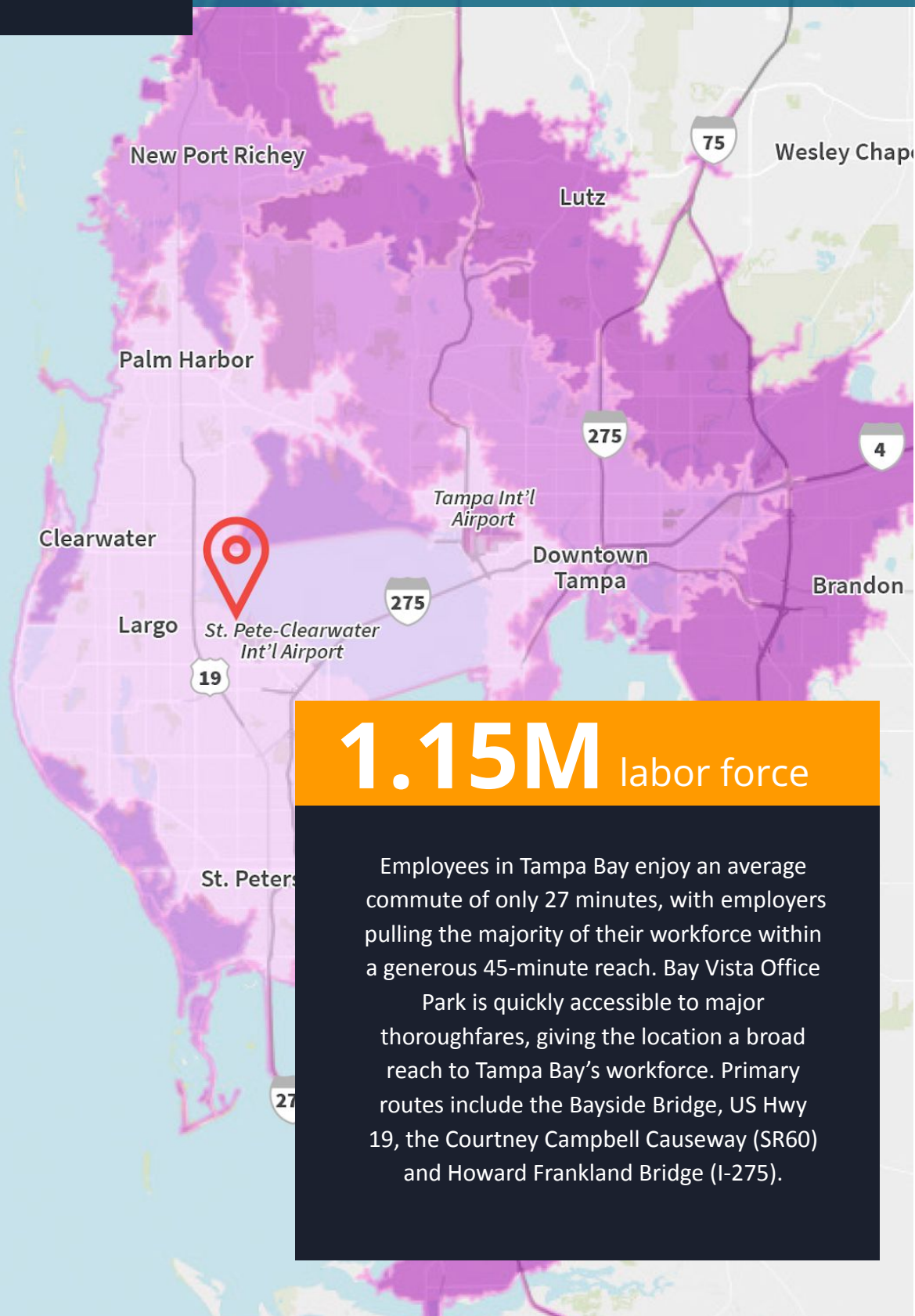
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Suite 101
1,325 SF



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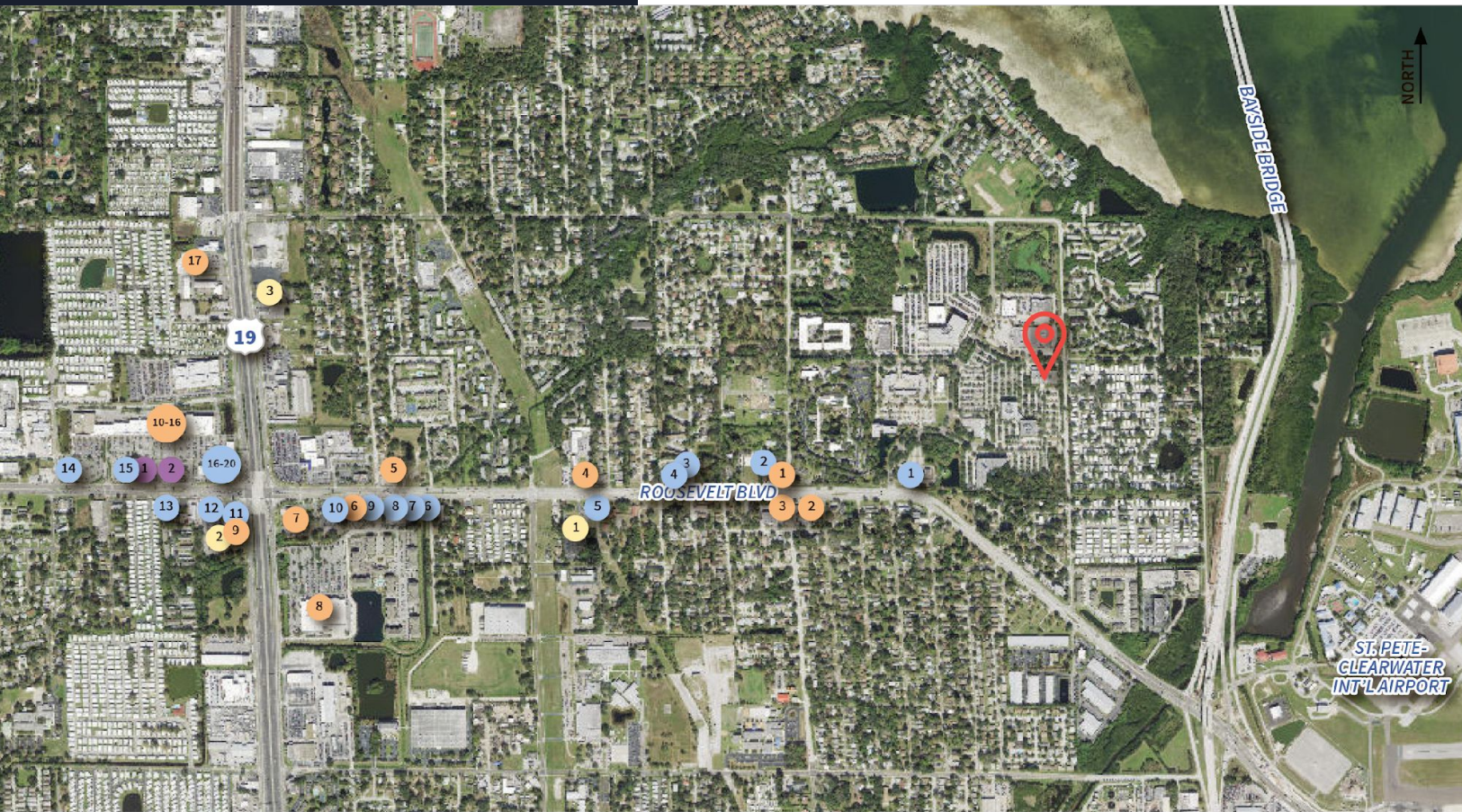


1.15M labor force

Employees in Tampa Bay enjoy an average commute of only 27 minutes, with employers pulling the majority of their workforce within a generous 45-minute reach. Bay Vista Office Park is quickly accessible to major thoroughfares, giving the location a broad reach to Tampa Bay's workforce. Primary routes include the Bayside Bridge, US Hwy 19, the Courtney Campbell Causeway (SR60) and Howard Frankland Bridge (I-275).

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Surrounding Amenities (5 min drive)

● Dining

1. Wung Thai
2. Average Joe's Sports Bar & Grill
3. Shenanigan's Irish Pub
4. El Huarache Azteca
5. Country Skillet
6. Tropical Smoothie
7. Jersey Mike's Subs
8. Moe's Southwest Grill
9. McDonald's
10. Cheddar's Scratch Kitchen
11. Einstein Bros. Bagels
12. LongHorn Steakhouse

13. Taco Bell
14. Wendy's
15. Applebee's Grill & Bar
16. Chipotle Mexican Grill
17. First Watch
18. Subway
19. Chili's Grill & Bar
20. Siam Thai & Sushi

● Hotels

1. InTown Suites Extended Stay
2. WoodSpring Suites
3. Rodeway Inn

● Retail / Convenience

1. 7-Eleven
2. Speedway
3. Walgreens
4. Family Dollar
5. Exxon
6. Take 5 Oil Change
7. Wawa
8. Walmart
9. Anytime Fitness
10. Publix
11. Supercuts
12. Five Below
13. Dollar Tree
14. Petco

15. Ross
16. LA Fitness
17. Goodwill

● Banks

1. Regions
2. Wells Fargo

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PROPERTY PHOTOS



Parcel:	33-29-16-70380-200-1502 Pinellas County
Address:	5225 Tech Data Drive Clearwater/Largo, FL
Year Built:	1988
Building Size:	70,240 SF, 2-story
Parking:	4.63 per 1,000 SF parking (326 surface spots, including 10 EV charging stations)
Zoning:	Residential / Office General (ROG)
Flood Zone:	X
Evacuation Zone:	B
Property Use:	General Office Bldg - multi-story/campus
Building Const.:	Concrete Blk/Stucco
Power:	1,000 KW generator Full building back-up 1,700 gallon diesel tank
Data/Telecom:	Frontier SmartPark

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