

30522 N. U.S. HWY 19



Located at the corner of Curlew and US 19 North on the Clearwater/Palm Harbor border

PALM HARBOR, FL 34684 ■ LEASE OFFERING

Area Accessibility





Property Summary

Rental Rate	\$20.00 - \$22.00 /SF/Yr
Min Divisible	2,500 SF
Property Type	Office
Property Subtype	Medical
Building Class	B

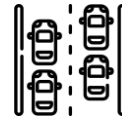
Rentable Building Area	43,000 SF
Year Built	1985
Walk Score[®]	51 (Somewhat Walkable)
Transit Score[®]	25 (Some Transit)
Rental Rate	\$1.67 USD/SF/Mo



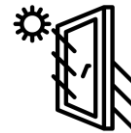
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Located at the corner of Curlew and US 19 North on the Clearwater/Palm Harbor border. Campus was fully renovated in 2017 interior and exterior. Beautiful modern feel with a welcoming main lobby, elevator to access all floors, plenty of parking per square feet. Currently looking for Professional/Medical Tenants.

Investment Overview



Heavy Traffic Counts along Curlew and US 19 N



Abundant Natural Light



Buildout to specifications



Located along a signalized corner



Highly amenitized location





1st Floor



Rental Snapshot

1st Floor Ste 119

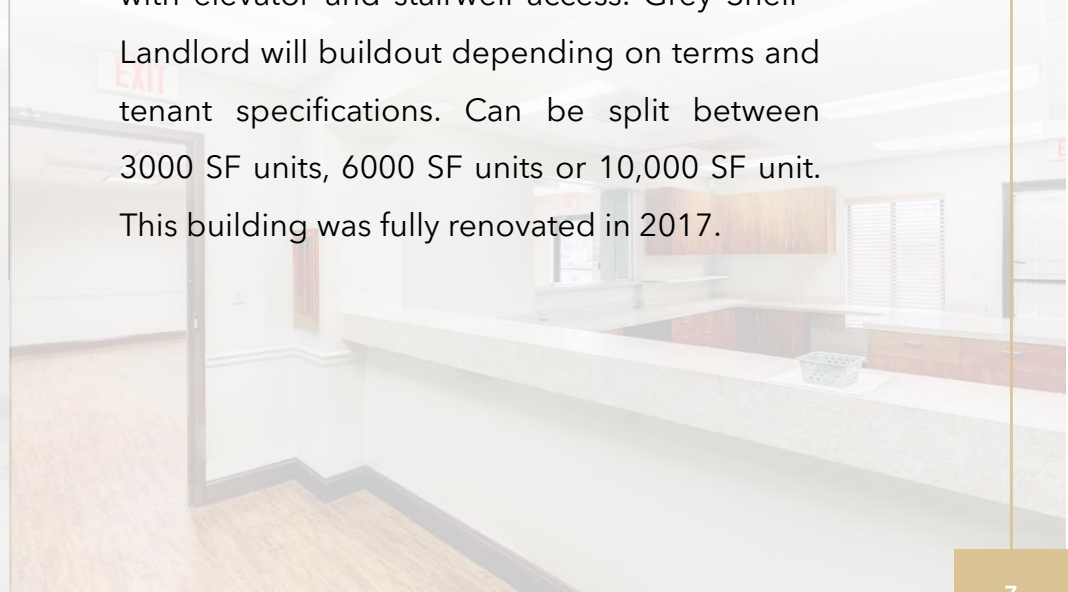
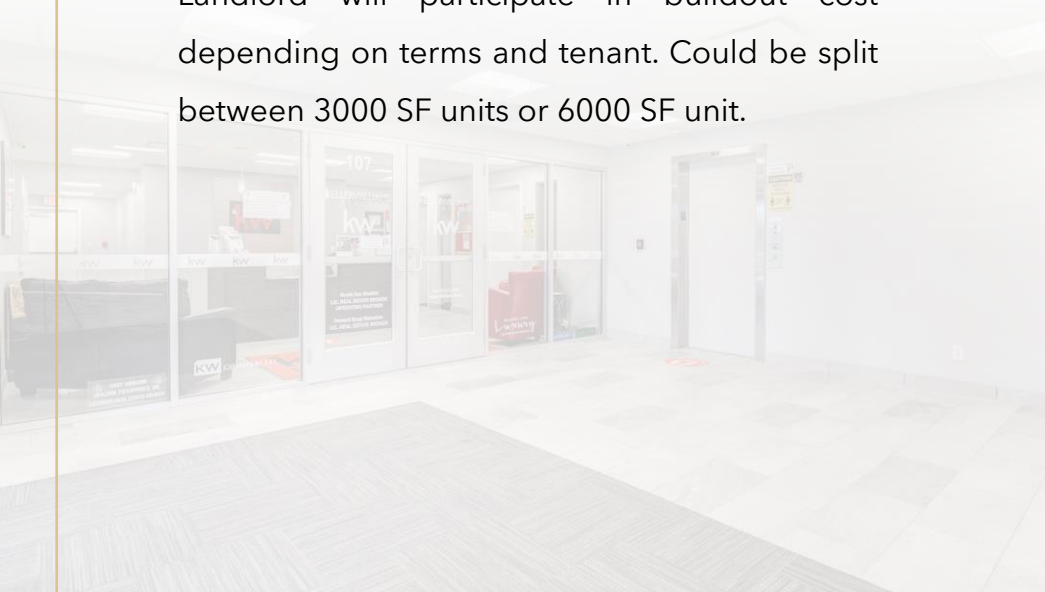
Space Available	2,500 - 5,000 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	5-20 Years

Highest and Best is Professional/Medical Office. Landlord will participate in buildout cost depending on terms and tenant. Could be split between 3000 SF units or 6000 SF unit.

3rd Floor Ste 107

Space Available	3,000 - 10,000 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	5-20 Years

3rd Floor Space - has 1st Floor main lobby area with elevator and stairwell access. Grey Shell - Landlord will buildout depending on terms and tenant specifications. Can be split between 3000 SF units, 6000 SF units or 10,000 SF unit. This building was fully renovated in 2017.





1st Floor

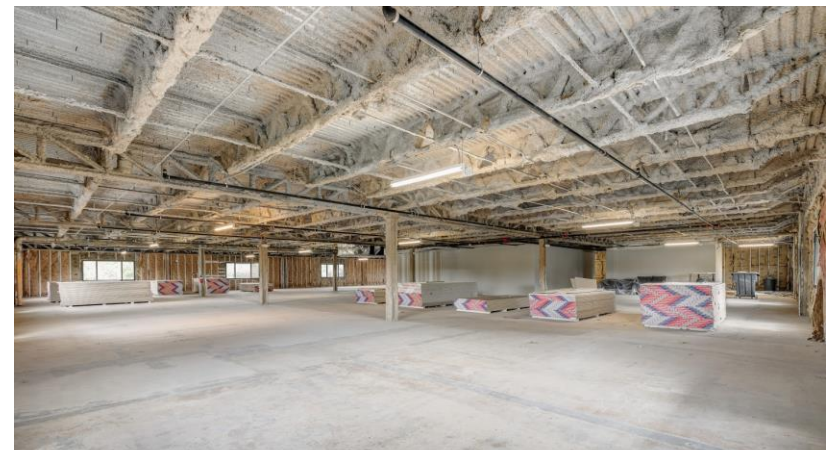




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LEASE OFFERING



3rd Floor





Clearwater

As the county seat, the city hosts a large number of government offices. Clearwater also attracts a vibrant and successful business community through its strong local workforce and a coastal lifestyle that offers variety of outdoor recreational activities, world-class entertainment and professional and college sporting events. In a 2017 survey of U.S. corporate executives, the state of Florida ranked No. 2 in the nation for Best Business Climate for the state's pro-business environment, favorable tax climate and strategic location.



114,516
POPULATION



\$48,691
MEDIAN INCOME



\$206,300
AVG. HOME VALUE

Centrally located on the Pinellas County peninsula, Clearwater is only a 20-minute drive to Tampa International Airport and near the cities of Tampa and St. Petersburg. Clearwater is home to a growing and diverse business climate with established businesses in finance, information technology, software, insurance, marine science, medical technology, tourism and manufacturing. As the county seat, it also supports a large number of county and municipal offices, including the Pinellas County Clerk of the Circuit Court Clearwater Courthouse.

Economy & Workforce

Some of Clearwater's largest employers include BayCare Health System, Bausch & Lomb Surgical, Lincare Holdings, Aerosonic Corporation, MarineMax, Heritage Insurance, KnowBe4 and GE Instrument Transformers, which completed construction of a 208,000-square-foot advanced manufacturing center of excellence in 2015. The Wyndham Grand opened its doors in 2017 on Clearwater Beach adding one of the largest banquet facilities in Pinellas County.

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

Top Employers





Area Snapshot

Clearwater is known internationally for its famous beaches, semitropical climate, and cool breezes off the Gulf of Mexico. The city has a high coastal bluff which accentuates a picturesque view of the Intracoastal Waterway and the Gulf of Mexico. World famous Clearwater Beach is at the heart of Pinellas County tourism market, drawing 5 million visitors each year. Based on millions of reviews, the 2018 TripAdvisor Travelers' Choice Award ranked Clearwater Beach No. 1 in the United States and No. 7 in the world.





AFFORDABILITY

Tampa is among the most affordable places to do business within the U.S. According to KPMG, among larger markets, Tampa ranked as the sixth most cost-effective business friendly location in the U.S. and is also one of the fastest growing. Amazingly, the market is able to sustain both high levels of growth and affordability. With a population exceeding 2.8 million, the area is emerging as an attractive market for users and investors alike.

LABOR MARKET

Nearly one in four of Florida's business and information services firms, ranging from information technology to law firms, engineering, and other consulting firms call Tampa home. The market's business foundation is also extremely diverse, with very strong presences in the financial services sector, the defense and security industry, life sciences and the logistics and distribution business. Port Tampa Bay plays a critical role in the establishment of the market as a logistics and distribution business. Port Tampa Bay plays a critical role in the establishment of the market as a logistics hub, providing a diverse cargo, which include, liquid, dry and break-n bulk cargos, intermodal containers and most recently, automobiles.

RETAIL MARKET

While Tampa's economy is primarily driven by financial and insurance industries, along with professional and business services, the area does rely heavily on tourism. Containing some of the most beautiful beaches on Florida's west coast, several exclusive golf destinations, many nationally ranked high-end restaurants, in addition to, the spillover activity from the attractions of nearby Orlando, Tampa's retail market continues to blossom. With four consecutive years of positive growth, there has been a boom in tourism.

FUNDAMENTALS

Wil retailers actively expanding and entering the market, fundamentals in Tampa's over 147 million sq. ft. retail market have been steadily improving. Overall demand for space has remained strong and with the limited supply of existing availabilities, coupled with continued positive absorption, has suppressed vacancy in the market.

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