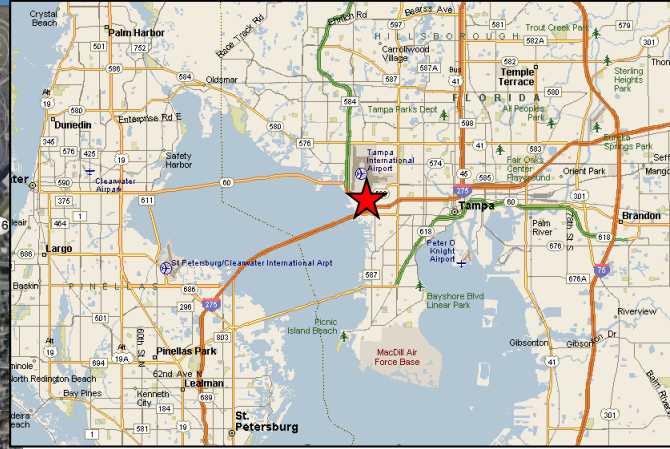


7.17 GROSS ACRES
OFFICE / HOSPITALITY USES
WESTSHORE OFFICE DISTRICT



MIXED USE LAND FOR SALE



LAND FEATURES

- Location: SWC O'Brien Street and Laurel Street, 1,400 feet south of Spruce, in the 12,755,000 SF Westshore Office Market
- Size: 7.17 Gross, 5.23 Net Acres
- Zoning: PD, allowing office – up to 418,000 sf, with trade off matrix for retail, hotel, medical office and school uses
- **PRICE: \$4,500,000**

COMMENTS

- Excellent access
- EPC permit
- Tree survey
- Good line of site from Spruce
- Close to affluent housing

DISTANCES

- Airport car rental 2.1 miles
- I-275 0.8 miles
- Westshore Mall 1.0 mile
- International Mall 1.0 mile
- Tampa CBD 5.2 miles
- Clearwater Beach 19.5 miles

For more information, please contact:

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