

OFFICE FOR LEASE

49TH STREET OFFICE BUILDING

10200 49TH STREET NORTH, CLEARWATER, FL 33762



FOR LEASE

KW CLASSIC GROUP

3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID KINNARD

Director

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dkinnard@kw.com

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10200 49TH STREET NORTH



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EXECUTIVE SUMMARY

10200 49TH STREET NORTH



OFFERING SUMMARY

LEASE RATE:	\$23.50
LEASE TERM:	60 Months
BUILDING SF:	27,166
RENTABLE SF:	23,826
AVAILABLE SF:	15,342
YEAR BUILT:	2003
BUILDING CLASS:	B
FLOORS:	2
PARKING:	77
PARKING RATIO:	3.5
ZONING:	B-1

Property Overview

The property features generous on-site parking available for tenants and visitors, is situated in the heart of Pinellas County with easy access to major roads and highways, and offers a well-maintained building with a focus on providing a conducive work atmosphere.

For lease terms, the first-floor unit offers competitive lease rates; please contact us for details. The second-floor unit offers flexible terms to accommodate build-out requirements.



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LOCATION & HIGHLIGHTS

10200 49TH STREET NORTH



LOCATION INFORMATION

Building Name:	49th Street Office Building
Street Address:	10200 49th Street North
City, State, Zip	Clearwater, FL 33762
County:	Pinellas
Market:	Tampa/St. Petersburg
Cross Streets:	US Highway 19
Signal Intersection:	Yes

Location Overview

This professional office building, located at 10200 49th Street North in Clearwater, Florida, offers exceptional connectivity to key destinations in the region. The property is approximately 5 miles from St. Pete–Clearwater International Airport (PIE) and about 16 miles from Tampa International Airport (TPA), facilitating convenient air travel for business professionals and clients. Downtown Clearwater is roughly 10 miles away, while downtown St. Petersburg is approximately 12 miles from the location, providing easy access to vibrant business districts and amenities. Additionally, the building's proximity to major highways ensures seamless travel to Tampa (around 20 miles), Orlando (approximately 100 miles), and the Sarasota/Bradenton area (about 50 miles), making it an ideal choice for businesses seeking a central and accessible office space in the Tampa Bay region.

PROPERTY HIGHLIGHTS

- Central Location
- Easy Access to Major Highways and Airports
- Great Open Plan Layout
- Competitive Terms

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AVAILABLE SPACES

10200 49TH STREET NORTH



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
200	3,200	5 Years	\$23.50 /sf/yr	Office	Grey Shell	Immediate
100	12,142	5 Years	\$23.50 /sf/yr	Office	Fully Builtout	Immediate



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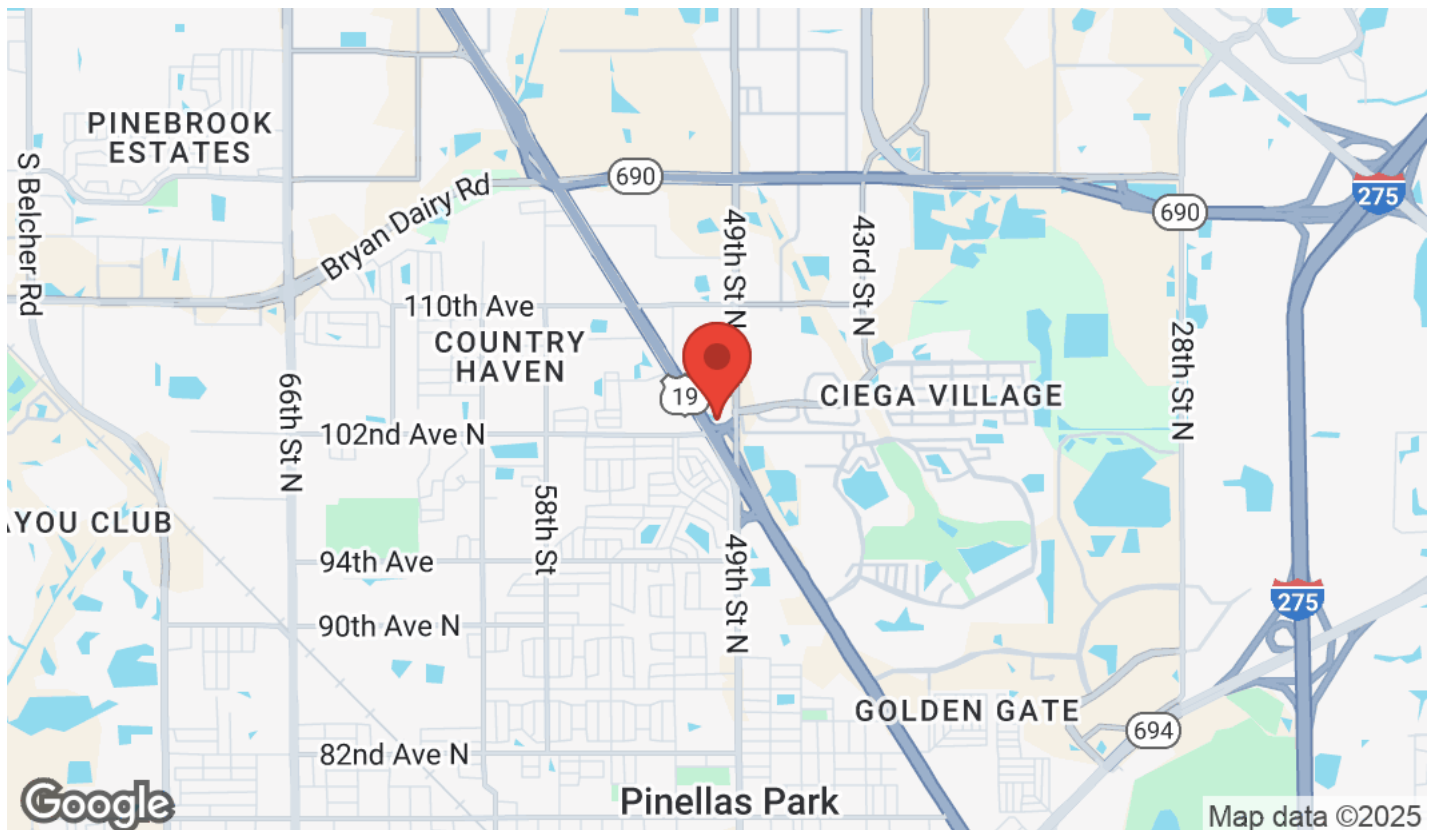
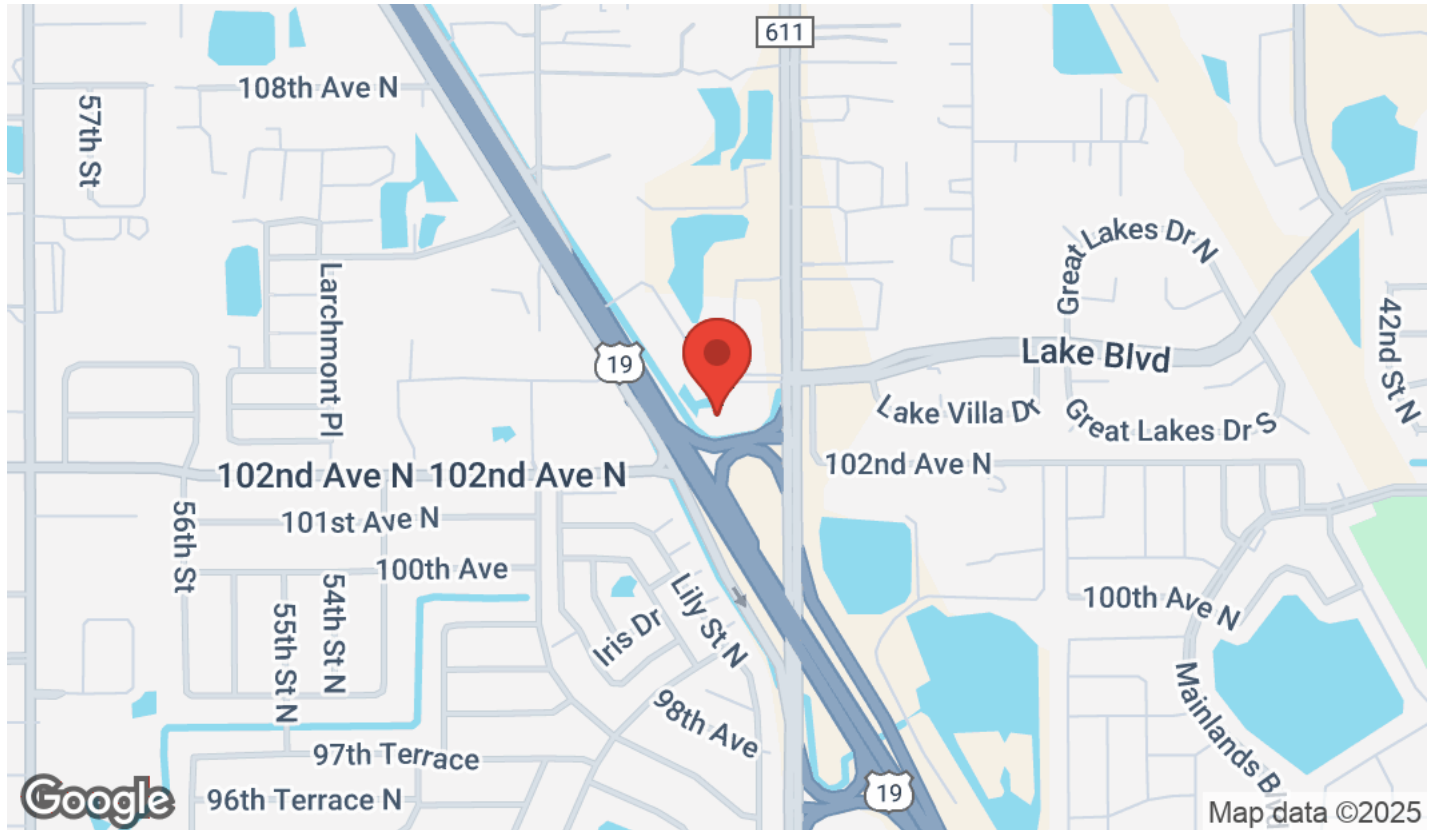
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LOCATION MAPS

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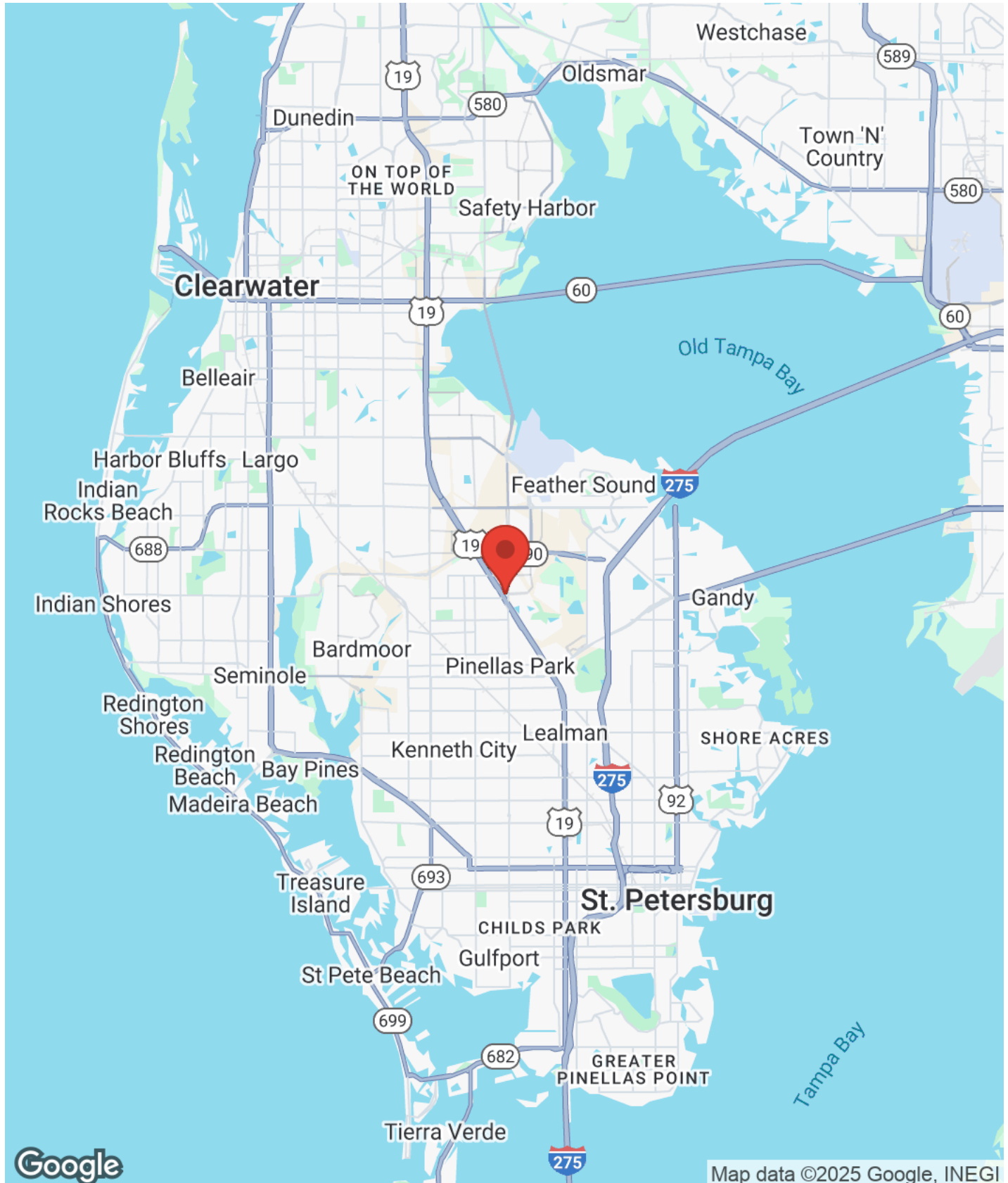
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REGIONAL MAP

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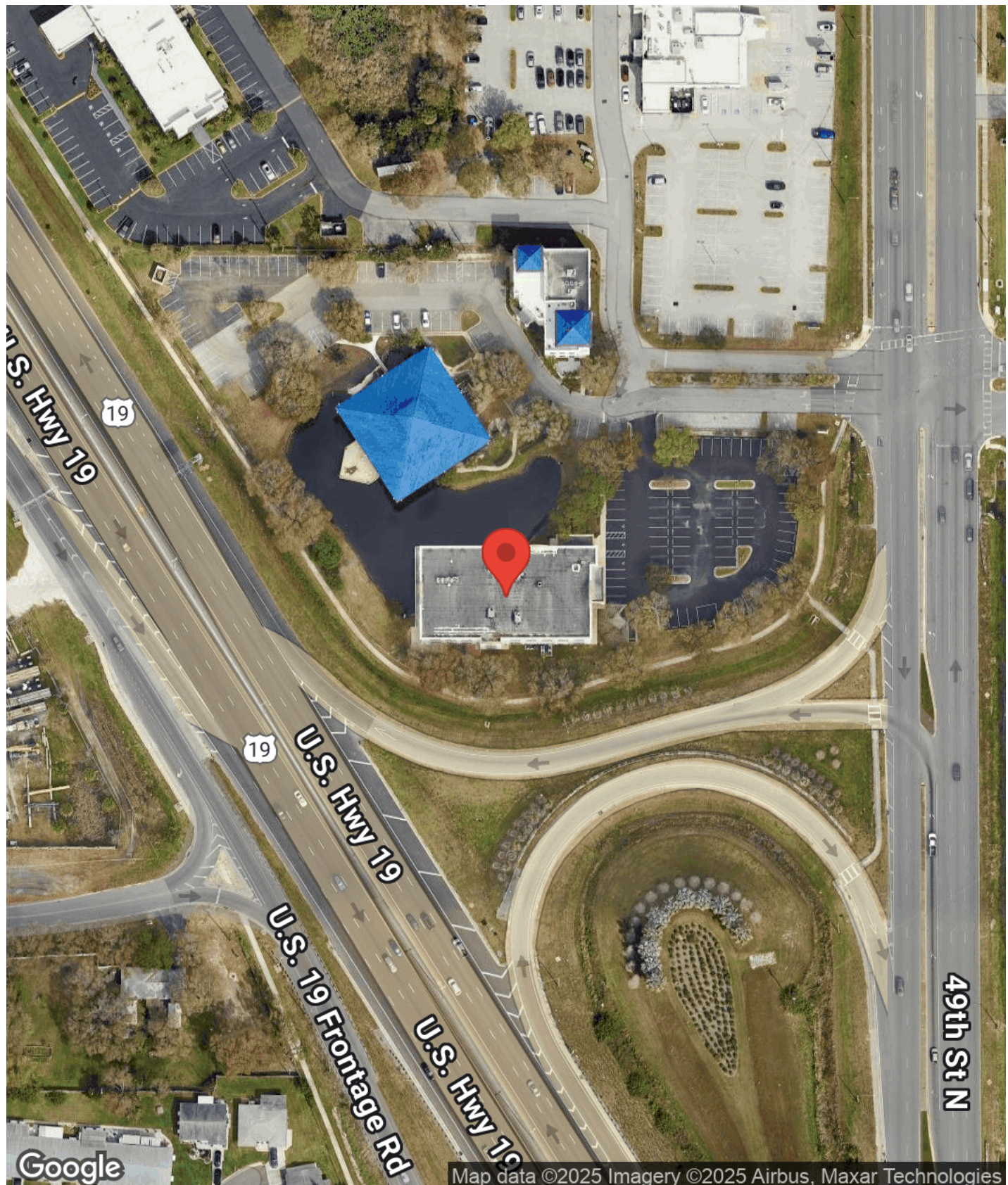


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AERIAL MAP

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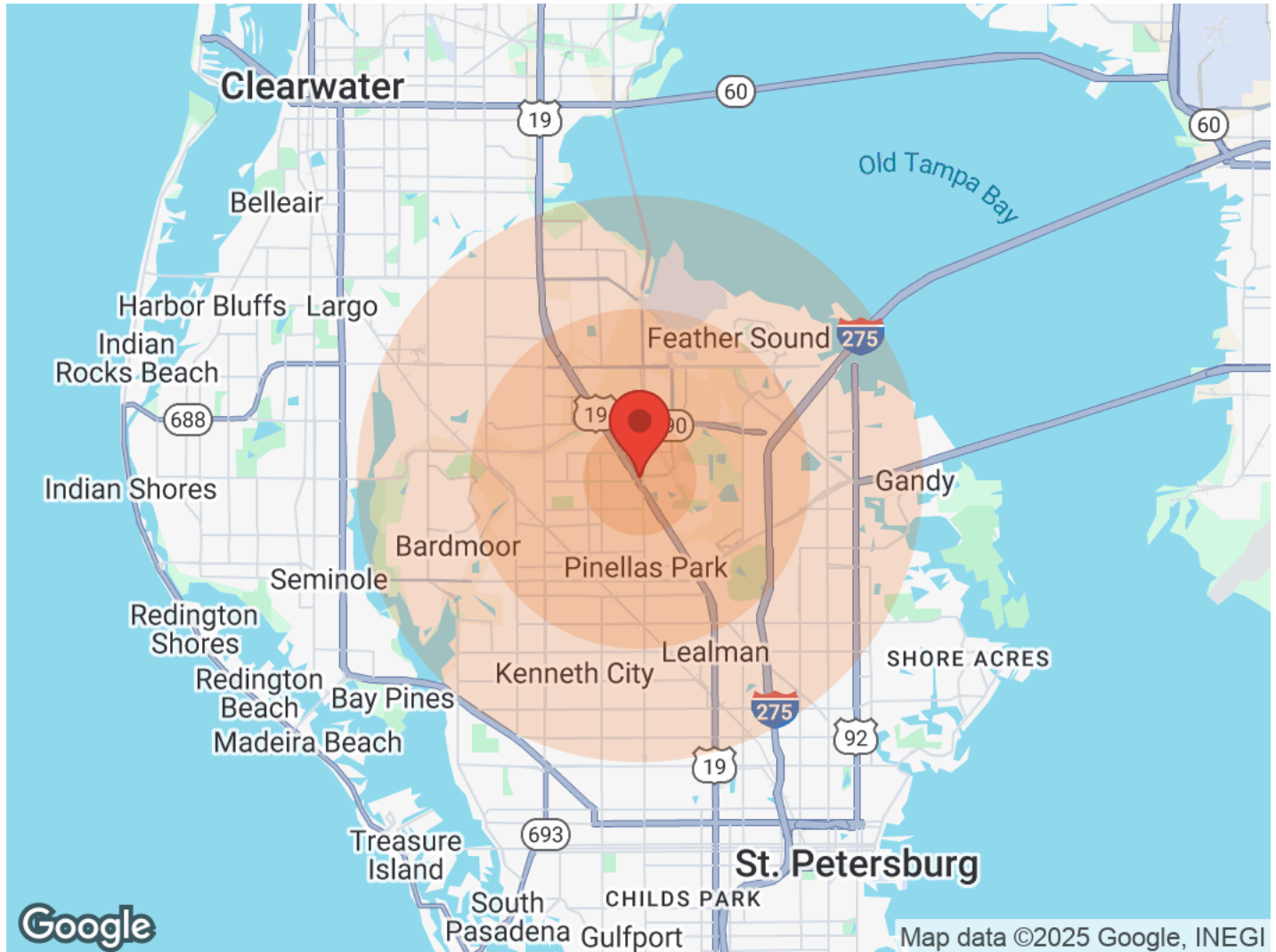


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DEMOGRAPHICS

10200 49TH STREET NORTH



Population	1 Mile	3 Miles	5 Miles
Male	5,552	35,291	114,238
Female	6,116	35,507	120,664
Total Population	11,668	70,798	234,902

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,724	9,705	33,516
Ages 15-24	1,364	7,304	24,696
Ages 25-54	4,191	27,740	89,757
Ages 55-64	1,530	9,532	31,931
Ages 65+	2,859	16,517	55,002

Race	1 Mile	3 Miles	5 Miles
White	9,964	60,251	204,385
Black	411	3,960	11,911
Am In/AK Nat	13	40	99
Hawaiian	5	17	37
Hispanic	1,162	6,942	20,515
Multi-Racial	906	6,520	20,478

Income	1 Mile	3 Miles	5 Miles
Median	\$37,191	\$42,128	\$43,956
< \$15,000	401	3,868	13,154
\$15,000-\$24,999	667	4,467	14,580
\$25,000-\$34,999	940	3,852	13,453
\$35,000-\$49,999	897	5,323	19,328
\$50,000-\$74,999	1,062	5,762	20,505
\$75,000-\$99,999	525	3,261	10,912
\$100,000-\$149,999	167	2,170	7,856
\$150,000-\$199,999	37	347	1,694
> \$200,000	69	373	1,652

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,417	34,563	123,291
Occupied	4,852	30,238	106,421
Owner Occupied	3,359	20,139	71,003
Renter Occupied	1,493	10,099	35,418
Vacant	565	4,325	16,870

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