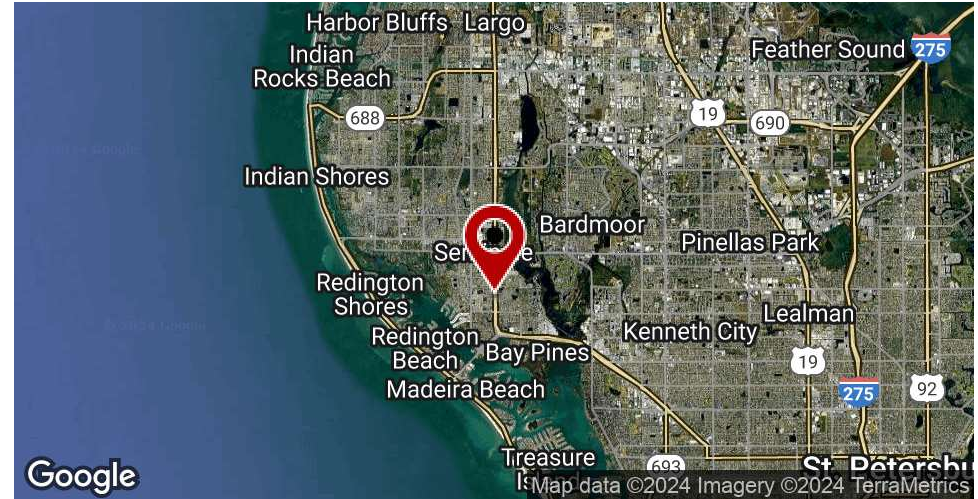


OFFICE FOR SALE

WEST PINELLAS FREE STANDING OFFICE BUILDING

5666 Seminole Blvd, Seminole, FL 33772



PROPERTY DESCRIPTION

Renovated Seminole/West Side free standing office building sitting on 1.33 acres. Property benefits from having **70 + parking spaces** as well as an **interior courtyard lush with Florida native plants**. Dual access from of Seminole Blvd. and 57th Avenue N. Prominent pylon signage facing north and south bound Seminole Blvd. making the building easily found.

Investor or owner-user opportunity: The **available** 11,000SF + anchor space was home to a large real estate office and has been recently renovated. The anchor space includes a large training room, multiple conference and meeting spaces, call booths, kitchen breakroom, as well as large updated perimeter offices.

In addition, surrounding the courtyard are a number of privately accessible tenant spaces. An owner user will enjoy immediate income from the existing leases.

LOCATION DESCRIPTION

Convenient access to Saint Petersburg, Madeira Beach, Tyrone, Bay Pines, and Seminole. Property is located at 57th Avenue N and Seminole Blvd. Close proximity to major shopping centers including Tyrone Mall, Target, and new Seminole City Center. Easily service the Bardmoor Country Club and Bayou Club neighborhoods.

OFFERING SUMMARY

Sale Price:	\$4,200,000
Lot Size:	1.33 Acres
Building Size:	16,462 SF

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Executive Suite Plan: The building is currently configured as an executive suite office building and is broken up into 5 medium size offices and 1 large anchor space. Current tenants include real estate, insurance, construction, property management. All leases are short term and the space can be easily reconfigured to accommodate users from 120sf private office suites up to a full building user of ~ 16,500sf.

The current layout includes both small, medium, and large offices, which in the past have been leased to individuals as well as teams and small companies.

Plans are in place to convert the lobby into a coffee bar lounge, add a glassed in main conference room as well as a AV fully tech enabled community living room. In addition, small offices will be converted to breakout rooms and "private call booths". Both interior and exterior way-finding signage, landscaping, and exterior lighting upgrades are underway.



- Plug and Play - Executive Suite Plan
- Updated Restrooms throughout. Lots of natural light.
- Two large training rooms or functional collaborative offices.
- Huge amount of parking for office uses.
- Medical-office potential.
- Anchor space available - Benefit from existing INCOME while growing your business.
- Up to 13,000sf immediately available.

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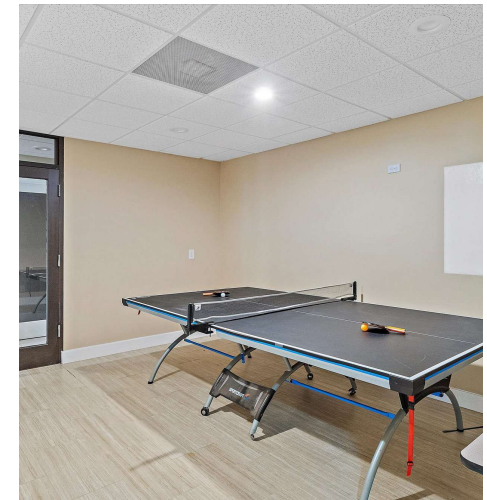
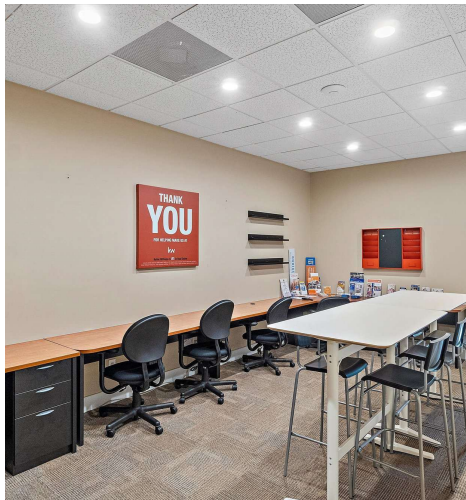
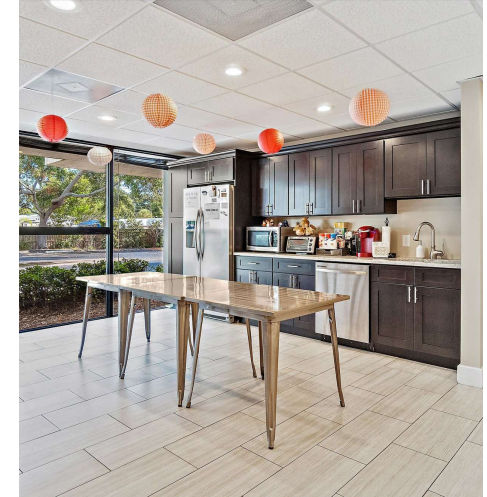
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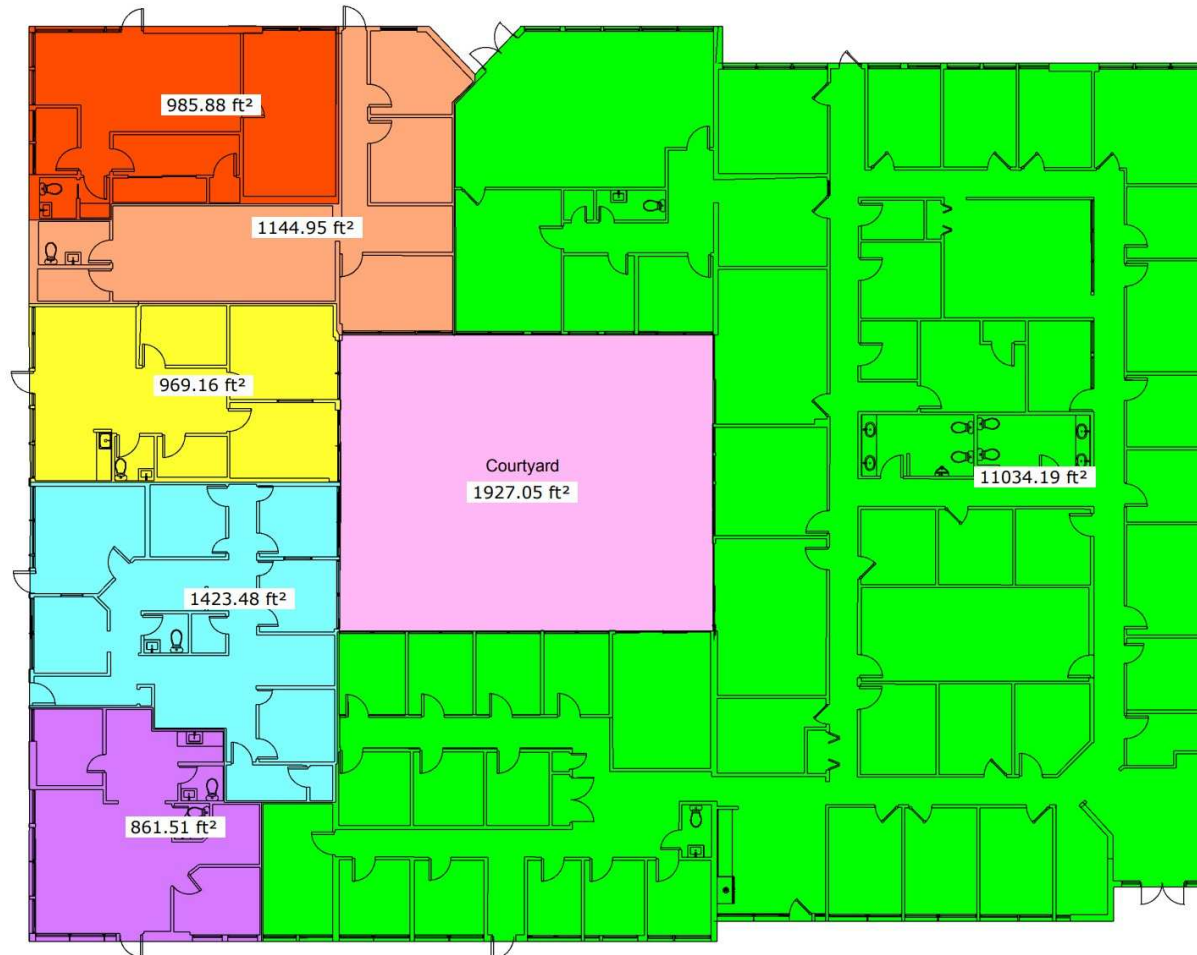
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EXISTING FLOOR PLAN

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