

New Pricing Structure

37,319 SF Single-User Building



6565 ULMERTON ROAD, LARGO, FL



PROPERTY HIGHLIGHTS

- **SIZE:** 37,319 SF single user office/flex building for lease
- **TI ALLOWANCE:** Market allowance based on term
- **PARKING:** 4/1,000 ratio in surface lot, with additional land to add more. Existing covered spaces available at no additional fee.
- **FINISHES:** Recently built out with high end finishes, including stained concrete, carpet tiles & laminate wood flooring
- **ACCESS:** 24/7 tenant access, tenant controls A/C & electricity
- **SECURITY:** Fully gated parking lot with 3 entrances
- **LOCATION:** 6565 Ulmerton Road, Largo, FL
Directly on Ulmerton Road, just off US-19 & near I-275

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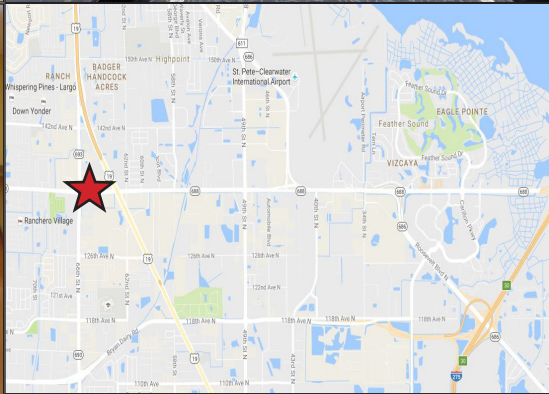
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- Currently built out for administrative offices and Technical College or Trade School: Nursing, Information Technology, Cosmetology, HVAC
- ADA compliant building with high end finishes throughout
- Administrative offices at front of building & training/classrooms in rear
- Service area with high ceilings & drive-in dock door
- Covered outdoor eating area directly off of break room
- FEMA Flood Zone X (no flood insurance required)
- Excellent building & signage visibility from Ulmerton Road (6 lane highway)



No warranty of representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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