



RENOVATIONS COMPLETE!

## BAYSIDE CENTER I & II

17755 & 17757 North U.S. Highway 19  
Clearwater, Florida 33764

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Strategic Location  
in Pinellas County's Bayside Market

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## FOR LEASE

UP TO  
13,076 SF  
CONTIGUOUS  
SPACE  
AVAILABLE







Downtown  
Tampa



Bayside Bridge

5-Story  
Parking  
Garage

**BAYSIDE CENTER I & II**





# BAYSIDE CENTER I & II

## KEY FEATURES

- **Bayside Center I Total Square Footage**  
46,505 SF
- **Bayside Center II Total Square Footage**  
168,762 SF
- **Total Contiguous**  
13,076 SF
- **Lease Rate**  
\$24.00-\$25.00 / full service
- **Parking Ratio**  
4:1,000 (free covered parking)

## Prominent location within the Bayside micro-market.

- Excellent visibility from U.S. Highway 19
- Direct access and proximity to a diverse and high-quality labor pool of two million
- Nearby access to Clearwater/St. Petersburg International Airport, Tampa International Airport, major malls, retail & restaurants

# AVAILABILITIES

1,084 - 13,076 SF



Modern Lobby



On-Site Property Management

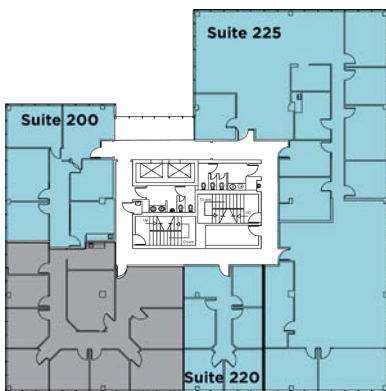


Common Conference Area

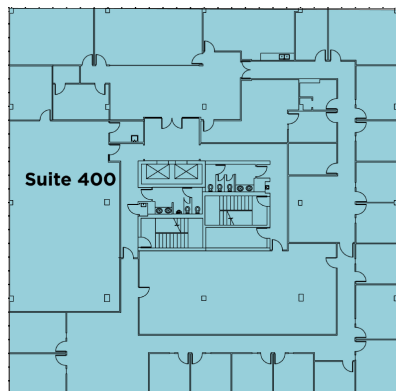


Onsite Cafe

Bayside Center I - Floor 2



Bayside Center I - Floor 4







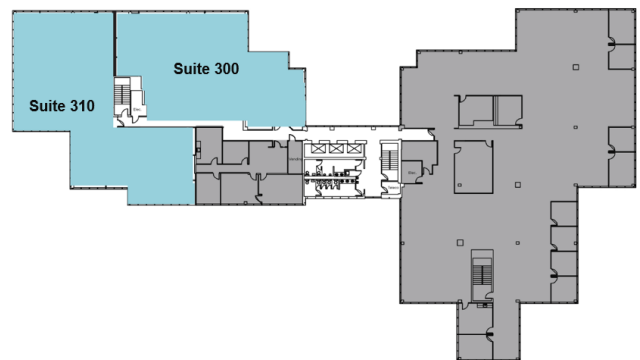
# SUITES

BUILDING	SUITE	TOTAL SF	AVAILABLE
Bayside Center I	200	1,629 SF	Immediately
Bayside Center I	220	1,084 SF	Immediately
Bayside Center I	225	5,840 SF	Immediately
Bayside Center I	400	12,930 SF	3/1/2020
Bayside Center II	115	1,137 SF	6/1/2019
Bayside Center II	160	3,025 SF	Immediately
Bayside Center II	210	2,842 SF	Immediately
Bayside Center II	260	2,270 SF	Immediately
Bayside Center II	270	1,558 SF	Immediately
Bayside Center II	300	4,670 SF	Immediately
Bayside Center II	310	5,685 SF	Immediately
Bayside Center II	500	13,076 SF	Immediately

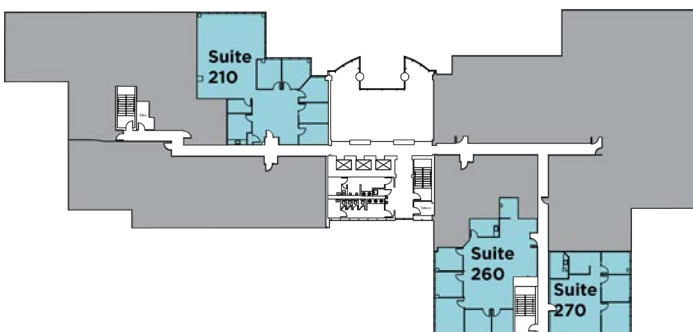
Bayside Center II - Floor 1



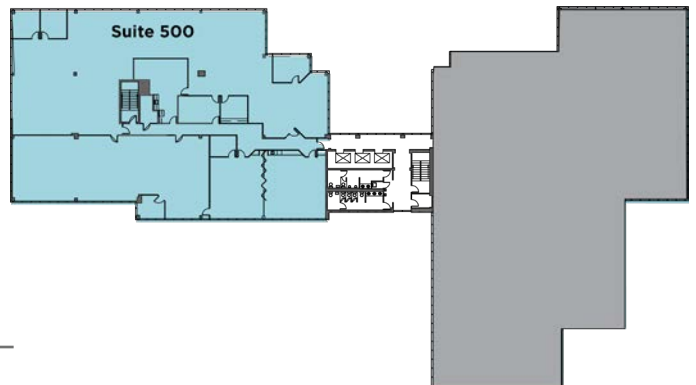
Bayside Center II - Floor 3

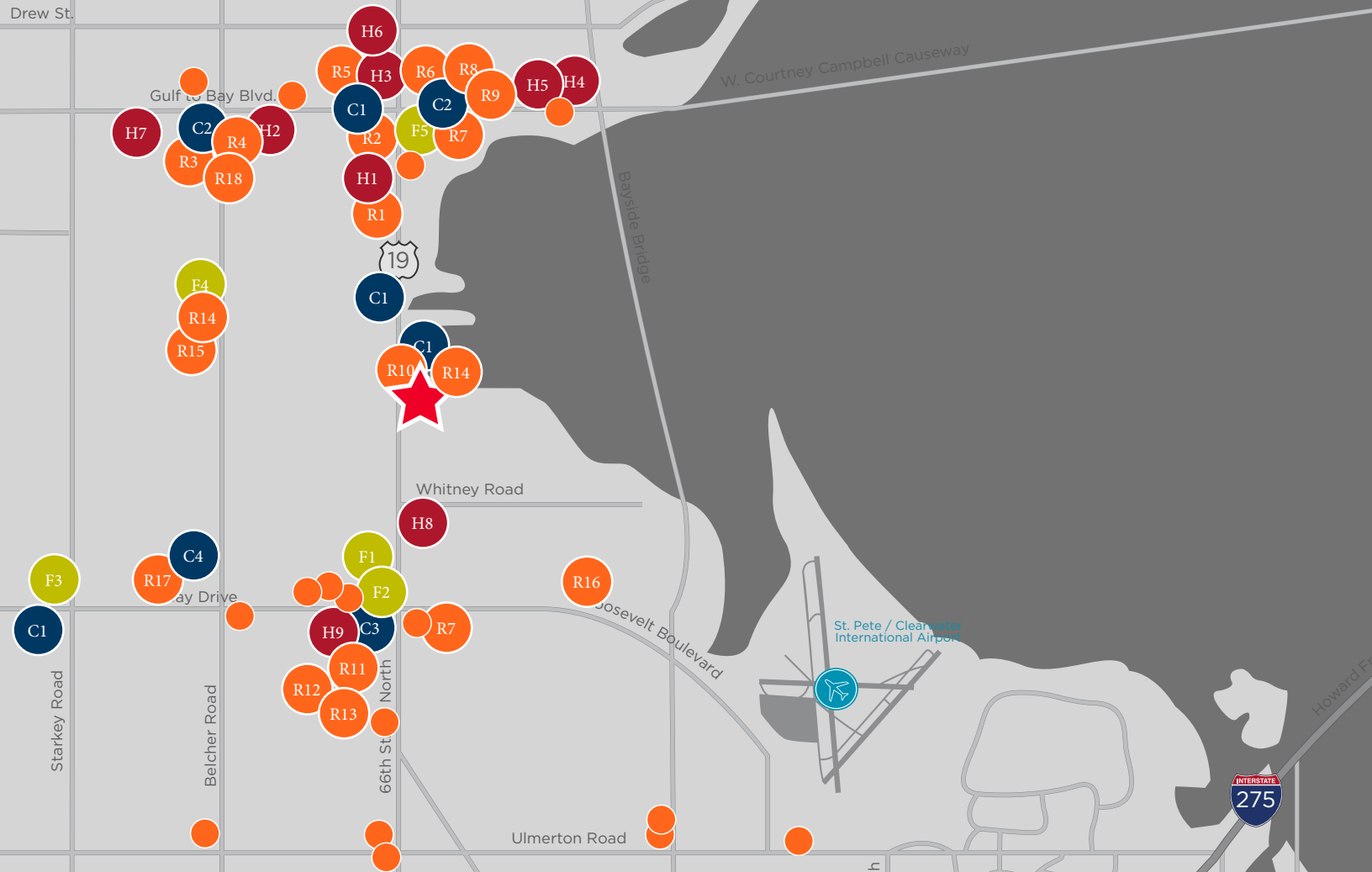


Bayside Center II - Floor 2



Bayside Center II - Floor 5





## AMENITIES

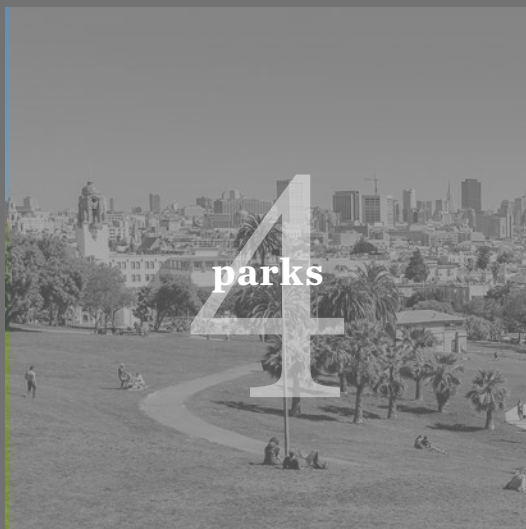
- |                                                   |                                                              |                                                  |
|---------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------|
| <span style="color: orange;">●</span> Restaurants | <span style="color: blue;">●</span> Coffee Shops             | <span style="color: red;">●</span> Hotels        |
| R1 Applebees                                      | C1 Dunkin Donuts                                             | H1 Quality Inn Central                           |
| R2 Village Inn                                    | C2 Starbucks                                                 | H2 Gulf Way Inn                                  |
| R3 Bob Evans                                      | C3 Einstein Bros. Bagels                                     | H3 Holiday Inn Express                           |
| R4 Little Greek Fresh Grill                       | C4 The Haus Coffee Shop                                      | H4 Fairfield Inn & Suites by Marriott Clearwater |
| R5 Chick-fil-a                                    |                                                              | H5 Clearwater Inn                                |
| R6 Chipotle Mexican Grill                         | <span style="color: yellow-green;">●</span> Fitness & Health | H6 Knights Inn Clearwater                        |
| R7 Moe's Southwest Grill                          | F1 LA Fitness                                                | H7 Ramada Limited Clearwater Hotel               |
| R8 Carrabba's Italian Grill                       | F2 Anytime Fitness                                           | H8 Rodeway Inn                                   |
| R9 Hooters                                        | F3 Gold's Gym                                                | H9 Woodspring Suites Signature Clearwater        |
| R10 Steak 'n Shake                                | F4 Curves                                                    |                                                  |
| R11 Chili's                                       | F5 9Round Fitness                                            |                                                  |
| R12 LongHorn Steakhouse                           |                                                              |                                                  |
| R13 First Watch                                   |                                                              |                                                  |
| R14 Subway                                        |                                                              |                                                  |
| R15 Monty's Pizza                                 |                                                              |                                                  |
| R16 Wung Thai                                     |                                                              |                                                  |
| R17 Culver's                                      |                                                              |                                                  |
| R18 PDQ                                           |                                                              |                                                  |



12  
coffee shops



1  
open-air venue



4  
parks



1  
International Airport



20+  
restaurants



5  
gyms

...within a 3-mile radius





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