



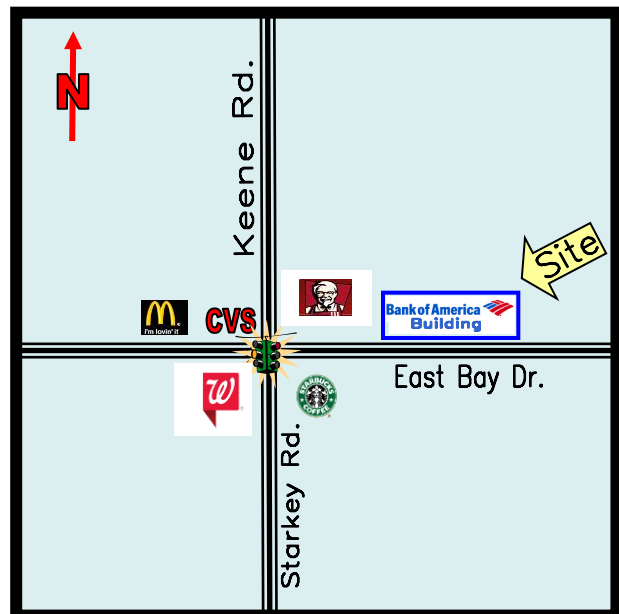
BANK OF AMERICA BUILDING

FOR LEASE



2600 EAST BAY DR.
LARGO, FL 33771

- SUITE #205 - 2,250 SF
- JOIN BANK OF AMERICA
- GREAT VISIBILITY
- EASY ACCESS OFF EAST BAY DR. & KEENE RD.
- **LEASE RATE: \$13.95/SF**
FULL SERVICE



ADDRESS: 2600 East Bay Dr.
Largo, FL 33771

LOCATION: North side of East Bay Dr., just east of
Keene Rd./Starkey Rd.

LAND AREA: 1.75 ac
DIMENSIONS: Irregular

ZONING: N/A
LAND USE: CG- City of Largo
FLOOD ZONE: "X" No insurance required

IMPROVEMENTS: 17,670 SF

LEGAL DESCRIPTION: 2600 East Bay Dr., Lot 1

YEAR BUILT: 1975

UTILITIES: Duke Energy - Electric
Water, Sewer & Trash - City of Largo

PARKING: 4/1000

TAXES: \$23,626.48 (2017)

PRESENT USE: Office

PARCEL ID #: 36/29/15/92743-000-0010

LEASE RATE: \$13.95/SF Full Service

TRAFFIC COUNT: 63,500 v.p.d.

NOTES: **SUITE #205** 2,250 SF has reception area, 6 offices, conference room, break room and restroom. Oversized offices offer great flexibility and additional room for storage. Located in the Bank of America Building on East Bay Drive just east of Keene Rd./Starkey Rd.

KEY HOOK # 8

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1110-3-05

SHOWING INFORMATION: Call listing agent to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 17,670 SF

SPACE AVAILABLE:

Suite#205 - 2,250 SF @ \$13.95/SF - Full Service

PARKING: 4/1000

OCCUPANCY: Immediate

ESCALATION: 3%

OTHER CHARGES

	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance	X	
Water	X	
Management	X	
Electric	X	

MINIMUM TERM: 3 years

SIGNAGE: N/A