

For Sale or Lease: Gateway Office Condo

AIRPORT BUSINESS CENTER

14141 46th Street N., Suite 1206, Clearwater, FL 33762



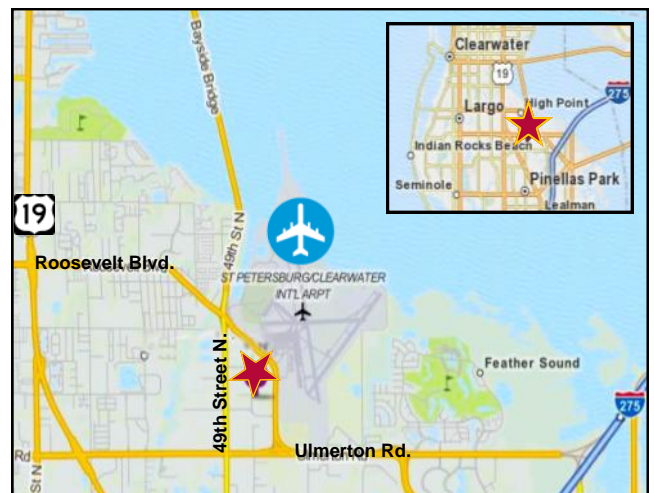
FEATURES

- ❖ 2,831 SF Office Condo Built in 2006 Available Now
- ❖ Hurricane impact resistant windows
- ❖ Non-flood zone, Evacuation Level C
- ❖ State-of-the-Art Technology: Verizon Smart Park, Redundant Fiber Optics, Roadrunner
- ❖ Excellent Move-In Condition
- ❖ Parking: 5 per 1,000 SF
- ❖ Located across from St. Petersburg / Clearwater International Airport, less than 4 miles to I-274

ASKING PRICE

- ❖ \$280,270
- ❖ Lease Rate: \$13/SF MG

LOCATION MAP



Linda Fiechtner
O: 727.725.2800
C: 727.742.9551
lfiechtner@rmcpgr.com

RMC ROSS REALTY
Centres at Feather Sound
3001 Executive Drive, #250
Clearwater, FL 33762-5324
727.725.2800 www.rmcpgr.com

AIRPORT BUSINESS CENTER

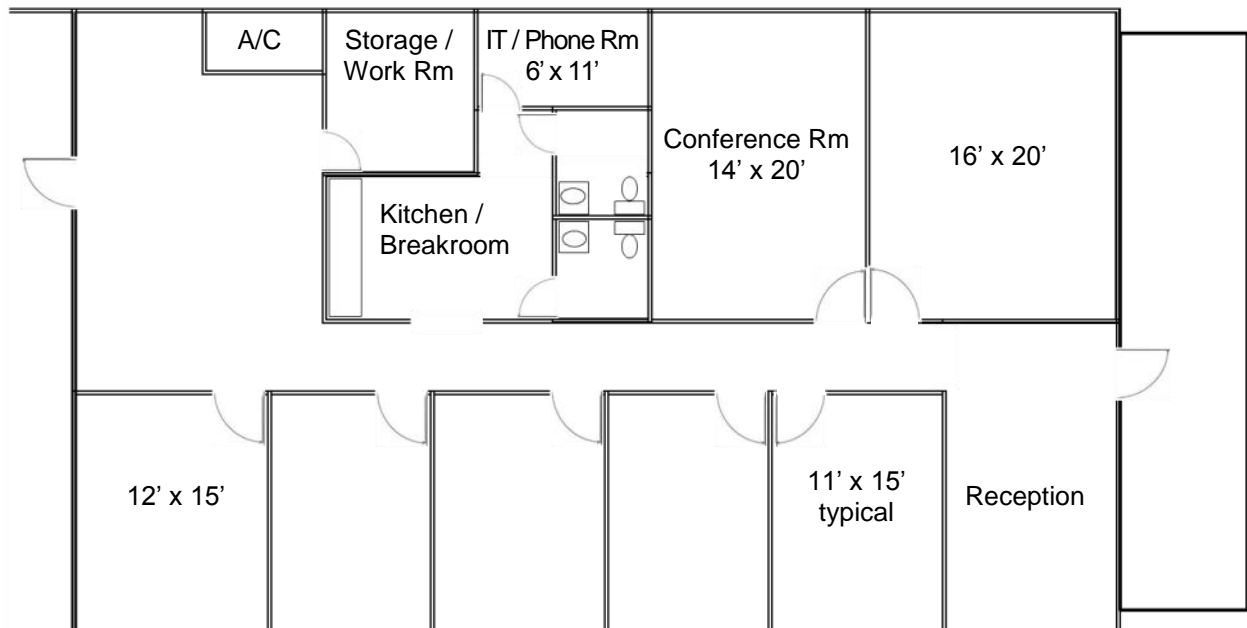
14141 46th Street N., Suite 1206, Clearwater, FL 33762



Local Drive Times & Distances		
To:	Distance	Drive Time
St. Pete / Clearwater Int'l Airport	0.5 miles	2 minutes
I-275	3.5 miles	6 minutes
Downtown St. Petersburg	12 miles	17 minutes
TIA / Westshore	15 miles	20 minutes
Gulf to Bay	4.5 miles	4 minutes



Drawing Not to Scale



Any information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.