

OFFICE CONDOS
FOR SALE

Hidden Oaks - Units B3 & B4

1700 MCMULLEN BOOTH RD • CLEARWATER, FL • 33759

SPECIAL
PRICE
REDUCTION!



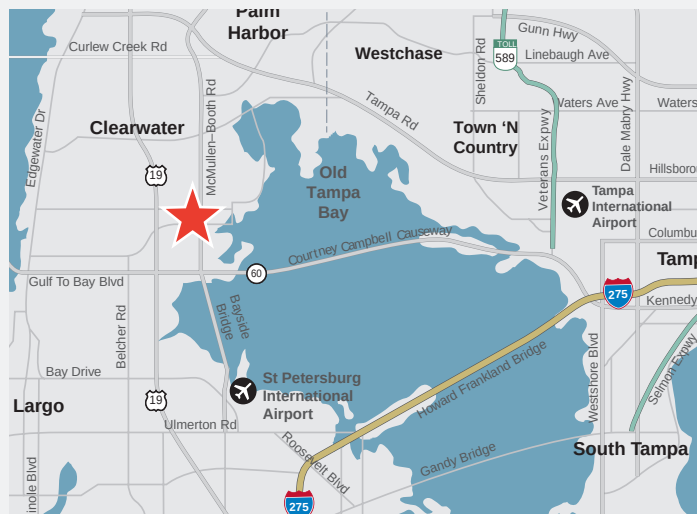
INVESTMENT OPPORTUNITY FOR 2-UNIT OFFICE CONDO PORTFOLIO

PROPERTY OVERVIEW

Available for Sale	2 Office Condos totaling 4,955 sf
Property Type	Office
Property Size	4 buildings totaling 31,687 sf
Class / Year Built	B / 1988
Parking	5/1,000

PROPERTY FEATURES

- + Garden-style office units within a park-like setting
- + Fantastic visibility at signalized intersection
- + Beautifully updated interiors
- + Natural tree canopy providing abundant shaded surface parking
- + Popular office park is 100% occupied



LOCATION

- + Conveniently situated at the signalized intersection of McMullen Booth Rd and SR 590 (Coachman Rd)
- + Two convenient points of ingress/egress - McMullen Booth Rd and SR-590 (Coachman Rd)
- + Minutes from Gulf to Bay Blvd and Courtney Campbell



Judy Healey, RPA
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HIDDEN OAKS SITE PLAN



2025 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	9,512	71,866	195,353
Total Households	4,112	33,796	88,070
Median Age	45.8	49.5	47.8
Median HH Income	\$84,944	\$68,004	\$68,604

Source: CoStar Group/US Census Bureau

DRIVE TIMES

SR-60/Gulf to Bay Blvd	1.5 mi	5 minutes
St Pete/Clearwater Airport	6.0 mi	8 minutes
I-275	9.9 mi	12 minutes
Tampa International Airport	13.4 mi	16 minutes



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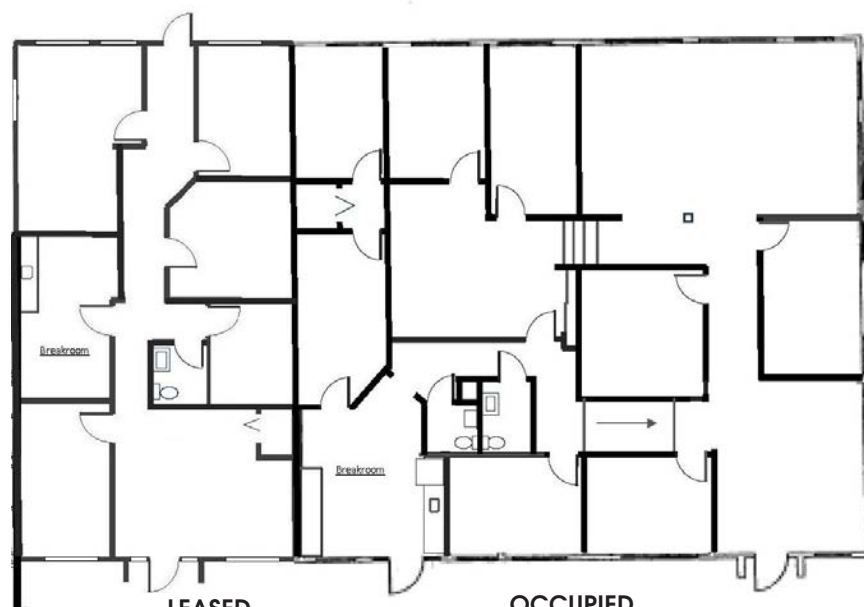
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REAL ESTATE SERVICES

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BUILDING B UNITS FOR SALE



LEASED
SUITE B-3
1,654 RSF
(Expires 9/30/2031)

OCCUPIED
SUITE B-4
3,301 RSF
(Seller will Leaseback)

UNIT B-3 INTERIOR PHOTOS



UNIT B-4 INTERIOR PHOTOS



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