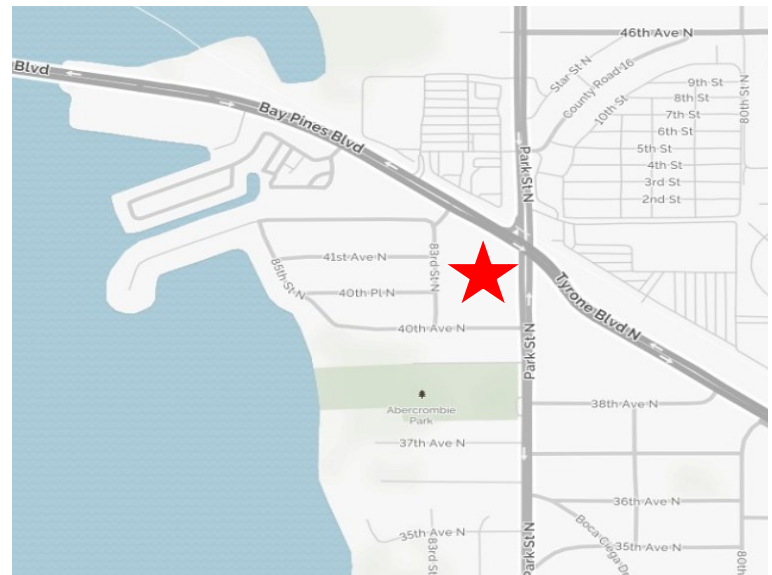


**FEATURES:**

- **999 SF 2nd Floor & 1,563 SF 3rd Floor Turn-Key Office Space Available**
- **Highly visible 3-story Office Building**
- **Signalized intersection of Tyrone Blvd. and Park St. ~ Tyrone Mall submarket**
- **Neighboring retail tenants include High-End Salon, The Nosh Pit Deli & Glory Days Grill**
- **2-story lobby atrium**
- **Turn-Key build-outs available**
- **Stable long-term ownership**
- **Pylon signage available**

**CONTACT:**

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**LOCATION:**

| Local Drive Times & Distances | Distance   | Drive Time |
|-------------------------------|------------|------------|
| Tyrone Square Mall            | 2 Miles    | 5 Mins     |
| Madeira Beach                 | 4 Miles    | 10 Mins    |
| Downtown St. Petersburg       | 9.4 Miles  | 18 Mins    |
| St. Pete/Clearwater Airport   | 10.3 Miles | 21 Mins    |



| SUITE  | SF    | MAX   |
|--------|-------|-------|
| 201B/C | 999   | 999   |
| 303    | 1,563 | 1,563 |

