

SUITE A · 5,500 SF · OFFICE

# MOVE-IN READY OFFICE SUITE

Fully Furnished · 5,500 SF · Immediate Occupancy

Professional Services · Government / Federal Contractors · Technology · Healthcare Admin

★ FREE RENT ON 5-YEAR OR 10-YEAR NNN LEASE · MOVE IN ON DAY ONE — NO BUILD-OUT NEEDED ★

Fully furnished suite — zero TI cost or delay. Just sign and operate.

**5,500 SF**

Fully Furnished

**\$19–\$25**

Per SF / NNN

**Free Rent**

5 or 10-Yr NNN

**Day One**

Occupancy

## SUITE A — FEATURES & HIGHLIGHTS

- No build-out needed — furnished & ready
- Private offices + open workspace layout
- Reception area & dedicated conference room
- Kitchen/break room, storage & utilities ready
- High-speed data infrastructure in place
- Prominent Seminole Blvd signage rights
- Ample on-site parking · ADA compliant
- Single or whole-building configurations

## LEASE TERMS

- Type: Triple Net (NNN)
- Rate: \$19.00 – \$25.00 / SF NNN
- Term: 5-year or 10-year
- Free Rent: Available on both term lengths
- No TI needed — suite is fully furnished
- Available: Immediately upon execution



## AT A GLANCE

- Fully furnished executive offices
- Conference room + open workspace
- Kitchen/break room included
- Data infrastructure in place
- ADA compliant · Surface parking

**LOCATION:** Seminole Blvd corridor · Minutes to US-19, SR-694 & Gulf Beaches · Largo Medical Center nearby  
Dense residential & senior population base · Strong daytime traffic · Easy Tampa Bay metro access

## SUITE A INCENTIVE PACKAGE

Whole-building lease (A+B): free rent on Suite A + TI allowance on Suite B — combined package negotiable

### ✓ Free Rent — 5-Yr NNN

Negotiable free rent period on 5-year NNN execution

### ✓ Free Rent — 10-Yr NNN

Enhanced abatement available up to 12 months, year 1

### ✓ Full-Building Bonus

Lease Suite A + B together: adds TI on medical suite B

FOR LEASING INQUIRIES — CONTACT OWNER DIRECTLY

**Andy Singh | (727) 604-5288 | 9911seminole@gmail.com | 9911seminole.com**

9911 Seminole Blvd · Seminole, FL 33772 · Tours by appointment · Owner-direct — serious inquiries only

Information deemed reliable but not guaranteed. Incentives subject to change. Verify zoning & permitted uses with Pinellas County.

# AERIAL LOCATION VIEWS — SUITE A | 5,500 SF

Red arrow identifies property · Seminole Blvd corridor · Waterfront proximity



Aerial view — Seminole Blvd corridor with waterfront to west



Gulf of Mexico visible on horizon



High-traffic Seminole Blvd intersection

## KEY LOCATION ADVANTAGES

- › Direct Seminole Blvd frontage — one of Pinellas County's busiest commercial corridors
- › Waterfront proximity — scenic setting improves employee retention and client perception
- › Minutes to US-19, SR-694 — easy access across the entire Tampa Bay metro area
- › Dense residential neighborhoods & large senior population base surrounds the property
- › Close to Largo Medical Center, BayCare Health & established Pinellas healthcare network

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# FLOOR PLAN — 9911 SEMINOLE BLVD

Unit A: ~5,500 SF (Fully Furnished Office) | Unit B: ~1,700 SF (Available for TI Build-Out)

9911 Seminole Blvd  
Seminole, FL 33772



First Floor | Scale: 1" = 45"



DISCLAIMER: THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. FLOOR PLAN NINJA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY OR ACCURACY OF DIMENSIONS. WE RESERVE THE RIGHT TO USE ALL FLOOR PLANS AND RENDERINGS FOR MARKETING PURPOSES

FloorPlanNinja.com

Unit A (~5,500 SF) Fully furnished — free rent on 5 or 10-yr NNN • \$19-\$25/SF • Unit B (~1,700 SF) Medical TI build-out • \$19-\$25/SF NNN • Full build-out contribution incentive package

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