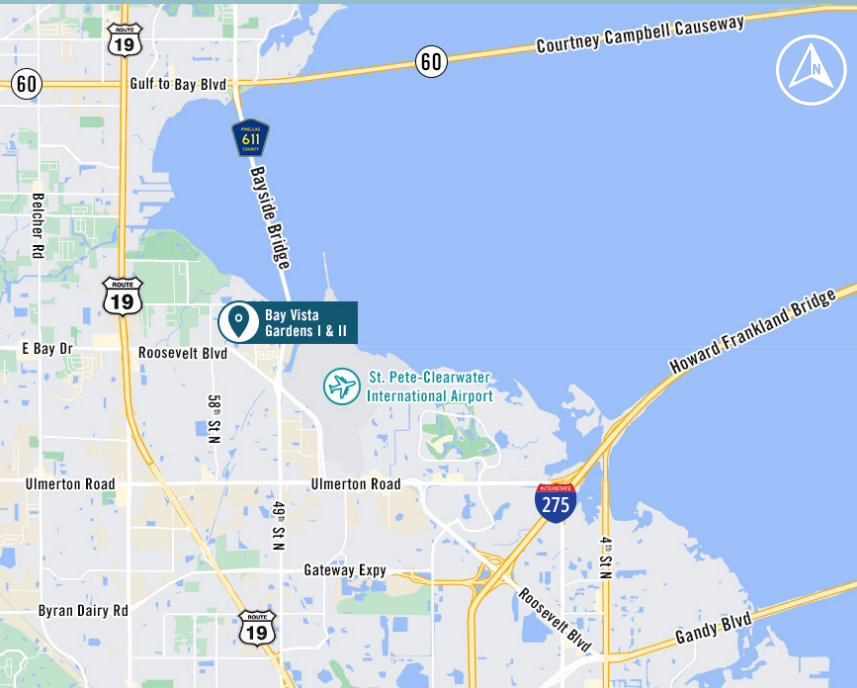


BAY VISTA GARDENS I & II



5500-5799 Rio Vista Dr
Clearwater, FL 33760

Office Suites For Lease



AVAILABLE SUITES

Bay Vista Gardens I

SUITE	SIZE (SF)	AVAILABLE
5516	3,436	60 Days
5540	13,522 - 19,108	Now
5596	4,110	10/1/2026

Bay Vista Gardens II

SUITE	SIZE (SF)	AVAILABLE
5510	12,749	12/1/2026
5765	4,220	Now

Contiguous Suites

LORENZO GONZALEZ | Associate Director
813.793.8461 | Lorenzo.Gonzalez@FranklinSt.com

MATT ALEXANDER | Senior Director
813.559.2006 | Matthew.Alexander@FranklinSt.com

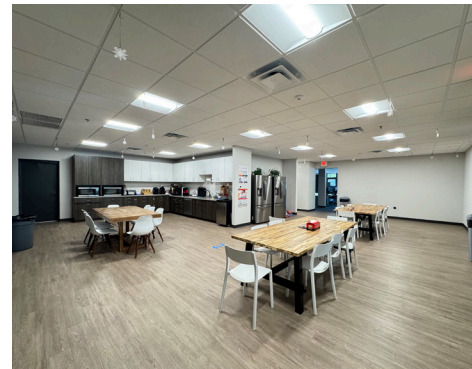
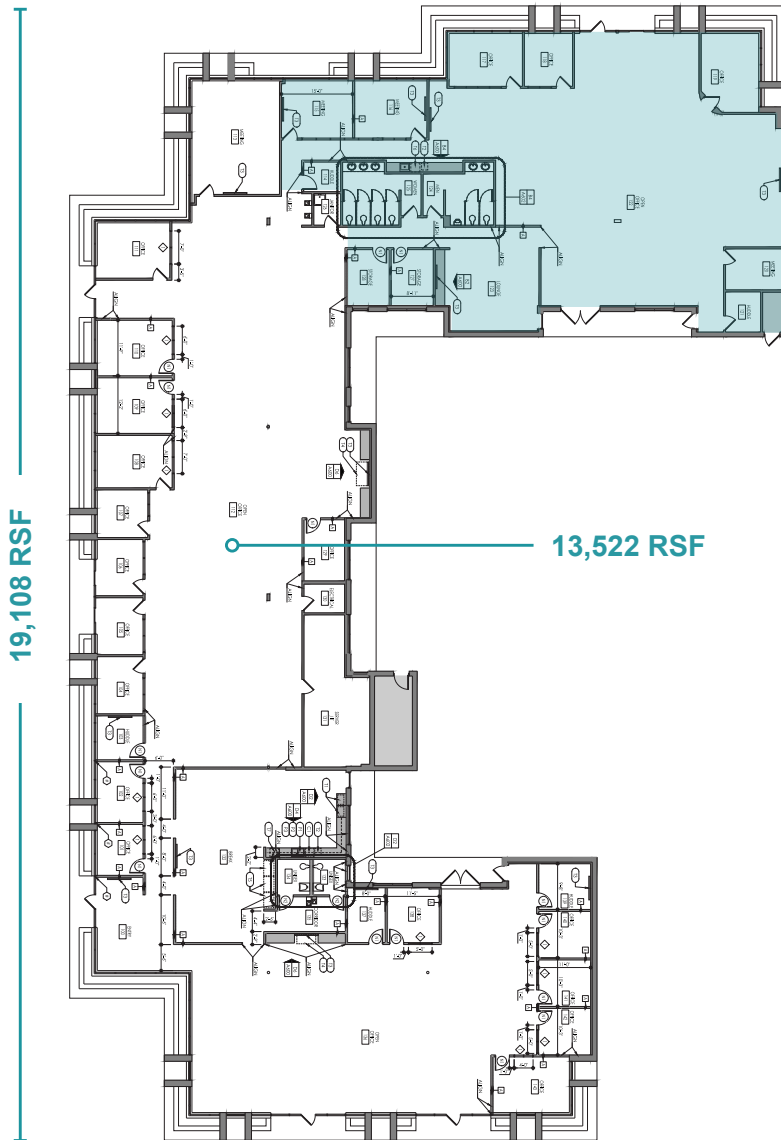


LICENSED REAL ESTATE BROKER | FranklinSt.com
Broker of Record, Florida | Chris Butler | License No. BK3318191

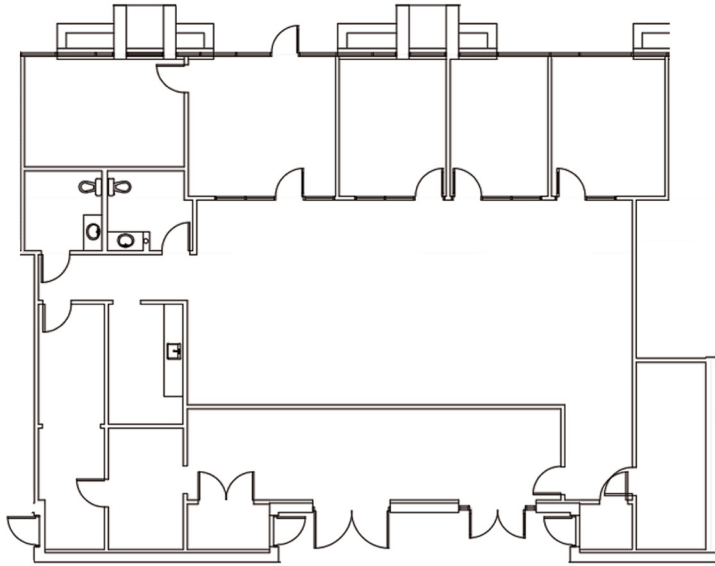
PROPERTY HIGHLIGHTS

- Parking ratio of 5/1,000 SF
- Convenient access to St. Petersburg, Clearwater, and Tampa
- Located minutes from Roosevelt Blvd, Bayside Bridge, US Highway 19, Courtney Campbell Causeway, I-275, and Gandy Boulevard
- 2 miles from the St. Pete/Clearwater International Airport

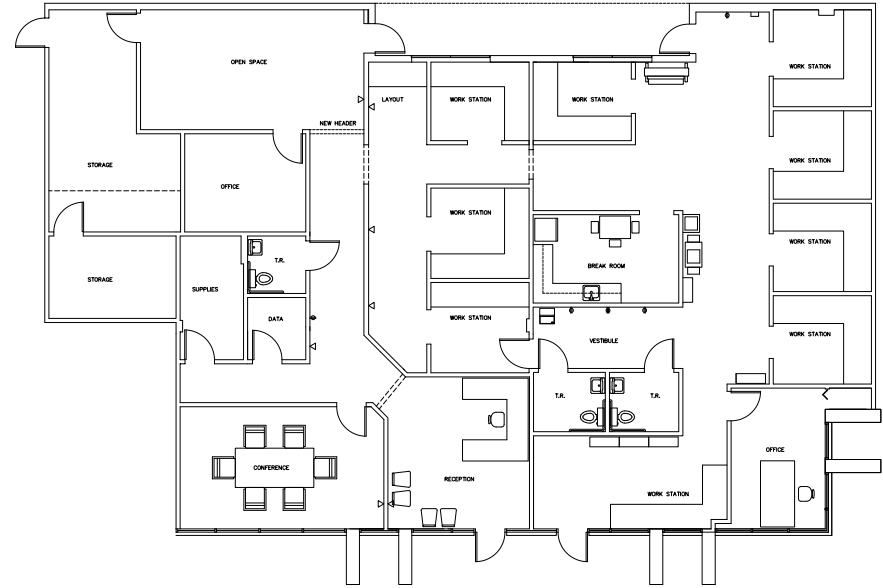
SUITE 5540: 13,522 - 19,108 SF



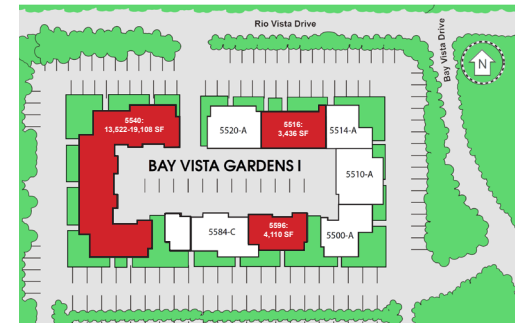
SUITE 5516: 3,436 SF
Available in 60 Days



SUITE 5596: 4,110 SF
Available 10/1/2026

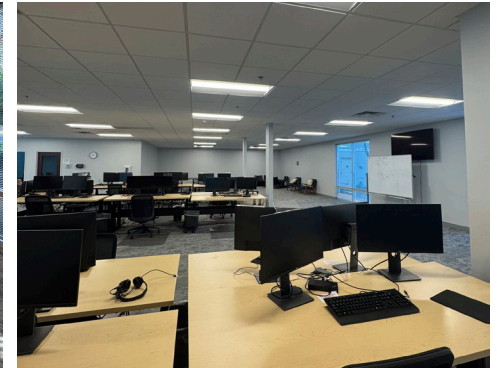


Site Plan

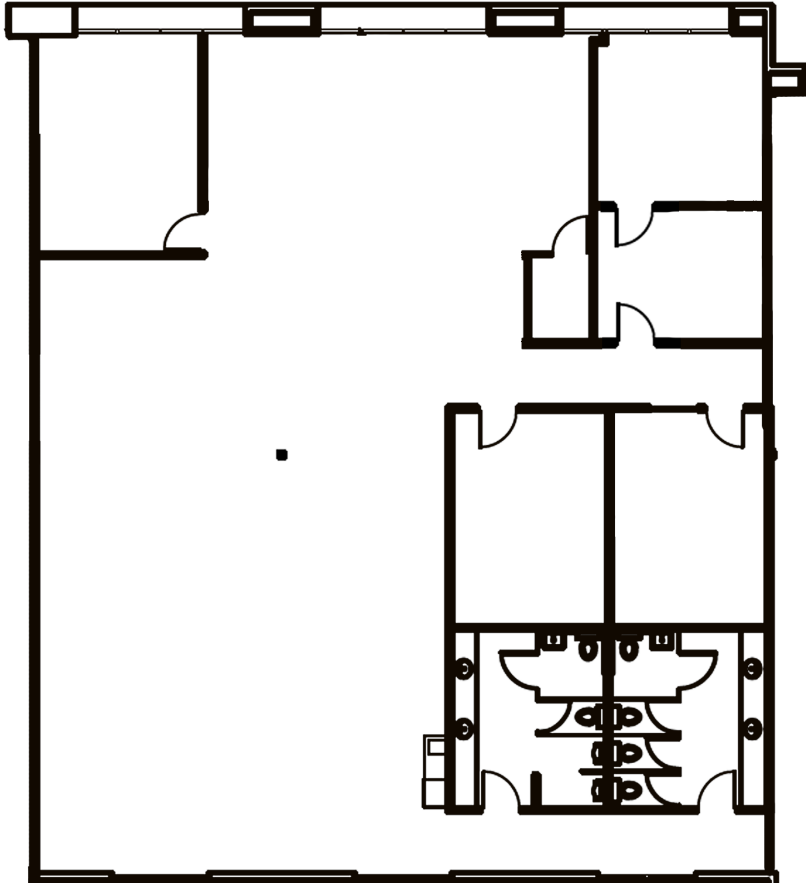


SUITE 5510: 12,749 SF

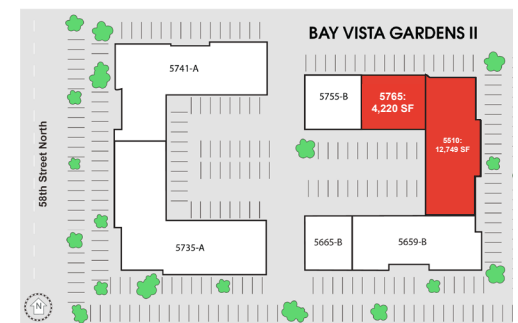
Available 12/1/2026



SUITE 5765: 4,220 SF



Site Plan



Suites 5510 and 5765 are Contiguous
with a Total of 16,969 SF

