

\$5,800,000 LIST PRICE

WEST BAY OFFICE TOWER

801 W Bay Dr, Largo, FL 33770

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID #ZAG0250588

Marcus & Millichap





801
WEST BAY
CENTER

801 WEST BAY



801
WEST BAY
CENTER

KELLER
WILLIAMS
REALTY

801 WEST BAY



Walmart
CVS/pharmacy
DOLLAR TREE
Checkers
ELEVEN

Fly USA

Publix

Walmart
HOBBY LOBBY
jiffylube
OLD NAVY
Wendy's
SPROUTS FARMERS MARKET
BURGER KING
BARNES & NOBLE
DSW
five BELOW

CLEARWATER MARINE AQUARIUM

Publix. Walmart
Wawa
Bob Evans
ALDI
Starbucks
Chick-fil-A
Holiday Inn
Advance! Auto Parts

Morton Plant Hospital
BayCare Health System

60 GULF TO BAY BLVD 55,000 VPD

BEALLS Outlet
BIG LOTS!
Publix. DOLLAR TREE

sam's club
THE HOME DEPOT
Cane's
DUNKIN' DONUTS

119,000 VPD

TARGET
Lowe's
PET SMART
SKECHERS
crumbl cookies
COSTCO WHOLESALE
Meat Market
FIVE GUYS
GameStop
DOLLAR TREE
ULTA
the Vitamin Shoppe
Burlington
Michaels
ROSS DRESS FOR LESS
Panera BREAD

Walgreens
Office DEPOT

Checkers

TJ-maxx
DOLLAR TREE
Waffle House
ALDI
Wawa
ROSS DRESS FOR LESS

Walmart
CHIPOTLE
McDonald's
Baskin-Robbins
Badcock & more

Publix. DOLLAR TREE
petco
ROSS five BELOW
LA FITNESS
Applebees
Wendy's
Burlington
Pizza Hut

E BAY DR 58,500 VPD

HCA Florida Largo Hospital



SUBJECT PROPERTY

Publix. TJ Maxx
DUNKIN' DONUTS
metro
Burger King
ups
HARBOR FRIEGHT TOOLS

Walmart

BAYSIDE BRIDGE

plex
St. Pete-Clearwater International

THE HOME DEPOT
Publix.
FedEx
Walgreens
CIRCLE K
Steak 'n Shake
CONNY'S BBQ
Olive Garden
T-Mobile

TARGET
Burlington
BUFFALO WILD WINGS
Famous
Marshalls
STAPLES
Olive Garden
MATTRESS FIRM
BEALLS Outlet
Michaels
RACK ROOM
AT&T
Publix

SKY ZONE TRAMPOLINE PARK

19 ULMERTON RD 84,000 VPD

Chick-fil-A
SUBWAY
CVS



**HORIZON
WEST BAY**

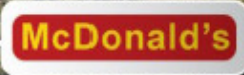
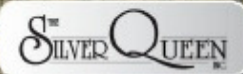
The Horizon West Bay project in Largo, Florida is a mixed-use development that will serve as the new home for City Hall. It will also include retail spaces and a parking garage. This new central facility, Horizon West Bay, is intended to promote downtown development as a mixed-use (e.g., City facility, private businesses, and public use space) and will align with the City's strategic initiatives of public health and safety, sustainability, and community pride. The project is currently under construction and is expected to be completed in early 2025.



**SKYVIEW TOWNHOMES
CONDOMINIUM COMPLEX**

CLEARWATER LARGE RD (23,163 VPD)

**SUBJECT PROPERTY
WEST BAY CENTER**



W BAY DR (50,400 VPD)

801 W BAY DR


TABLE OF CONTENTS

10 EXECUTIVE SUMMARY

13 PROPERTY INFORMATION

19 MARKET OVERVIEW


Marcus & Millichap



01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

801 W BAY DR



Listing Price
\$5,800,000



Cap Rate
8.45%



Price/SF
\$59.69

FINANCIAL

Listing Price	\$5,800,000
Down Payment	100% / \$5,800,000
Year 3 Cap Rate	14.50%
Cap Rate	8.45%
Price/SF	\$77.33 NRA / \$59.69 Gross
Average Rent (In Place)	\$31.58/SF FSG
Current Gross Income	\$1,009,477
Operating Expenses	\$519,464
Net Operating Income	\$490,013

Building Data

Square Footage	75,000 SF NRA / 97,166 Gross SF
Lot Size	3.01 Acres (131,115 SF)
Year Built/Renovated	1973/-



WEST BAY OFFICE TOWER

801 W Bay Dr, Largo, FL 33770

INVESTMENT OVERVIEW

801 West Bay Center is a beautiful 8 story office center, serving as a landmark building in Largo. Amenities include a newly renovated lobby, recently renovated elevators & chillers, ground floor banking, on-site maintenance and property management, easy access to public transportation, and ample parking. Adjacent to a Publix anchored retail center with a variety of restaurants and services available within walking distance. Ground floor and penthouse suite available. Highly visible and identifiable at the intersection of W Bay Dr and Clearwater-Largo Rd. Easy access at lighted intersection with multiple points of access. Centrally located in Pinellas County, close to beach communities.

8-story landmark office building in the heart of the West Bay Drive Community Redevelopment and Clearwater-Largo Road Community Redevelopment Districts.

On the corner of West Bay Drive and Clearwater-Largo Road, close to several hospitals, the Largo Cultural Center, Largo Central Park, and the Library. Adjacent to a Publix shopping center with numerous shops and dining. Proud home to the Central Pinellas Chamber of Commerce along with professionals in many fields.

INVESTMENT HIGHLIGHTS

Well located near beach communities in the Pinellas County MSA

Outparcel to Publix near a hard corner with excellent parking

Recent CAPEX (brand new chiller and elevators)

Property offers high-in-demand micro/mid size office spaces

Population: 12,320 (one-mile) | 100,409 (three-mile)

Average Household income: \$66,230 (one-mile) | \$76,668 (three-mile)

SECTION 2

02

PROPERTY INFORMATION

Property Details
Regional Map
Local Map
Satellite Map

Marcus & Millichap

WEST BAY OFFICE TOWER

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	33-29-15-25392-000-0010
Zoning	CRD, Largo
Floors	8
Year Built/Renovated	1973/-
Net Rentable Area	75,000 SF
Parking	~180
Parking Ratio	3.01/1,000
Intersection/Cross Street	West Bay & Clearwater Largo Rd

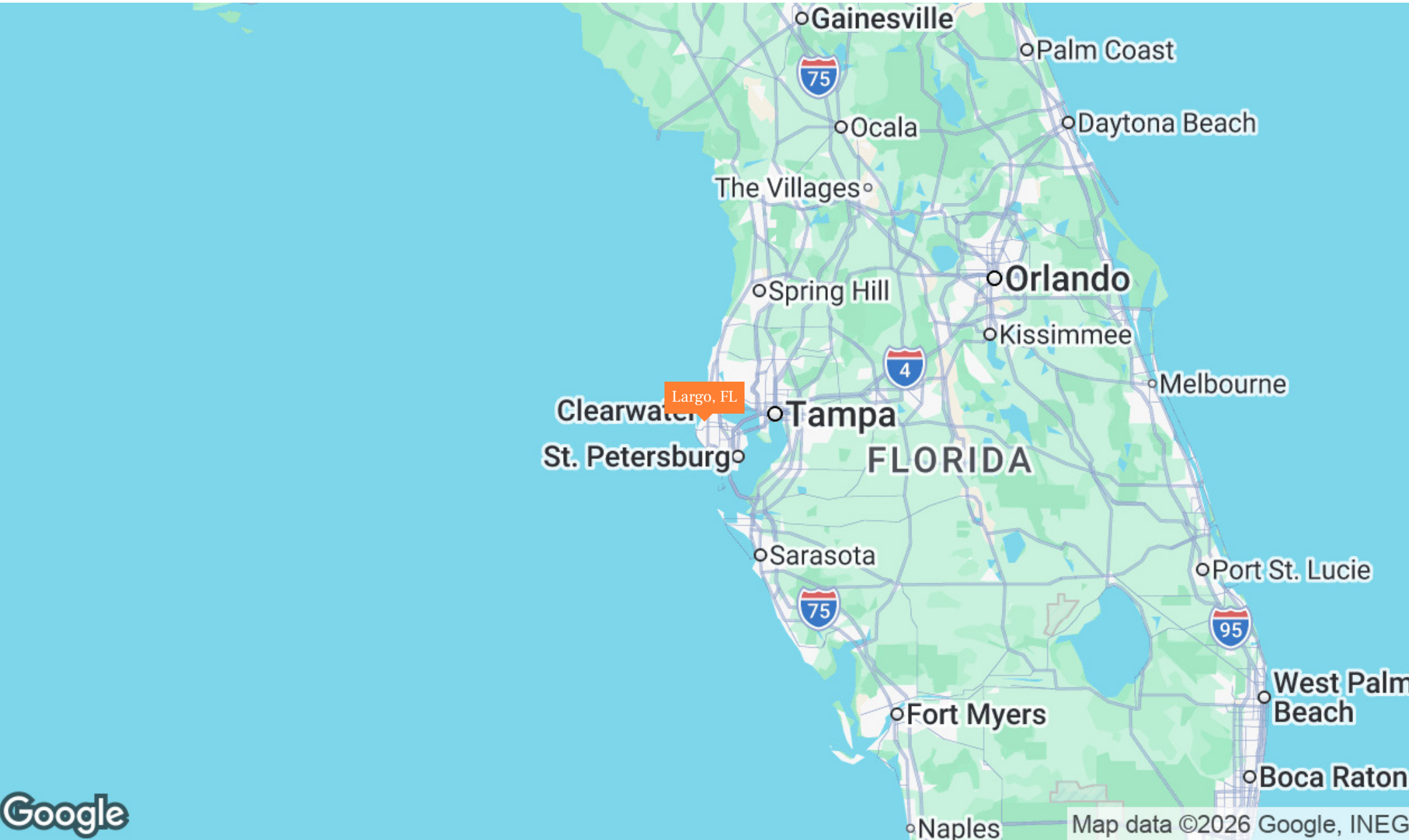
MECHANICAL

HVAC	Central Chiller (2021 Renovation)
Roof	Bar Joint Rigid Frame
Foundation	Continuous Footing/Concrete/Special Footing
Elevators	2 New Elevators (2021 Reonvation)
Security	Yes
Fire Protection	Yes
Restrooms	Each Floor
Courtyard	Yes - Newly Renovated



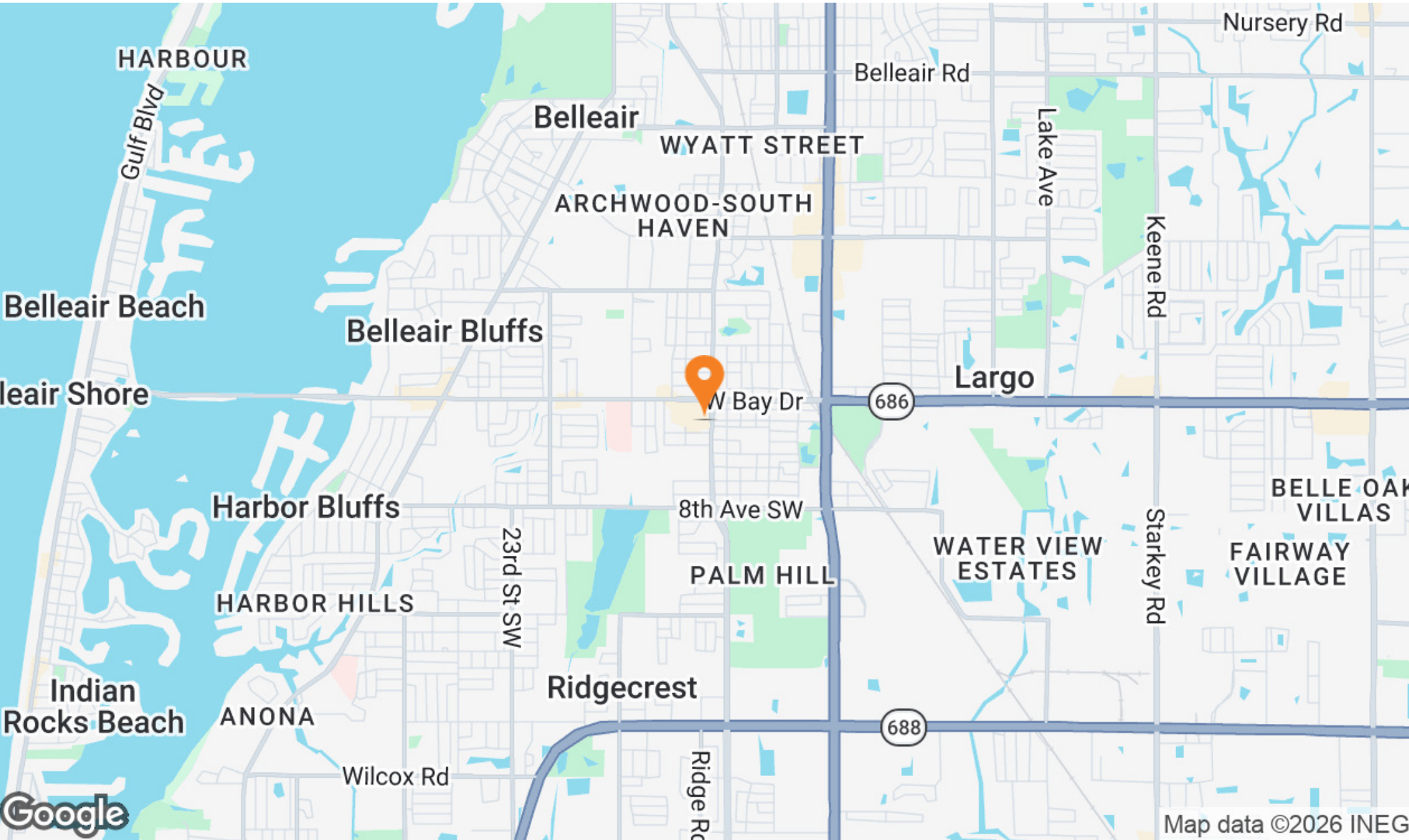
WEST BAY OFFICE TOWER

REGIONAL MAP



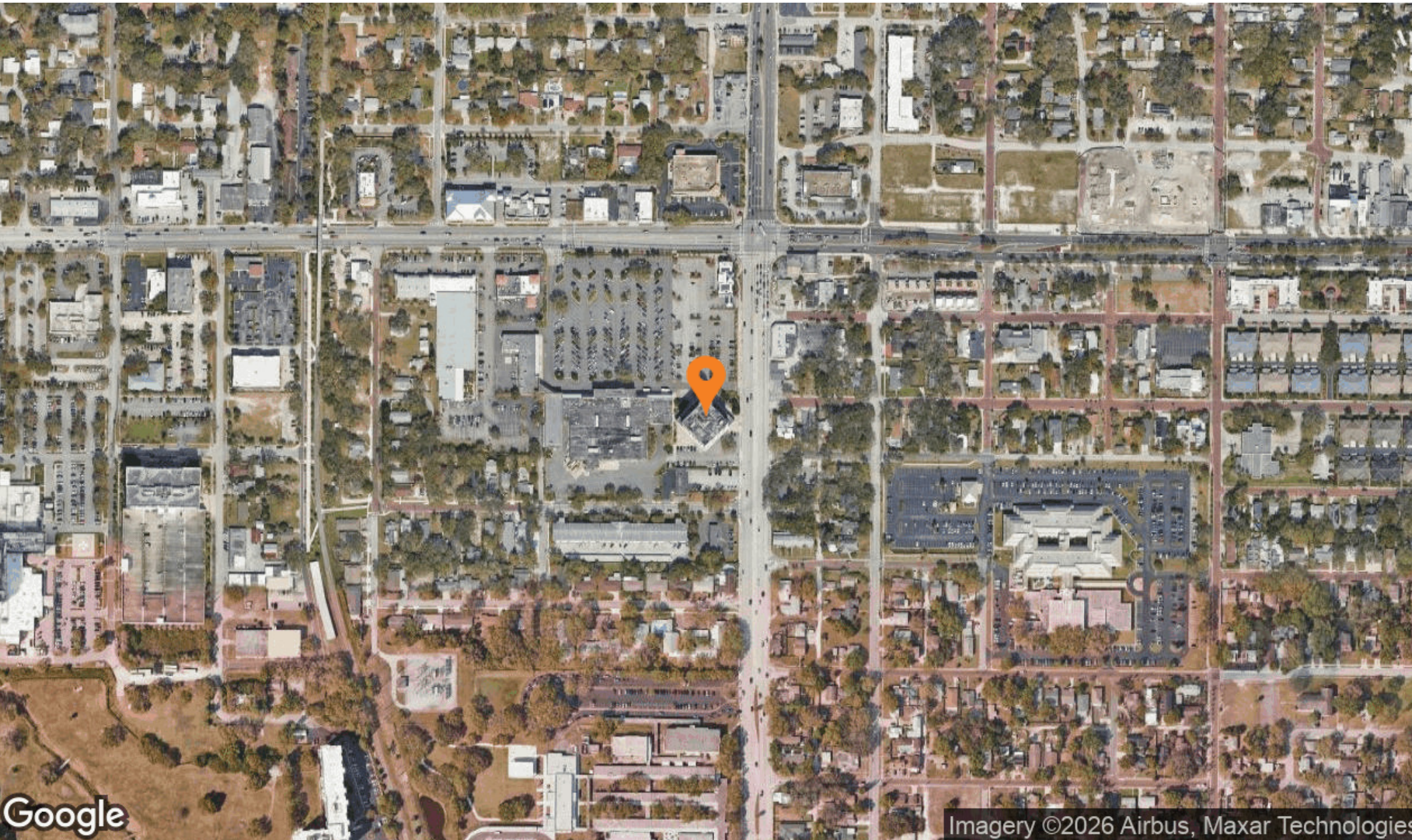
WEST BAY OFFICE TOWER

LOCAL MAP



WEST BAY OFFICE TOWER

SATELLITE MAP



Google

Imagery ©2026 Airbus, Maxar Technologies

SECTION 3

03

MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

Marcus & Millichap

WEST BAY OFFICE TOWER

MARKET OVERVIEW

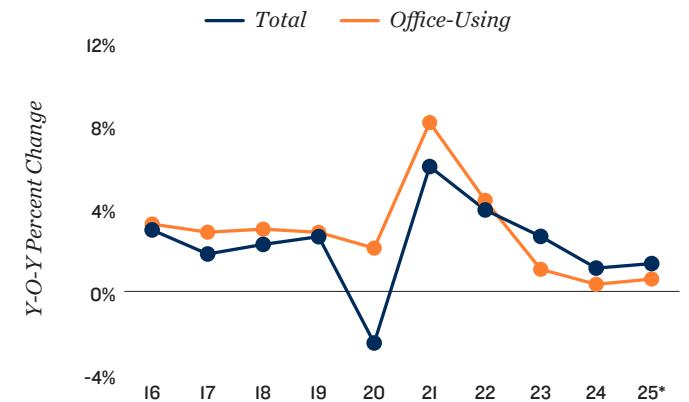
TAMPA-ST. PETERSBURG

Tampa-St. Petersburg Leasing Activity Remains Robust; Demand for Medical Offices Poised to Grow

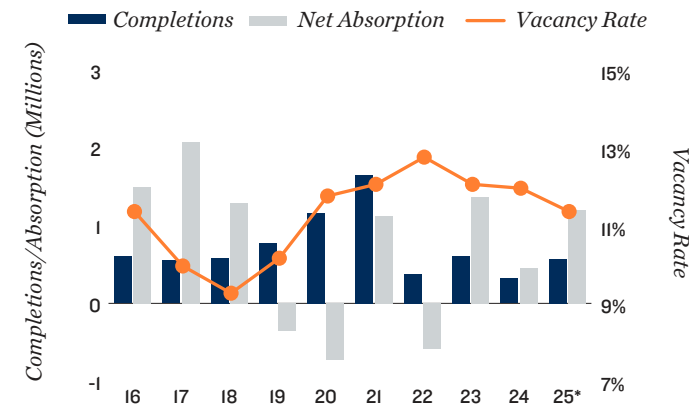
Bright spots in multiple submarkets underpin overall solid fundamentals. The Tampa metro has done well at absorbing new supply over the past three years, culminating in the second-lowest vacancy rate of major Florida markets, holding below 13 percent over that span. Certain submarkets outside of Tampa and St. Petersburg proper have retained strong leasing demand. The Sarasota-Bradenton area, specifically, has been sought-after by firms; even with the third-largest inventory in the metro, it entered 2025 at an incredibly low 6.6 percent vacancy. This submarket benefits from its proximity to professionals already in the area, with relatively short commutes from across Manatee River and as far as Lakewood Ranch. Outside of traditional office use, demand for medical offices in Tampa will likely keep expanding. Retirement-aged individuals make up roughly one-third of the total population and represented over half of the growth last year. Vacancy for local medical offices have held under 8 percent since late 2020. An aging population is likely to raise demand for medical services, even as the pace of net in-migration potentially slows.

Stabilized assets widespread in metro. While local office sales volume has trended down over the last two years, trades are still occurring, primarily in areas outside of Tampa proper. Sarasota-Bradenton and Pinellas County will likely account for a large portion of sales again this year. Bullish investors may look to the former submarket for lower entry costs, standing at a mean of \$214 per square foot over the last three years. On the other hand, St. Petersburg is already home to many professionals and reported a 50-basis-point vacancy drop in 2024. Additionally, the largest number of fully leased medical offices in the metro is located in Pinellas County. Multiple retirement communities on the peninsula will support low vacancy for medical office spaces here in the long term.

Employment Trends



Supply and Demand



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics


WEST BAY OFFICE TOWER

MARKET OVERVIEW

2025 MARKET FORECAST

+1.3% 

EMPLOYMENT: Overall job growth nudges up from last year, raising the total headcount by 21,000 — half of the 2023 gain. Of these new roles, 2,800 will belong to traditionally office-using sectors.

574,000 sq. ft. 

CONSTRUCTION: The delivery pipeline will expand this year, increasing inventory by 0.5 percent. Nearly a third of this new space is slated for completion in Central Tampa.

-60 bps 

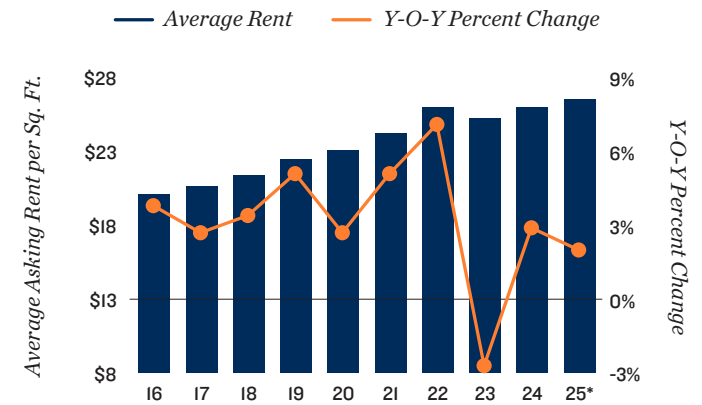
VACANCY: Vacancy will contract for the third straight year. This will culminate in a year-end rate of 11.4 percent, in line with the pre-pandemic numbers.

+2.0% 

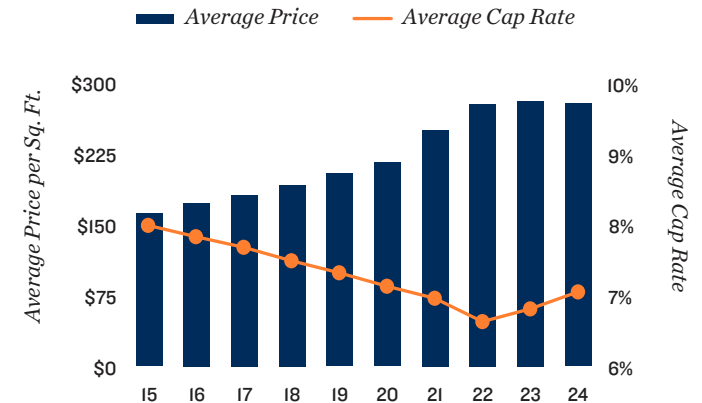
RENT: Strengthening demand will sustain growth in the average asking rent, albeit at a lower intensity than reported in 2024. The rate will reach \$26.50 per square foot by December.

INVESTMENT: *Investors concerned by the growing intensity of natural disasters could be interested in offices in the Interstate 75 Corridor. Buildings here benefit from more distance from the coast and less potential flooding.*

Rent Trends



Sales Trends



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

WEST BAY OFFICE TOWER

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	12,424	99,836	237,471
2024 Estimate			
Total Population	12,261	99,274	236,759
2020 Census			
Total Population	12,397	100,575	241,084
2010 Census			
Total Population	12,448	97,293	231,601
Daytime Population			
2024 Estimate	31,862	108,427	276,962
HOUSEHOLDS			
2029 Projection			
Total Households	6,411	48,408	111,084
2024 Estimate			
Total Households	6,317	48,038	110,496
Average (Mean) Household Size	1.9	2.0	2.1
2020 Census			
Total Households	6,190	47,539	109,700
2010 Census			
Total Households	6,125	45,887	105,117
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$200,000 or More	3.3%	5.8%	7.3%
\$150,000-\$199,999	4.4%	6.0%	7.6%
\$100,000-\$149,999	12.8%	14.8%	16.1%
\$75,000-\$99,999	15.6%	16.3%	14.8%
\$50,000-\$74,999	17.1%	17.3%	17.0%
\$35,000-\$49,999	13.7%	12.6%	11.8%
\$25,000-\$34,999	11.0%	8.6%	7.9%
\$15,000-\$24,999	7.8%	7.9%	7.5%
Under \$15,000	14.4%	10.6%	10.0%
Average Household Income	\$69,317	\$83,701	\$90,534
Median Household Income	\$37,535	\$49,001	\$54,192
Per Capita Income	\$35,284	\$39,962	\$42,226

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	12,261	99,274	236,759
Under 20	15.7%	16.7%	17.1%
20 to 34 Years	15.7%	16.0%	16.4%
35 to 49 Years	16.1%	15.5%	16.4%
50 to 59 Years	14.6%	14.1%	14.4%
60 to 64 Years	8.4%	8.2%	8.2%
65 to 69 Years	7.9%	7.7%	7.7%
70 to 74 Years	6.5%	7.1%	6.8%
Age 75+	15.0%	14.7%	13.1%
Median Age	51.0	50.0	49.0
Population by Gender			
2024 Estimate Total Population	12,261	99,274	236,759
Male Population	51.3%	52.2%	51.7%
Female Population	48.7%	47.8%	48.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	24.0	26.0	26.0

WEST BAY OFFICE TOWER

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 236,759. The population has changed by 2.23 percent since 2010. It is estimated that the population in your area will be 237,471 five years from now, which represents a change of 0.3 percent from the current year. The current population is 51.7 percent male and 48.3 percent female. The median age of the population in your area is 49.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,018 people per square mile.



HOUSEHOLDS

There are currently 110,496 households in your selected geography. The number of households has changed by 5.12 percent since 2010. It is estimated that the number of households in your area will be 111,084 five years from now, which represents a change of 0.5 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2024, the median household income for your selected geography is \$72,721, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 68.02 percent since 2010. It is estimated that the median household income in your area will be \$82,648 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$42,226, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$90,534, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 120,135 people in your selected area were employed. The 2010 Census revealed that 64.5 percent of employees are in white-collar occupations in this geography, and 17.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$325,871 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 70,869.00 owner-occupied housing units and 34,253.00 renter-occupied housing units in your area.



EDUCATION

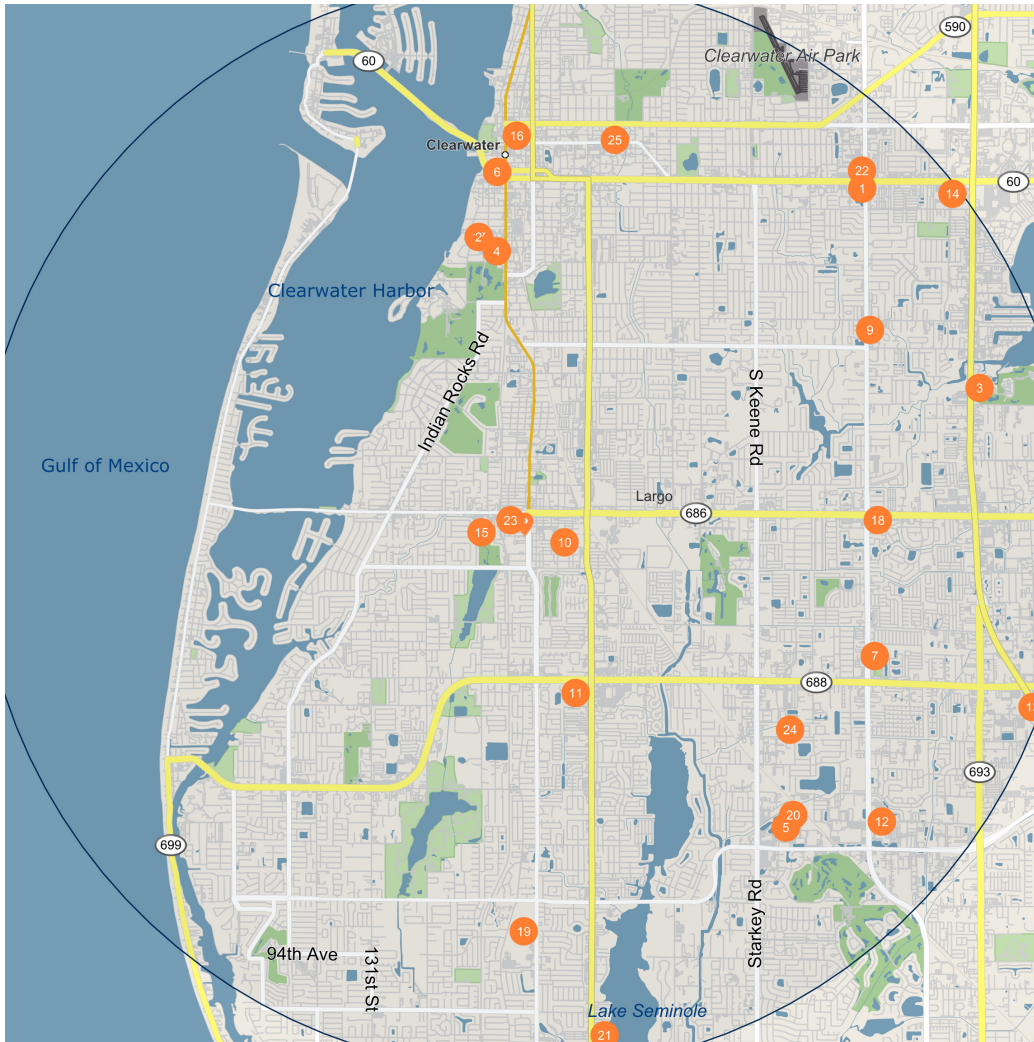
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 29.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.4 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 37.4 percent in the selected area compared with the 19.7 percent in the U.S.

WEST BAY OFFICE TOWER

DEMOGRAPHICS



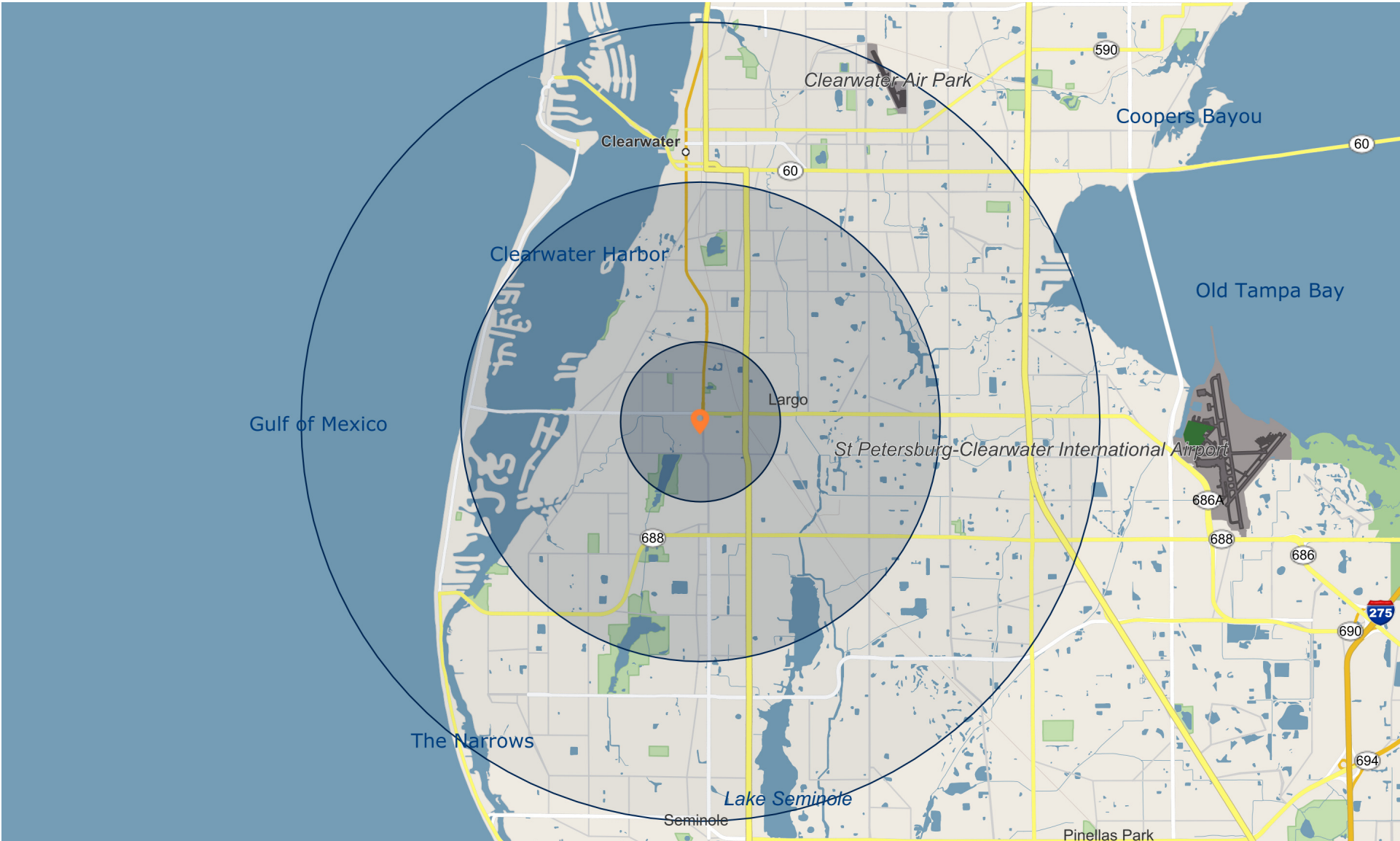
Major Employers

Employees

1	Bob Evans Farms Inc-Bob Evans Farms Restaurant	3,832
2	Morton Plant Hospital Assn Inc-Morton Plant Hospital	2,100
3	Baycare Health System Inc-Information Services Dept	2,055
4	Morton Plant Mease Health Care	1,800
5	Conmed Corporation-CONMED	1,683
6	County of Pinellas-Board of County Commissioners	1,400
7	Etairos Health Inc-Harmony Home Health	1,008
8	Linvatec Corporation-Conmed Linvatec	835
9	Charles Rutenberg Realty Inc	800
10	Pinellas County Public Schools-P C S	750
11	County of Pinellas-Sheriffs Office	725
12	Baxter Healthcare Corporation	716
13	Honeywell International Inc-Honeywell	700
14	Nurses Choice Inc	600
15	Largo Medical Center Inc-Largo Med Ctr Indian Rcks Cmpu	544
16	Knowbe4 Inc	520
17	Baycare Health System Inc	519
18	Harden Healthcare Services LLC	495
19	Board Trstees St Ptrsburg Cille-Saint Petersburg College	450
20	Johnson Controls Inc	444
21	Lake Seminole Square Inc-HOMEWOOD RESIDENCE	432
22	Florida Concerned Care LLC-Right At Home Central Pinellas	425
23	Sunshine Ace Hardware Inc-Ace Hardware	416
24	Compass Group Usa Inc-Canteen Paradyne 38471	402
25	Frontier Florida LLC-Verizon	396

WEST BAY OFFICE TOWER

DEMOGRAPHICS



801 W BAY DR

BROKER OF RECORD

RYAN NEE

Florida

954 245 3450

License: FL: BK 3154667


Marcus & Millichap

801 W BAY DR

EXCLUSIVELY LISTED BY

DEVIN GUILLIAMS

Director Investments

Tampa

Direct: 813.387.4761

Devin.Guilliams@marcusmillichap.com

FL #SL3422521

EVAN CANNAN

Director Investments

Tampa

Direct: 813.387.4765

Evan.Cannan@marcusmillichap.com

FL #SL3433461

GABRIEL PATERSON

Associate Director Investments

Tampa

Direct: 813.387.4823

Gabe.Paterson@marcusmillichap.com

FL #SL3591954

REID THEDFORD

Senior Director Investments

Tampa

Direct: 813.387.4726

Reid.Theford@marcusmillichap.com

FL #SL3442474

Marcus & Millichap