

Water's Edge Office Center

Major Upscale Renovations
Move-in Ready Suites
Prime Location On Gulf to Bay Blvd

Prime Office Space for Lease



2963 Gulf to Bay Blvd.
Clearwater, FL 33759



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Property Facts & Highlights

Suites from 1,178 SF to 6,958 SF Available

Major Upscale Renovations
Move-In Ready Suites
Prime Location on Gulf to Bay Blvd

- \$26.00/SF Full-Service Lease Rate
- Strong & Diverse Tenant Mix
- High-Traffic Gulf-to-Bay Boulevard Location
- Excellent Building and Street Visibility
- Monument Signage
- Ample Surface Parking
- Convenient Bus Line Access
- Professional Office Environment
- Convenient Access to US-19 and Major Area Roadways
- Close Proximity to Restaurants, Retail, Banking & Residential Communities
- Well-Maintained Property with Attractive Common Areas



**2963 Gulf to Bay Blvd.
Clearwater, FL 33759**

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Prime Office Space Available for Lease

Water's Edge is a newly remodeled, three-story Class B office building offering 36,244 square feet of premium office space with sweeping panoramic views of Tampa Bay. Perfectly positioned in the heart of Clearwater, this standout property enjoys unrivaled visibility and accessibility, sitting directly adjacent to Gulf to Bay Boulevard (SR 60)—a major thoroughfare traveled by over 55,500 vehicles daily.

Neighboring the upscale Linz Bayview apartment community with 283 luxury residences, Water's Edge is at the center of a vibrant and fast-growing corridor. The surrounding area is experiencing robust residential and commercial redevelopment, further elevating the property's long-term value and positioning it as an ideal location for forward-thinking businesses.

Just one mile east of Clearwater Mall, Water's Edge offers exceptional convenience with immediate access to a broad range of top-tier retail and dining options. The property is surrounded by major national brands such as Costco, The Home Depot, Chick-fil-A, and Starbucks, along with everyday staples including The UPS Store, RaceTrac, and Einstein Bros. Bagels—placing your business at the heart of a high-traffic, amenity-rich commercial hub.



Aerial Photo



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Aerial Photo



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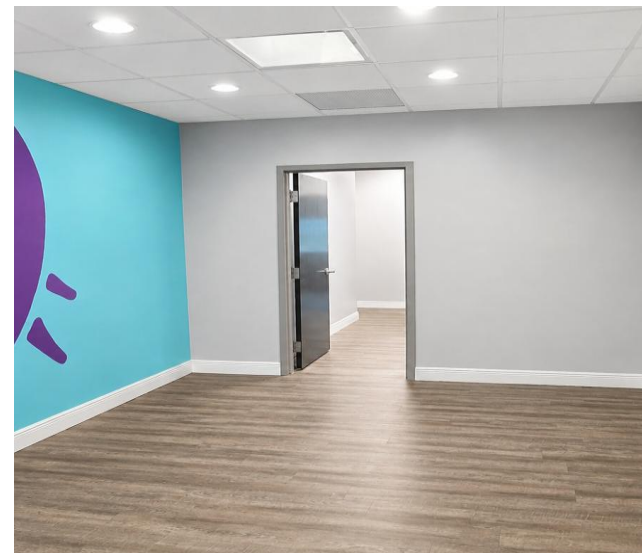
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Suite 210 – 2,153 SF | Beautiful Turn-Key Medical & Professional Office

Suite 210 presents a rare opportunity to lease a fully built-out, move-in ready office suite originally designed for an IT company. The space offers a polished, high-quality configuration well suited for technology, professional services, corporate, healthcare administration, or medical-adjacent office users seeking immediate occupancy without the cost or delay of a major new build-out.

The suite features a strong mix of private offices, conference rooms, IT infrastructure, kitchen and break areas, storage, and flexible open-work potential. Ceiling infrastructure is already pre-wired for future cubicle or workstation installation, and the existing layout can be further customized to meet the operational needs of the next tenant.

Additional highlights include multiple private offices, two large conference rooms, three private restrooms, two kitchen/break areas, upgraded wood cabinetry, durable vinyl flooring, abundant natural light, and a private secondary entrance with direct stairwell access.



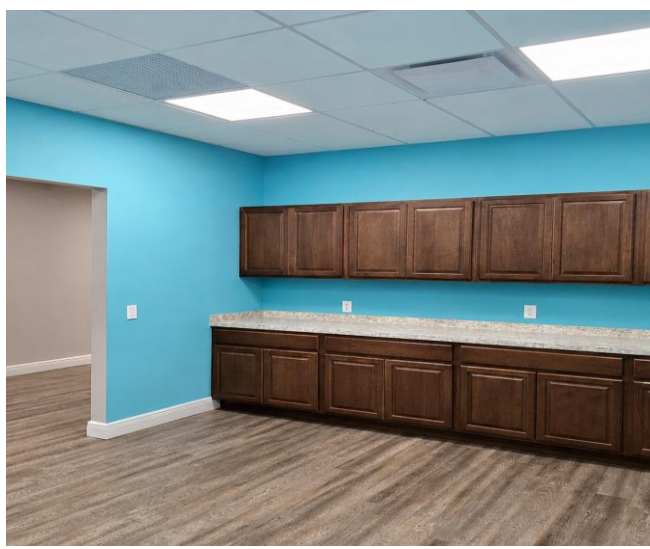
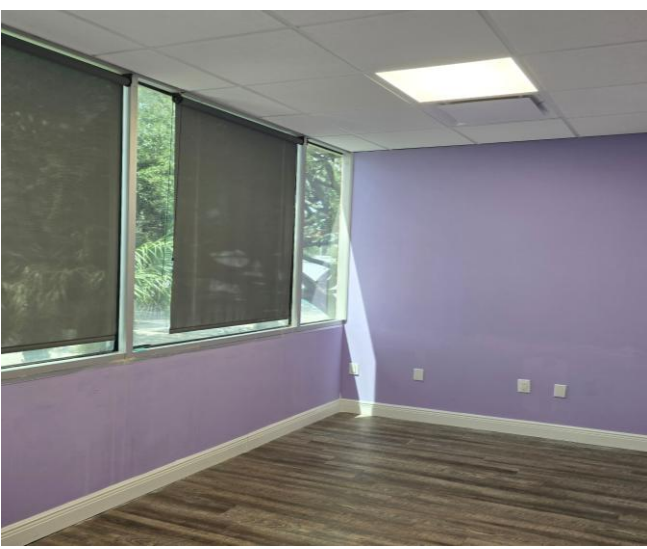
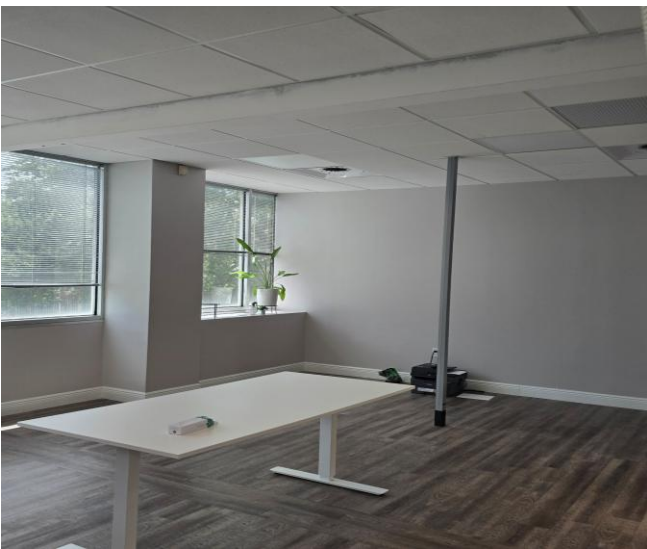
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Suite 210 Highlights

- 3 large private offices with capacity for approximately 2–4 people
- 1 additional private office with capacity for approximately 2 people
- 2 large conference rooms ideal for meetings, training, or team collaboration
- Ceiling infrastructure pre-wired throughout for future cubicle or workstation installation
- 3 private restrooms
- Full kitchen located at the front of the suite
- Secondary kitchen/break area with dedicated IT closet
- Large mailroom/flex storage area with built-in cabinetry, countertop workspace, and drawers
- Approximately 4' x 5' dedicated storage closet
- Private secondary entrance with direct stairwell access
- Durable vinyl flooring throughout
- Upgraded wood cabinetry
- Abundant natural light throughout portions of the suite
- Flexible existing layout that can be modified or further customized for the next tenant



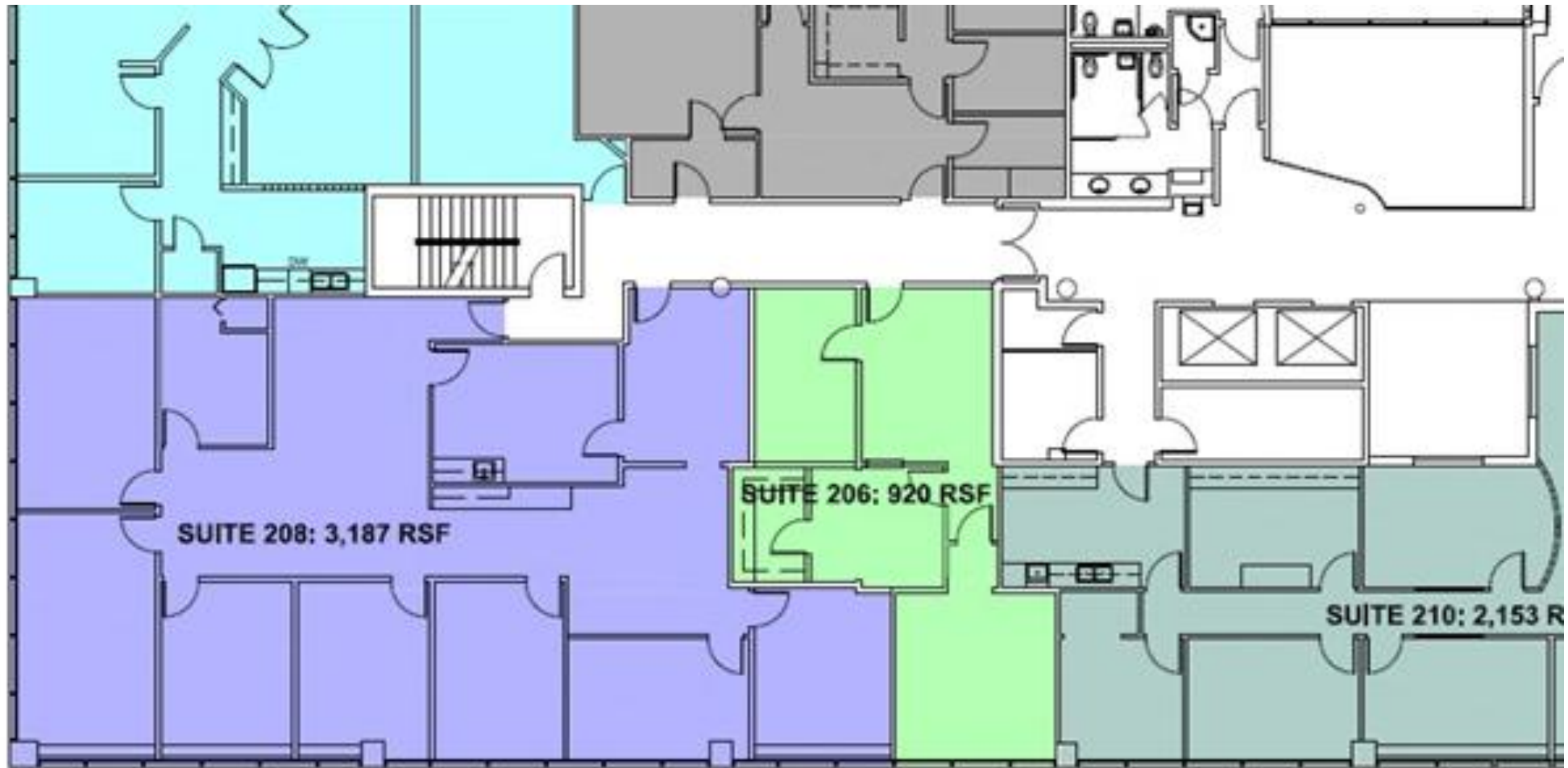
Suite 320 – 2,974 SF | Beautiful Turn-Key Medical & Professional Office



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Floor Plan – 210



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Prime 1,456 SF Office Space for Lease | Suite 310 | \$26.00 PSF

This exceptional third-floor 1,456 SF office suite offers a polished, professional setting ideal for medical, healthcare administration, legal, or general office use.

Modern Finishes: A sleek glass entrance, marble flooring, and abundant natural light from south-facing windows create a bright, upscale atmosphere.

Functional Layout: The suite features a welcoming lobby, open common area, kitchen, two generously sized private offices, and a small meeting room connected by a private hallway.

Customizable Space: While the existing layout is highly functional, ownership can work with qualified tenants to modify or customize the space to better suit specific business and operational needs.

Professional Appeal: Well-suited for billing services, law firms, specialty practices, healthcare-related businesses, or growing professional teams.

Convenient Access: Elevator service, ample on-site parking, and a professional lobby provide easy access for both employees and visitors.

This suite combines modern finishes, functionality, and flexibility, offering businesses the opportunity to move into a professional environment that can also be tailored to fit their needs.

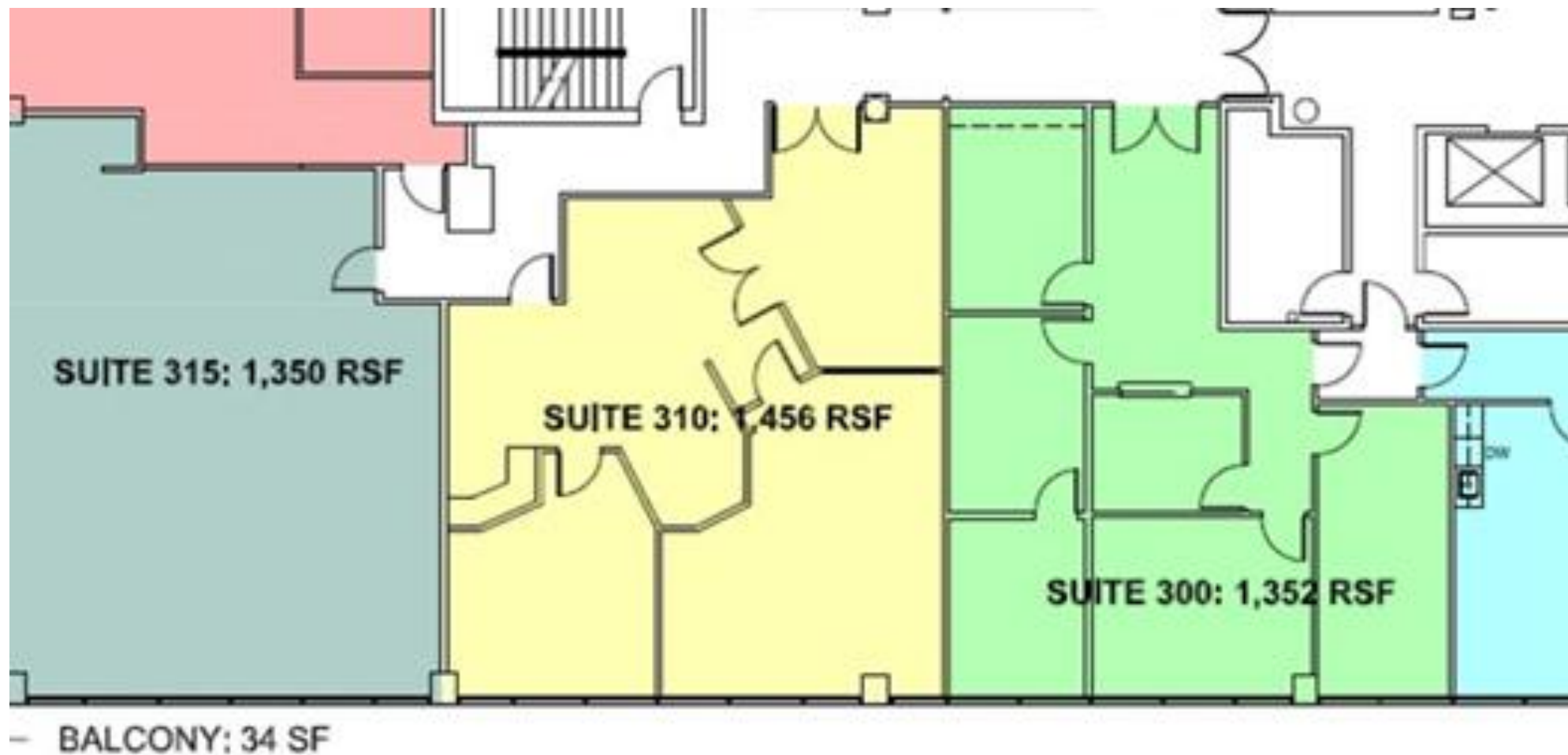


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Floor Plan - 310



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Suite 320 – 2,974 SF | Beautiful Turn-Key Medical & Professional Office

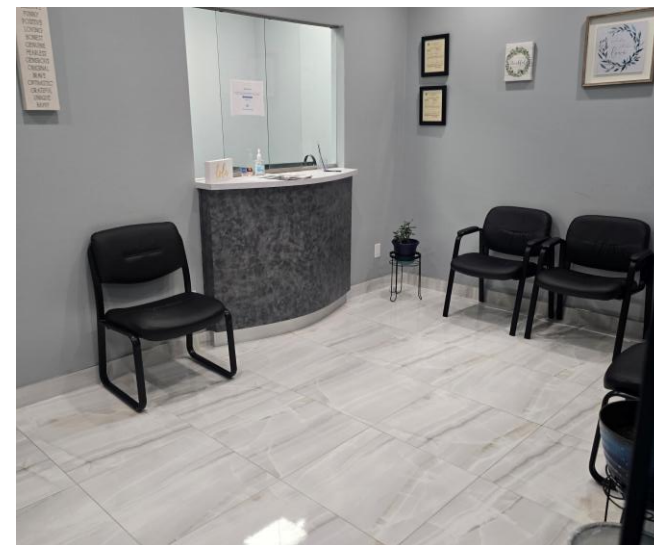
Suite 320 at Water's Edge Office Center offers a rare opportunity to occupy a beautifully designed, turn-key third-floor suite in a highly desirable professional setting. This 2,974 SF space was originally custom built for a physician, with a sophisticated layout, quality finishes, and an impressive presentation for both employees and visiting clients or patients.

Upon entering, guests are welcomed into a beautifully appointed lobby and reception area that creates an immediate professional first impression. The suite features a large conference room, along with a spacious project room that can easily function as a second conference room, training room, collaborative workspace, or call-center area depending on the needs of the incoming tenant.

Private offices and treatment or exam rooms are thoughtfully positioned throughout the suite, including offices along the hallway facing Gulf-to-Bay Boulevard. These rooms benefit from excellent third-floor views and abundant natural light, creating a bright and comfortable working environment.

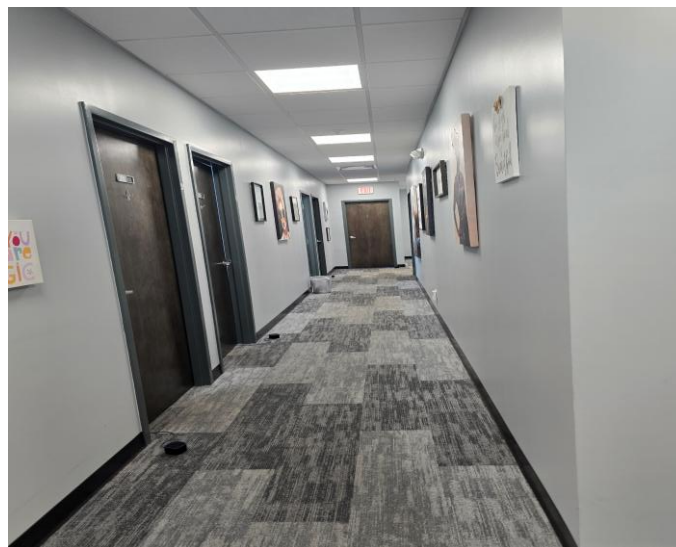
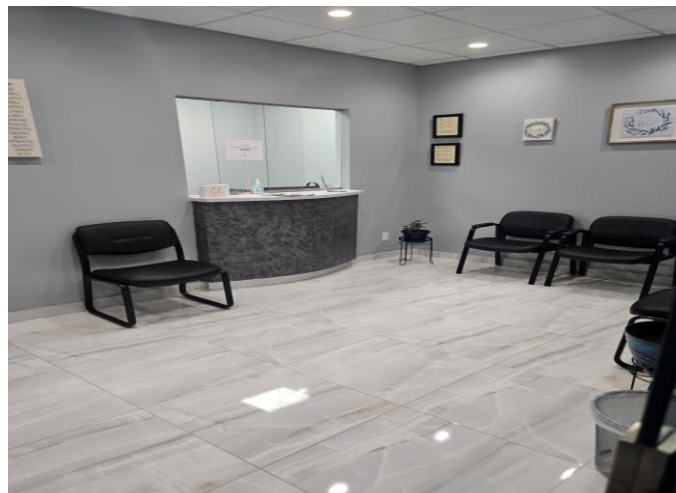
The suite also includes a built-in administrative assistant workstation, dedicated kitchen and break area, and a well-planned circulation pattern that provides separation between reception, private offices, meeting areas, and collaborative space.

Originally designed as a high-quality medical office, the existing configuration is particularly well suited for physicians, specialists, therapists, healthcare providers, professional service firms, or executive office users. The layout can also be adapted for a traditional corporate office environment.

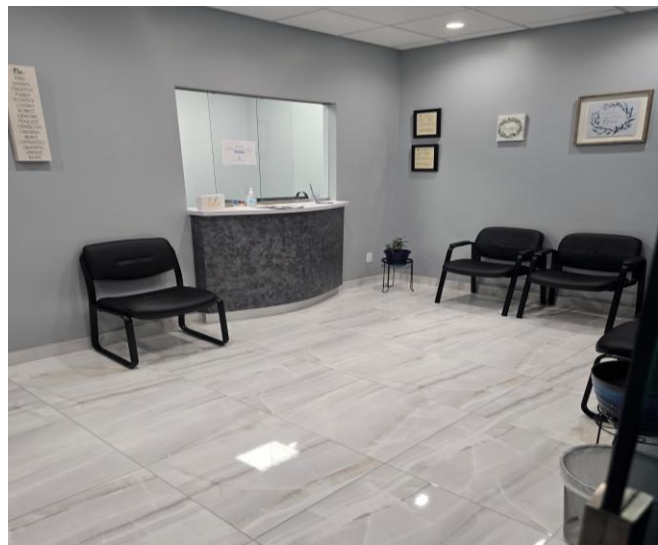


Suite 320 Highlights

- 2,974 SF Third-Floor Suite
- Beautifully designed lobby and reception area
- Originally custom built for a medical practice
- Large executive conference room
- Oversized project room suitable for a second conference room, training room, team workspace, or call center
- Multiple private offices and exam/treatment rooms
- Offices overlooking Gulf-to-Bay Boulevard
- Excellent views and abundant natural light
- Built-in administrative assistant workstation
- Dedicated kitchen and break area
- Dedicated emergency exit within the suite
- Thoughtfully designed layout with excellent privacy and circulation
- High-quality professional finishes throughout
- Turn-key condition with minimal modifications required

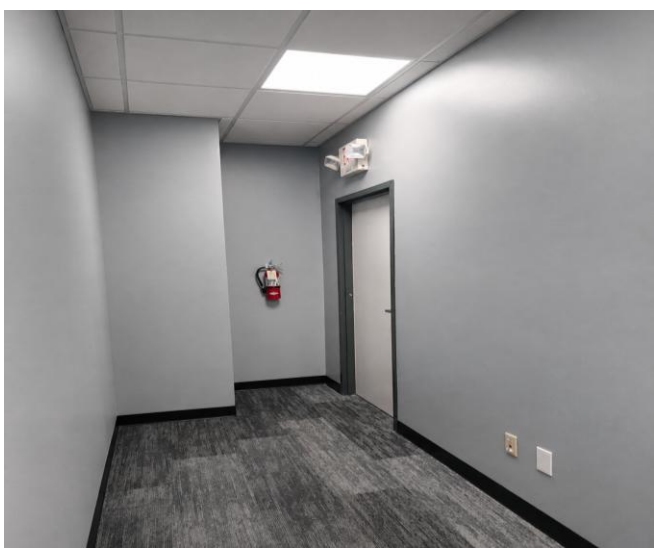
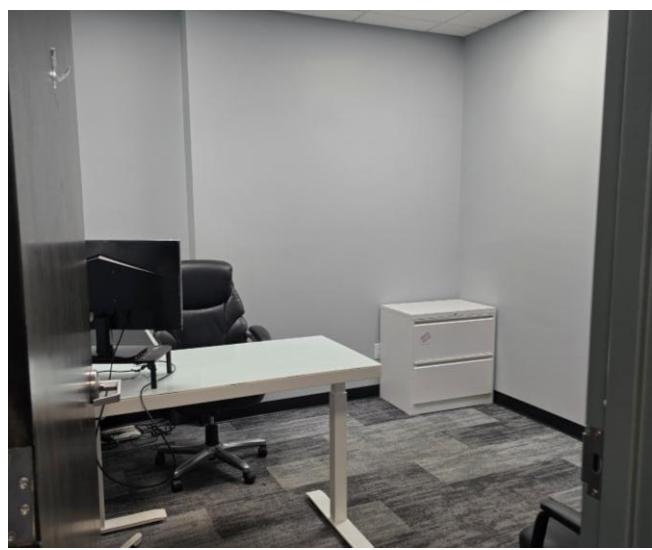
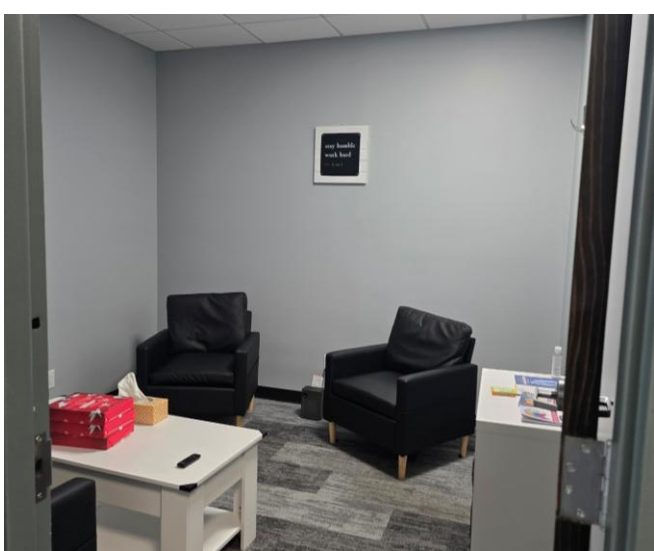
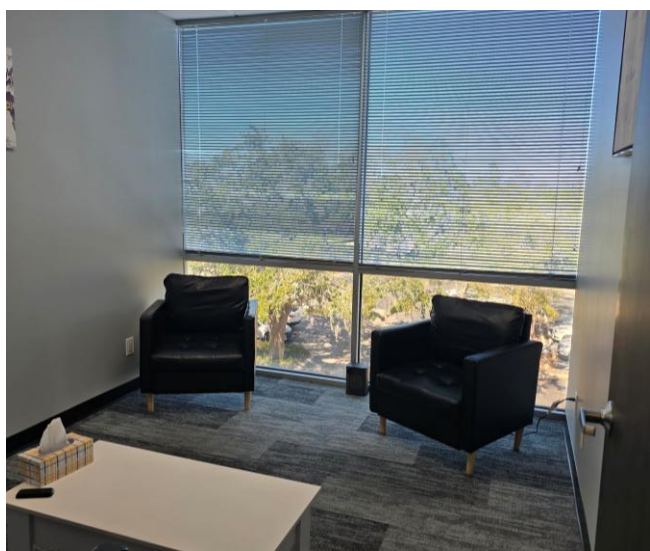


Suite 320 – 2,974 SF | Beautiful Turn-Key Medical & Professional Office



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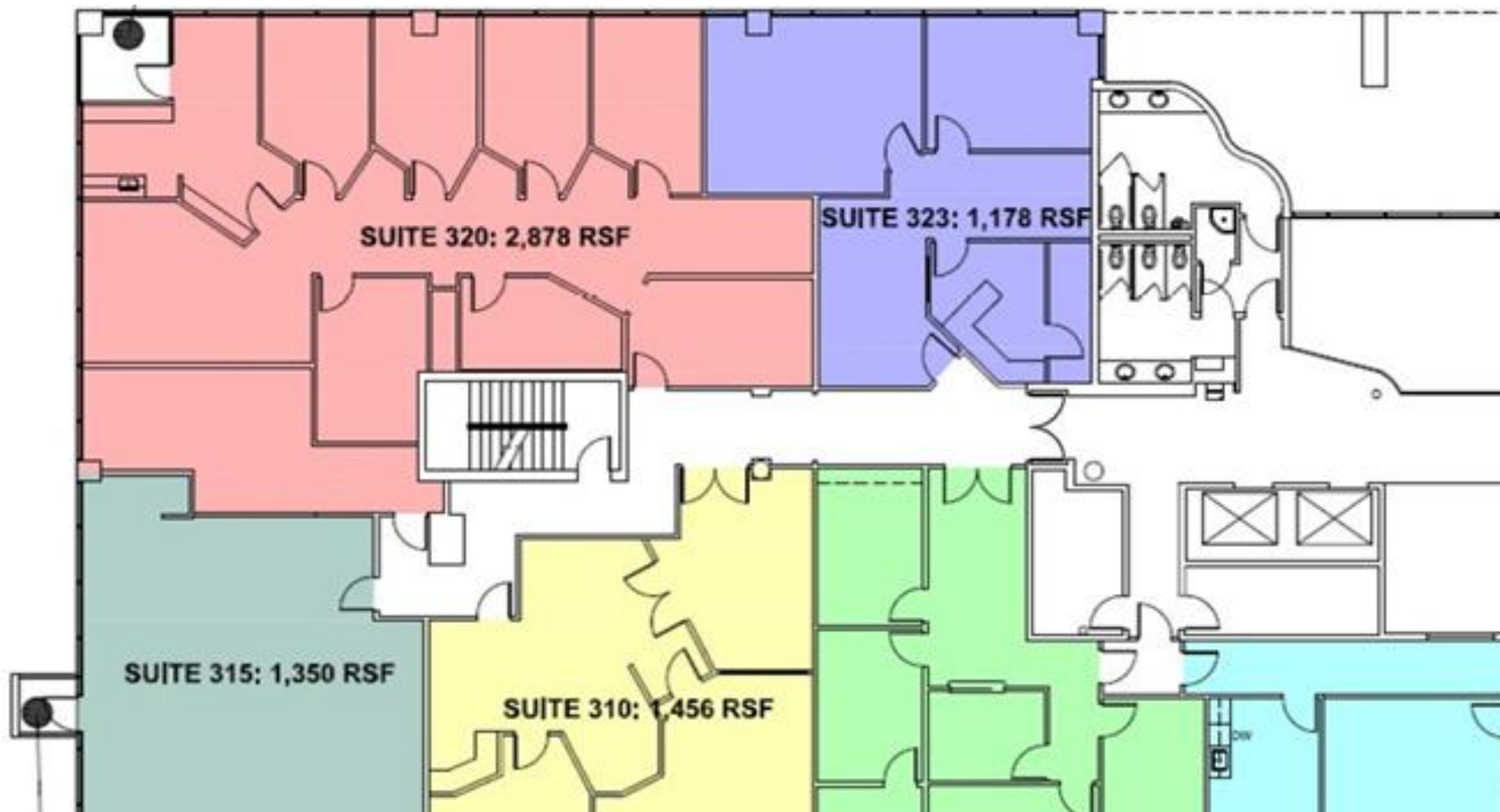
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Floor Plan - 320



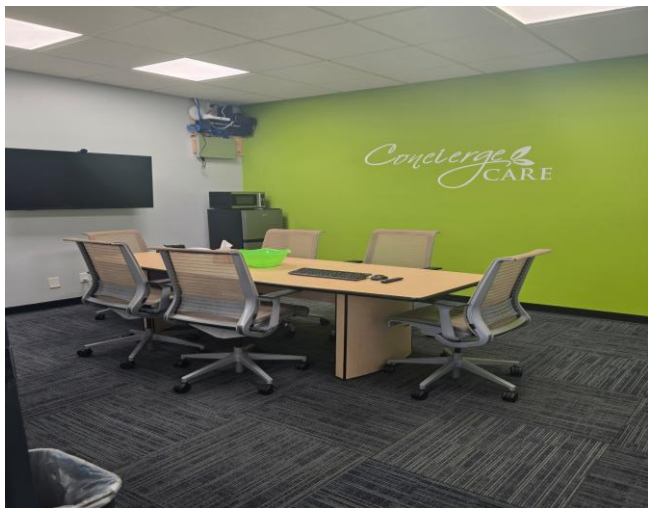
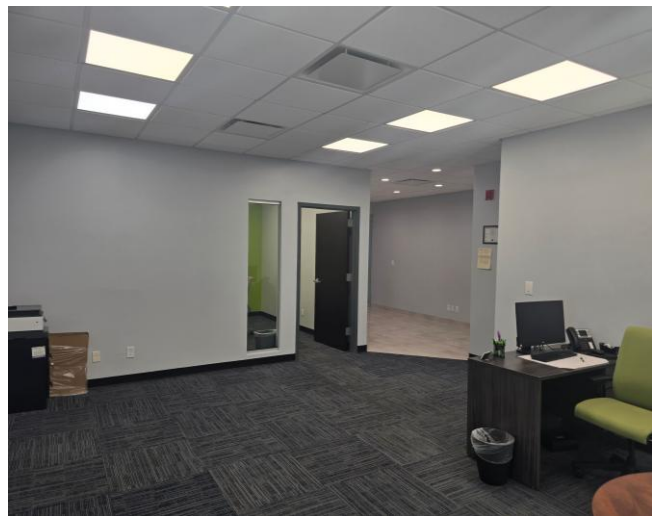
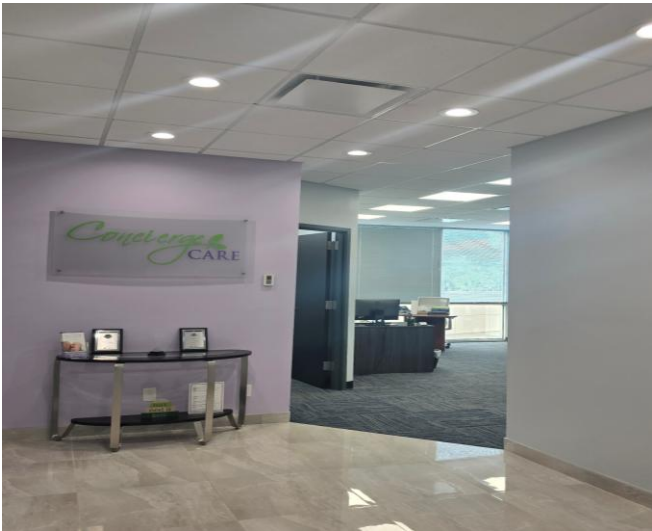
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Prime 1,178 SF Office Space for Lease | Suite 323 | \$26.00 PSF

This 1,178-square-foot office suite offers an efficient, move-in-ready layout previously occupied by a small home healthcare agency. The space features an open work area suitable for several cubicles, one private office with views toward Gulf-to-Bay Boulevard, and a dedicated conference or meeting room.

The suite opens from an upscale common lobby featuring marble tile, glass doors, and professional finishes that create a strong first impression for employees and visitors. The open layout provides flexibility for collaborative workstations, while the floor plan could also accommodate the construction of a second private office.

Ideal for a healthcare, professional services, administrative, or small corporate user seeking a functional office in a polished and well-maintained property.



Suite 330 - 4,750 SF Turn-Key Executive Office Opportunity | \$26.00 PSF

Suite 330 at Water's Edge Office Center offers 4,750 SF of professionally designed, fully built-out office space with high-end finishes and a layout originally created as a custom build-to-suit for a technology company. The suite is available on a full-service lease at \$26.00/SF and is move-in ready, while still offering flexibility to modify the existing layout for an incoming tenant.

Upon entering, clients and guests are welcomed into a polished reception and waiting area that immediately establishes a professional first impression. The suite features marble flooring, extensive glass finishes, a high-end glass-enclosed conference room, a private kitchen, and four additional glass-enclosed management offices positioned to provide separation for executives and upper management while maintaining visibility into the larger workspace.

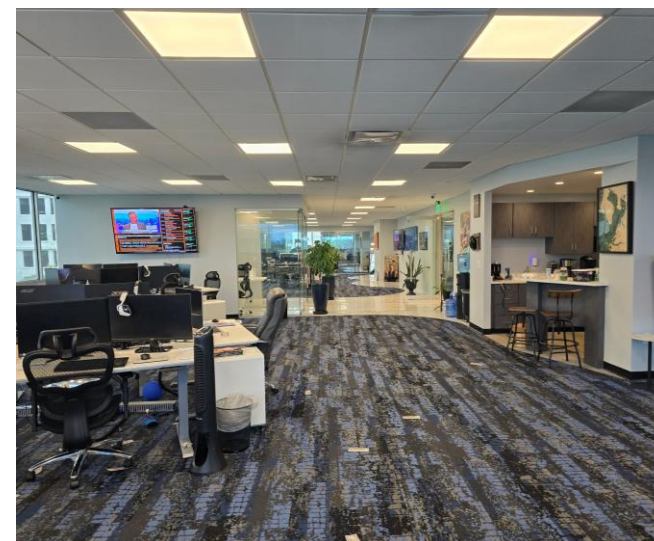
The center of the suite provides a substantial open-plan work area designed to accommodate a large team or call-center-style operation, making the space particularly well suited for technology, financial services, professional services, sales organizations, corporate offices, or other businesses requiring a combination of executive offices and collaborative workspace.

One of the suite's strongest features is its abundance of natural light and impressive views. The space offers north-facing views toward Gulf-to-Bay Boulevard, eastern exposure, and expansive southern views overlooking the newly developed neighboring Linz residential community. These elevated views, combined with the contemporary glass interiors, create a bright and sophisticated working environment for employees and visitors alike.

A private outdoor patio facing Gulf-to-Bay Boulevard further distinguishes the suite, providing an uncommon office amenity that can be used for employee breaks, informal discussions, private meetings, or simply a change of environment during the workday.

Suite 330 also occupies a quieter portion of the building, with only one other tenant located on this side, providing additional privacy and a more exclusive office atmosphere.

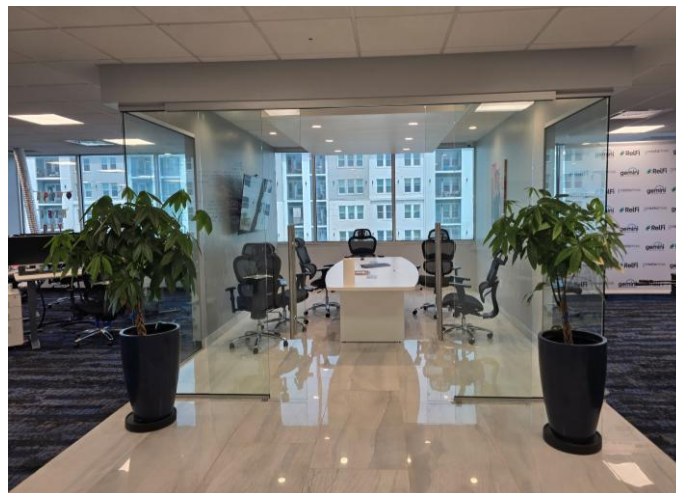
For a company seeking an office that presents well from the moment clients arrive while also providing a highly functional workplace for employees, Suite 330 delivers a rare combination of turn-key construction, executive finishes, flexible workspace, outdoor access, excellent views, privacy, and immediate occupancy.



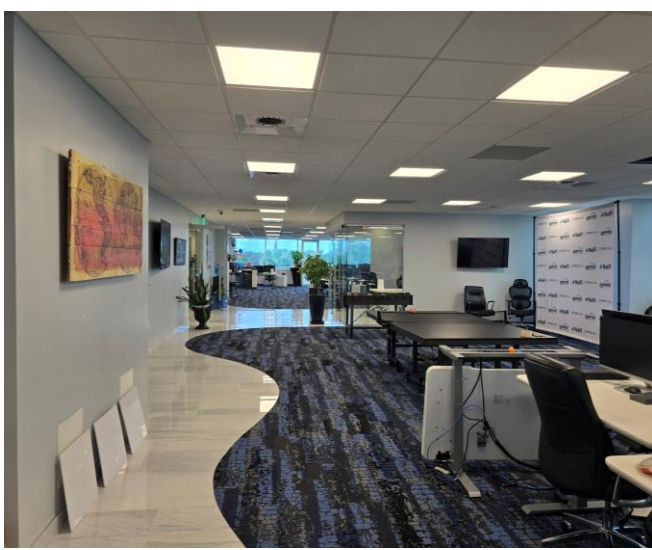
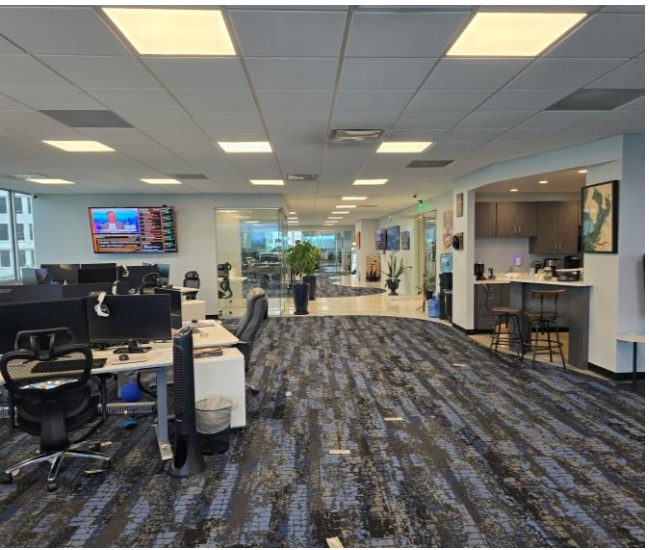
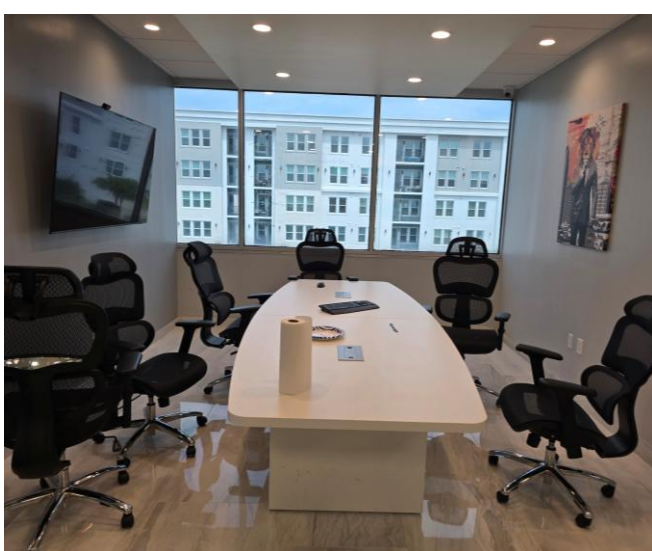
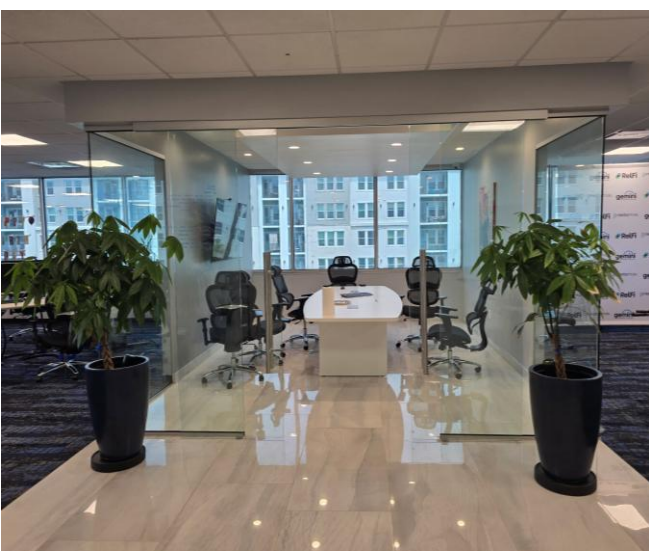
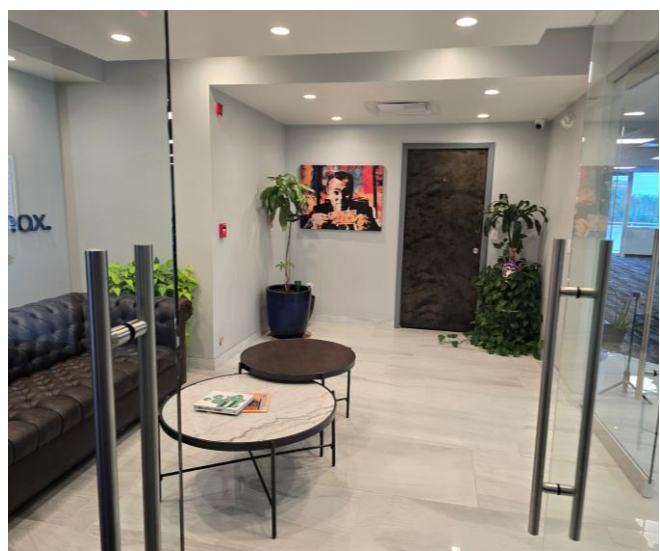
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Suite Highlights

- 4,750 SF
- \$26.00/SF Full Service
- Turn-key, high-end custom build-out
- Reception and client waiting area
- Marble flooring and premium finishes
- High-end glass-enclosed conference room
- Large open-plan employee workspace
- Four private offices
- Four glass-enclosed executive/management offices
- Private kitchen
- Excellent natural light and panoramic views
- Private patio overlooking Gulf-to-Bay Boulevard
- Quiet, private section of the building
- Existing layout can be modified for an incoming tenant



Prime 4,750 SF Office Space Available for Lease | Suite 330 | \$26.00 PSF



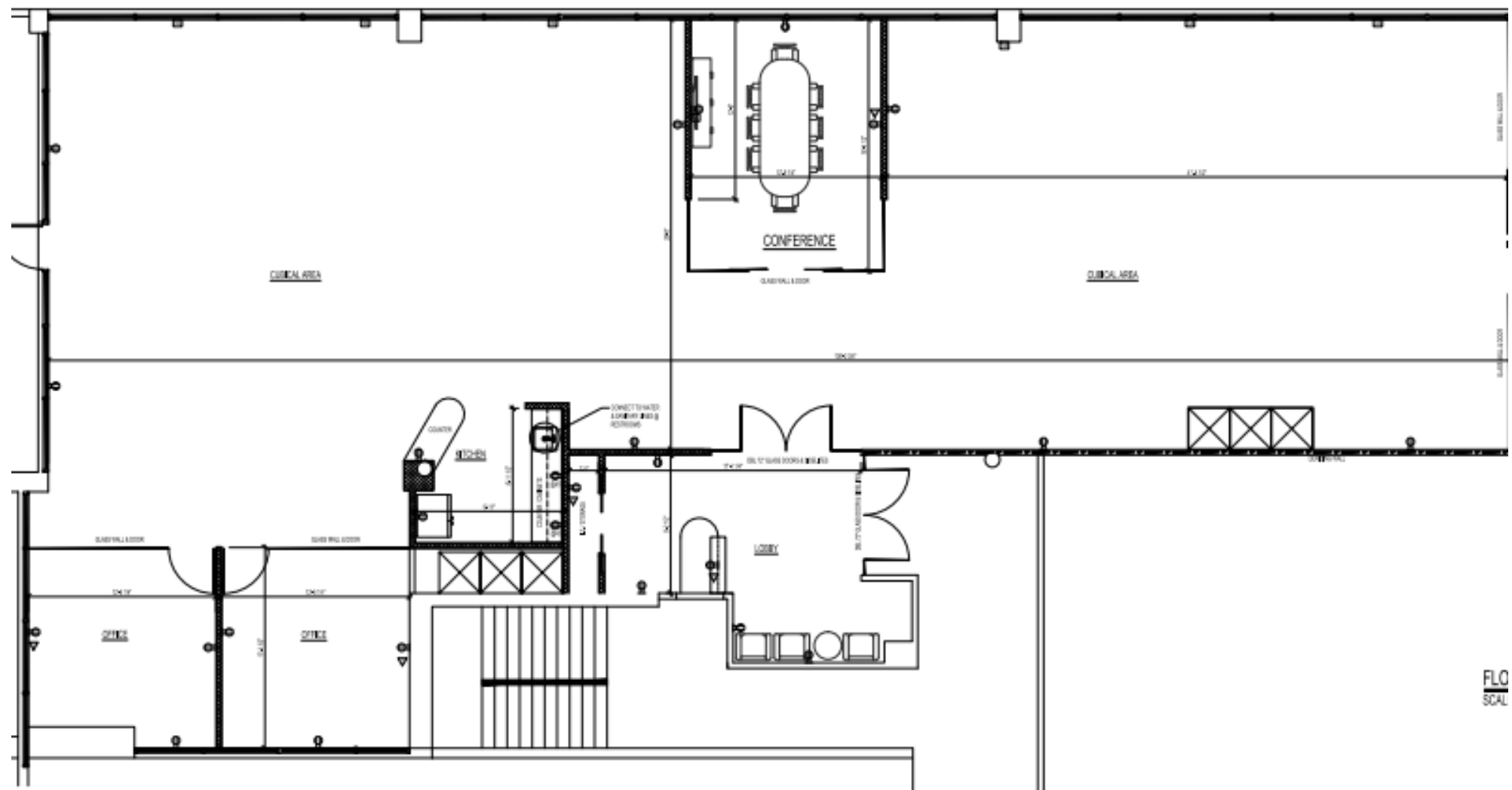
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Prime 4,750 SF Office Space Available for Lease | Suite 330 | \$26.00 PSF



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Floor Plan



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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

