

CONVENIENT MID-COUNTY NEW CONSTRUCTION OFFICE BUILDING



CLASS "A" OFFICE PARK
8240 118TH AVENUE NORTH
LARGO, FLORIDA 33773

FOR SALE OR LEASE



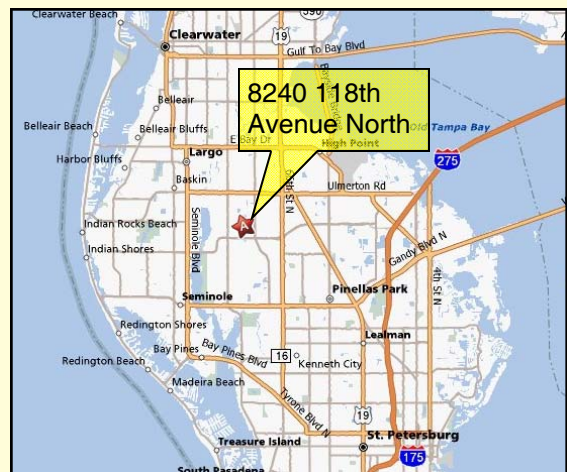
**OSPREY
REAL ESTATE
SERVICES**

(727) 894-2525

360 CENTRAL AVENUE
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Largo, Florida



8240 118TH AVENUE NORTH
UNITS 300 & 350
LARGO, FL 33773



OSPREY
REAL ESTATE
SERVICES

**Floor & Plumbing installed
for quick build out**

Sale Price: \$595,000

Lease Price: \$12/sf NNN

- Freestanding building, class "A" office park
- 5,000 sf divisible into two units of 2,500 sf each
- Built in 2007
- 20 free surface parking spaces
- Lush landscaping with courtyard
- Flexible C-1 zoning, Pinellas County
- Non-flood zone
- Lease includes \$25/sf Tenant Improvement (TI) Allowance
- Landlord / Seller financing available
- \$6.53/sf operating expenses

FOR ADDITIONAL INFORMATION CONTACT:

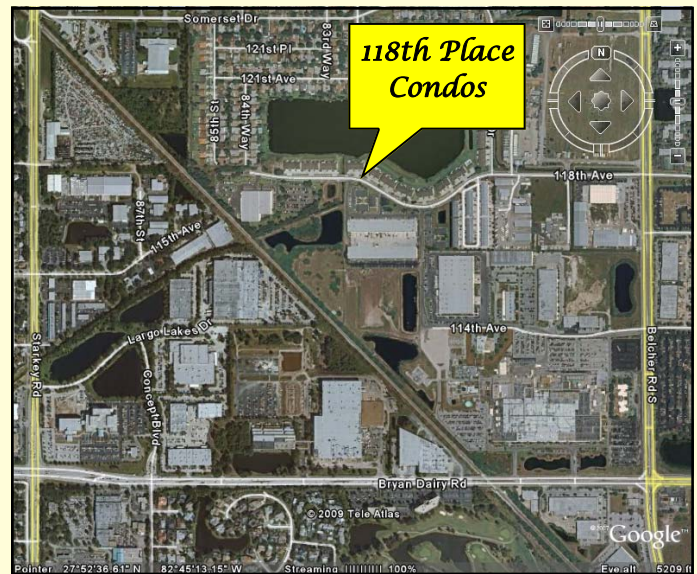
PAULA CLAIR SMITH, CCIM

LICENSED REAL ESTATE BROKER

(727) 409-5539 (CELL)

(727) 499-7390 (FAX)

PSMITH@OSPREYRES.COM



Each Month, Save*

- 20 hours of travel time
- 600 miles of wear and tear on your car
- \$40 in gas
- \$35 in parking fees

**If you live in Seminole or Largo and travel to
Downtown St Petersburg*

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