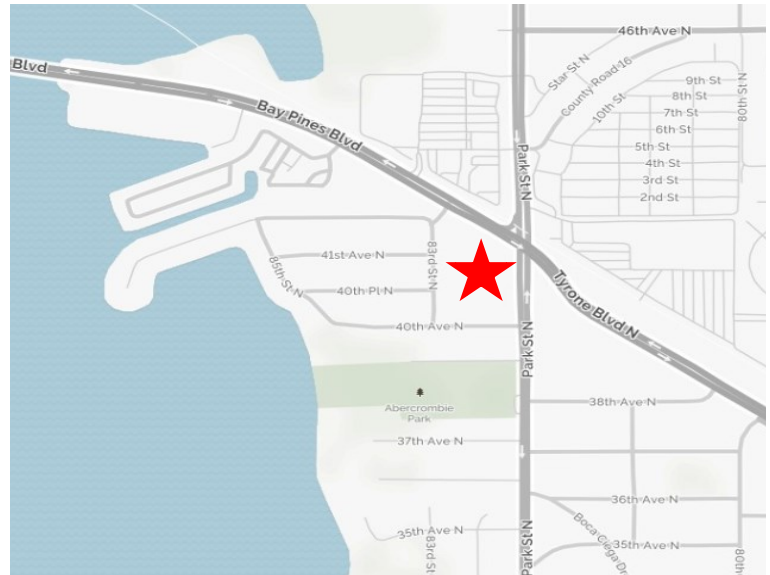




FEATURES:

- **898 SF 2nd Floor & 1,563 SF 3rd Floor Turn-Key Office Space Available**
- **Highly visible 3-story Office Building**
- **Signalized intersection of Tyrone Blvd. and Park St. ~ Tyrone Mall submarket**
- **Neighboring retail tenants include High-End Salon, The Nosh Pit Deli & Glory Days Grill**
- **2-story lobby atrium**
- **Turn-Key build-outs available**
- **Stable long-term ownership**
- **Pylon signage available**

LOCATION:



CONTACT:

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Local Drive Times & Distances	Distance	Drive Time
Tyrone Square Mall	2 Miles	5 Mins
Madeira Beach	4 Miles	10 Mins
Downtown St. Petersburg	9.4 Miles	18 Mins
St. Pete/Clearwater Airport	10.3 Miles	21 Mins



SUITE	SF	MAX
201	898	898
303	1,563	1,563

