

**For Lease: Office**

## **ULMERTON BUSINESS CENTER, Building 3**

13555 Automobile Blvd., Bldg. 3, Clearwater, FL 33762



THE  
**ROSS REALTY**  
GROUP, INC.  
COMMERCIAL SALES AND LEASING



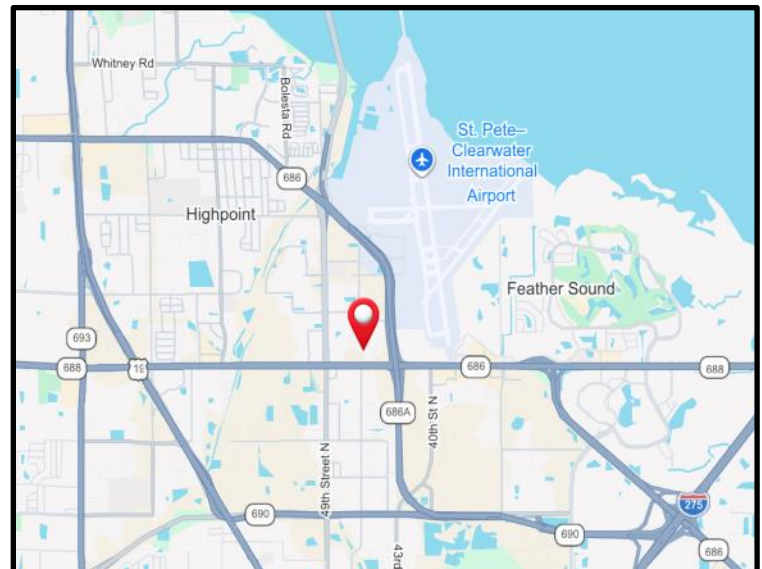
### **FEATURES**

- ❖ Building 3, Individual Units **FOR LEASE**
- ❖ 794 SF to 930 SF Available
- ❖ Gateway Submarket with Entrance on Ulmerton Rd. just east of 49th St.
- ❖ Easy access to I-275 and Airports
- ❖ Parking Ratio: 4 per 1,000 SF
- ❖ Recently upgraded landscaping and parking lot
- ❖ Quiet and well maintained Business Park
- ❖ Directory Signage Available

### **ASKING RATE**

- ❖ Asking Lease Rate: \$18.00 Modified Gross
- ❖ Unit 350 - 930 SF: \$1,395.00/per month
- ❖ Unit 370 - 794 SF: \$1,191.00/per month

### **LOCATION MAP**



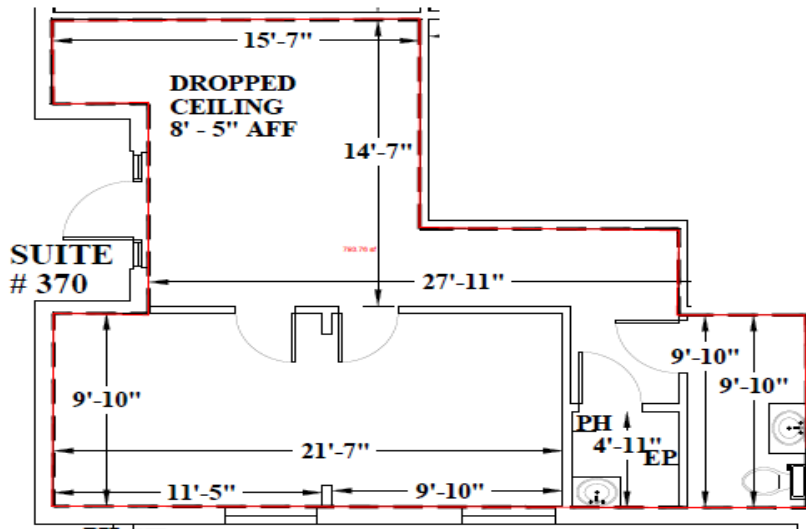
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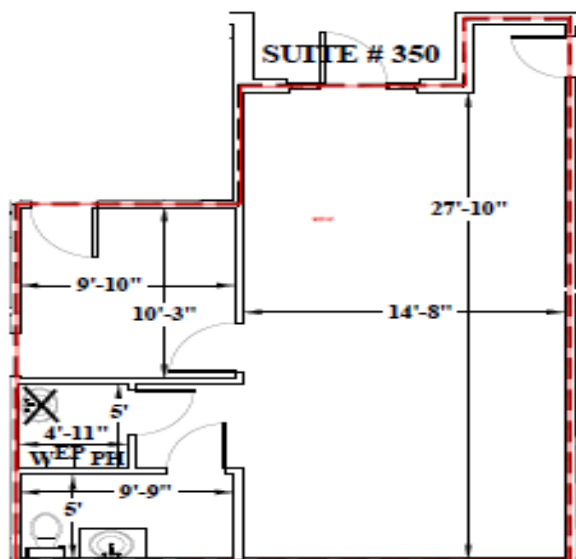
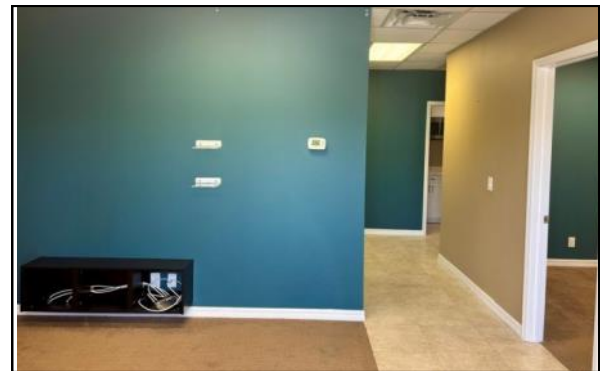


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**Suite 370**



**Suite 350**



## BUILDING 3 - UNITS FOR LEASE

|          | SF     | P.S.F. Rate | Monthly        |
|----------|--------|-------------|----------------|
| Unit 350 | 930 SF | \$18.00 MG  | \$1,395.00/mo. |
| Unit 370 | 794 SF | \$18.00 MG  | \$1,191.00/mo. |