

For Sale

Prime Clearwater Commercial Investment

13575 58TH ST N, CLEARWATER, FL 33760



For those ready
for what's next

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Summit Executive Center Bldg



CLEARWATER, FL

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36,200 SF OFFICE BUILDING FOR SALE



\$5,250,000	7.34%	36,200 SF	3.28 AC	4.64 / 1,000 SF	CLASS B
OFFERING PRICE	CAP RATE	GROSS BUILDING AREA	TOTAL LOT SIZE	HIGH PARKING RATIO	OFFICE BUILDING

ONE Commercial Real Estate is pleased to present the Summit Executive Center, a prime 36,200 SF Class B office asset situated on a scenic 3.28-acre parcel in Clearwater, FL. Offered at \$5,250,000 with a 7.34% cap rate, this multi-tenant property represents an exceptional commercial opportunity for an investor or owner-user. The two-story building features flexible open floor plans, an expansive atrium lobby with a sweeping curved staircase, executive conference facilities, and a generous parking ratio of 4.64 spaces per 1,000 SF.

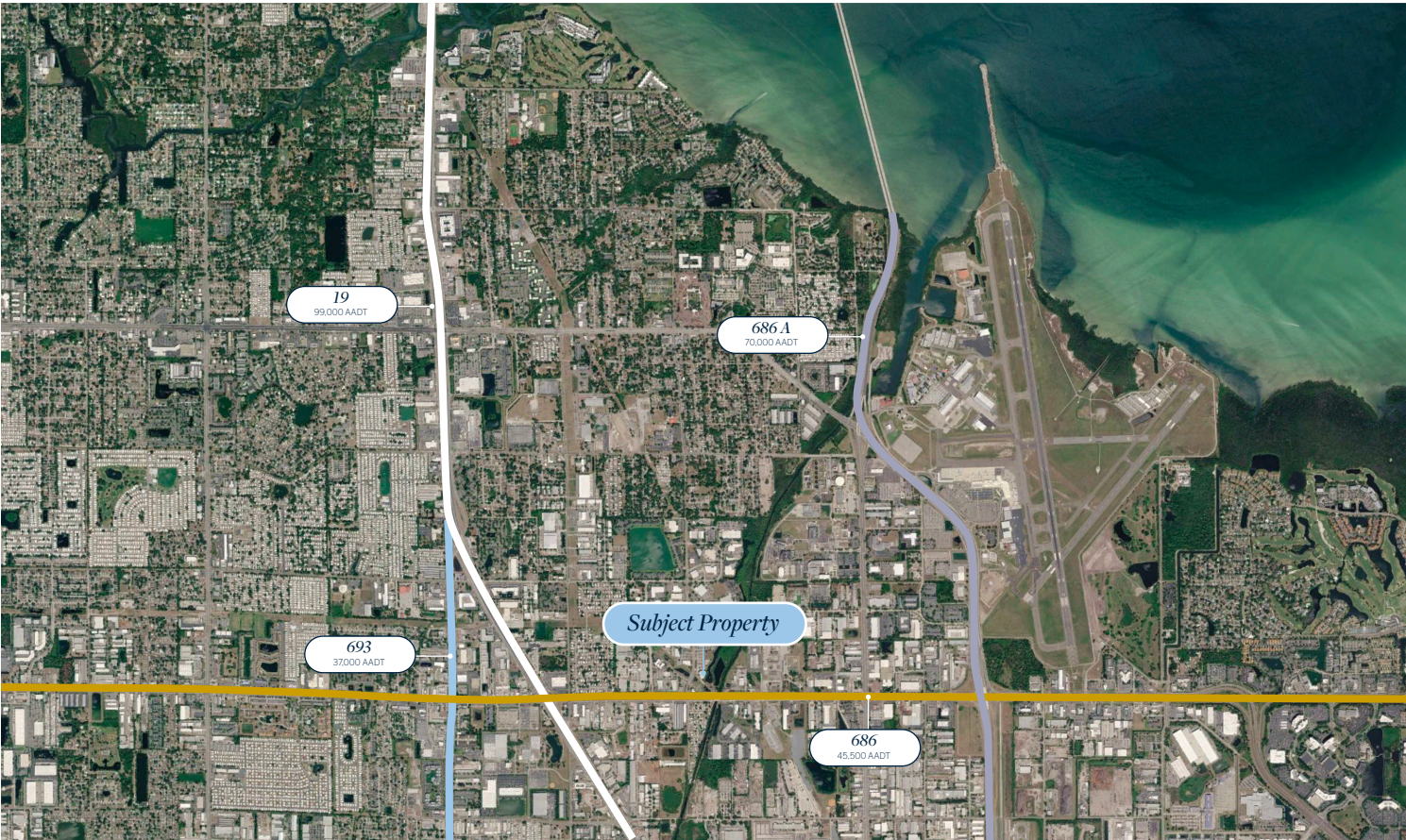
Summit Executive Center Bldg



CLEARWATER, FL

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REAL ESTATE

36,200 SF OFFICE BUILDING FOR SALE



PROPERTY HIGHLIGHTS			
Price	\$5,250,000	Rentable Building Area	36,200 SF
Property Type	Office	No. Stories	2
Building Class	B	Year Built	1986
Sale Type	Investment	Tenancy	Multi
Cap Rate	7.34%	Parking Ratio	4.64/1,000 SF
Lot Size	3.28 AC	Zoning Description	IL
Gross Building Area	36,200 SF	APN / Parcel ID	04-30-16-77515-000-0101

This multi-tenant **Triple Net (NNN)** investment opportunity is situated on a prime 3.26-acre parcel. The property offers flexible open floor plans, excellent high-capacity parking, and stable cash flow across multiple tenants.

DISCLAIMER

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Summit Executive Center Bldg



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CLEARWATER, FL

36,200 SF OFFICE BUILDING FOR SALE



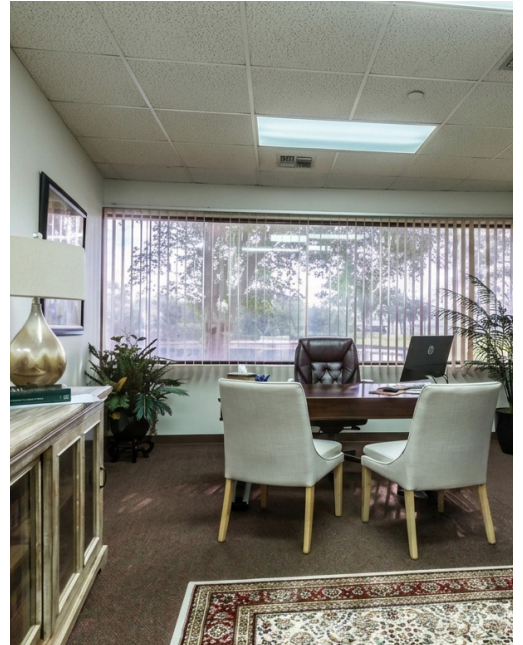
Summit Executive Center Bldg



ONE COMMERCIAL
REAL ESTATE

CLEARWATER, FL

36,200 SF OFFICE BUILDING FOR SALE



We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL
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CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

Are you ready for what's next?

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