

Bay Vista Commons  
16255 Bay Vista Drive  
Clearwater, Florida 33760

### **Property Profile**



### **EXECUTIVE SUMMARY**

The property represented in this profile was most recently occupied by the corporate offices for BayCare Health Systems. The building contains approximately 75,000 rentable square feet of office space on a site comprised of 5.87 acres. The property is located in mid-Pinellas County, within the Bay Vista Office Park, 1.75 miles west of the St. Pete /Clearwater Airport, via Roosevelt Boulevard.

The property offers:

- An existing, well established and constructed 1-story office facility with a 5/1000 parking ratio.
- Close proximity to St. Petersburg/Clearwater Airport, restaurants, retail services and hotel accommodations.
- Easy access to the entire Tampa Bay area via U.S. 19, 49<sup>th</sup> Street and Interstate 275.
- Existing truck well for potential grade level loading.
- Verizon Smart Park services including high speed voice, data and video capabilities included FiOS.

### **SITE ANALYSIS**

Address: 16255 Bay Vista Dr, Clearwater, Florida 33760.

Location: Bay Vista Office Park. Northeast quadrant of Roosevelt Boulevard and 58<sup>th</sup> Street North, Pinellas County Florida.

Site Size: 255,697 S.F.  $\pm$  / 5.87 acres more or less.

*This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.*

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Dimensions: The site is nearly square in shape with approximately 208' of frontage on Bay Vista Drive and an average depth of approximately 730'.

Access/Curb Cuts: The Bay Vista Office Park is accessible from the south by Roosevelt Boulevard, from the west by 58<sup>th</sup> Street North, from the north by Whitney Road and from the east by Bolesta Road or 162<sup>nd</sup> Avenue North which connects to the access road for the Bayside Bridge and 49<sup>th</sup> Street.

Parking: 338 surface parking spaces, a parking ratio of 4.5 cars/1,000 rentable square feet. The parking area is striped, lighted, curbed and landscaped.

Irrigation: An irrigation system is in place for all landscaped areas of the site.

Future Land Use: Residential/Office General

Property Use: General Office Bldg - multi-story office building predominantly non-professional services)

Evacuation Zone: B

Flood Zone: Panel number 12103C0137G, updated September 3, 2003, the property lies in zone X, indicating areas of the 500-year flood plain.

Topography: The site is basically level and at street grade.

Demographics:

	<u>1 mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,823	56,911	167,496
Households:	3,647	25,390	74,943
Avg. Household Income:	\$49,616	\$53,809	\$54,980

(Complete demographics report available upon request)

Signage: Building signage available.

Public Transportation: PSTA bus stop on south side Roosevelt Boulevard across from the entrance to the Bay Vista Office Park and on the south side of 58<sup>th</sup> Street North, just south of the west entrance to the Park.

## **DESCRIPTION OF IMPROVEMENTS**

Building Size: One-Story, Class "A" office building containing 75,000± rentable square feet.

Construction: Concrete block walls with red Georgian brick veneer. The foundation is a concrete slab over compacted fill. Windows are fixed, tinted glass in aluminum framing.

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Roof structure is built-up with a full overlay. Exterior doors include single and double glass doors in aluminum framing.

Sprinkler: 100% wet sprinkler with central fire alarm system.

Year Built: 1988

Utilities & Services:	Water:	Pinellas County
	Sewer:	City of Largo
	Electric:	Duke Energy
	Telephone:	Verizon
	Data:	Verizon Smart Park / Fios
	Police:	City of Largo
	Fire:	City of Largo

Floors: Concrete covered with carpet, ceramic tile and vinyl composite tile.

Doors: Solid core doors in hollow metal frames with lever handles.

Walls: Interior walls are painted gypsum board with various wall coverings.

Ceiling: Primarily 2' x 2' suspended acoustical ceiling tiles with tray ceiling entrances and central core. Ceiling height to the bottom of the suspended ceiling is between 9' and 12' with a total of 16' feet to the bar joists.

Lighting: Fluorescent, including parabolic and indirect up lighting in addition to recessed incandescent and canned lighting.

Plumbing: The building has two men's restrooms; one contains a handicapped stall with a toilet and sink in addition to one toilet, two sinks, and one urinal. The second restroom contains a handicapped stall with a toilet and sink in addition to three toilets, three sinks, and three urinals. The building has two ladies restrooms; one contains a handicapped stall with toilet and sink in addition to two toilets and two sinks. The second restroom contains a handicapped stall with a toilet and sink in addition to eight toilets and three sinks. All bathrooms have ceramic tile floors and walls. A large break room with sinks, countertop and cabinets is centrally located within the building.

Loading: A truck well is in place with an option to put in place a 10' x 10' overhead door. Grade level loading access can also be made available.

Electric Power: 3 phase, 277/480 and 120/208 volts with 1600 amps. A Liebert Surge Suppression, 277/480 volt 3 phase system connection is in place. A Progress Energy looped power system services the entire Bay Vista Park.

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Security:	Building security system in place
Air Conditioning:	100% air-conditioned comprised of four roof-top Trane package units totaling 160 tons.
Lease Rate:	\$10.00 per square foot, triple net.
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