



FOR LEASE

**13201 Walsingham Road
Largo, FL 33774**

Paula Clair Smith, CCIM
727 450 6875 Direct
727 409 5539 Cell
paulaclair.smith@colliers.com

Executive suites/shared space

Beautifully remodeled, highly-functional office space near downtown Largo

Excellent opportunity to take your business to the next level; move your office from your home to a professional address

Colliers International
311 Park Place Blvd., Suite 600
Clearwater, FL 33759
727 442 7184
www.colliers.com



Accelerating success.

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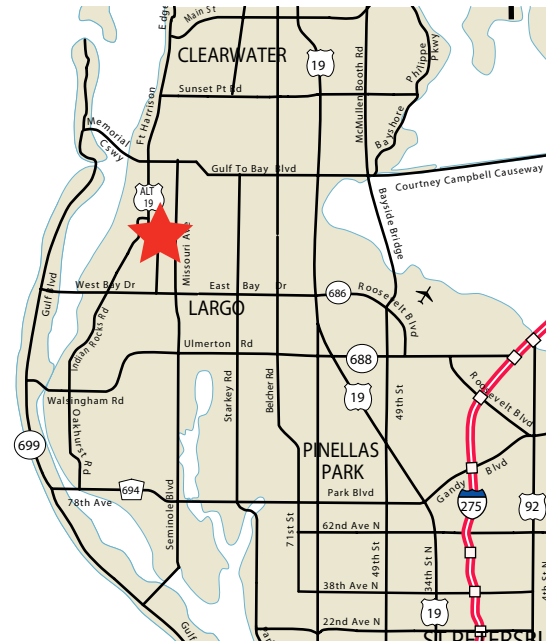
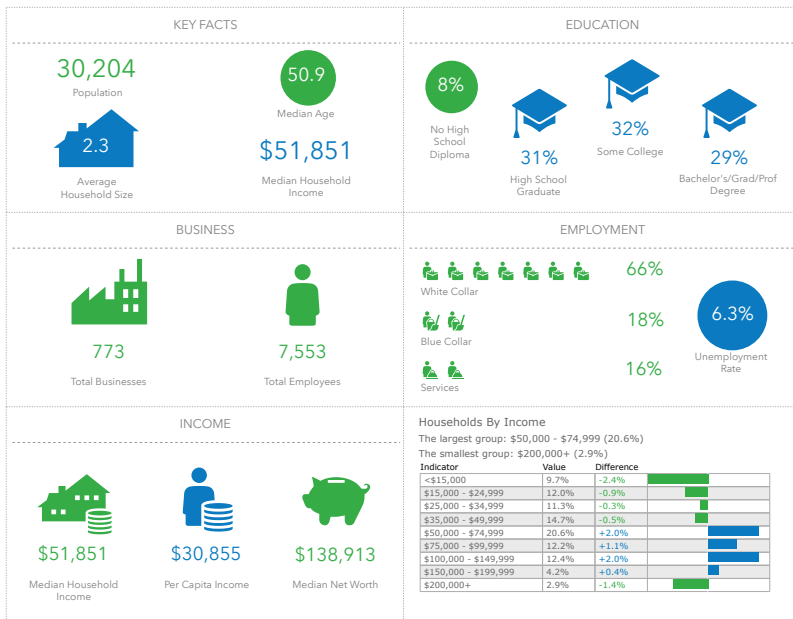
THE AREA

- In the heart of Largo
- Near hospitals, doctors, and urgent care centers
- Growth area with higher income demographics
- 5 minutes to beaches
- New retail in the area with 2 remodeled Publix, WaWa, Mid-Florida Credit Union and Starbucks; Dunkin' Donuts coming soon

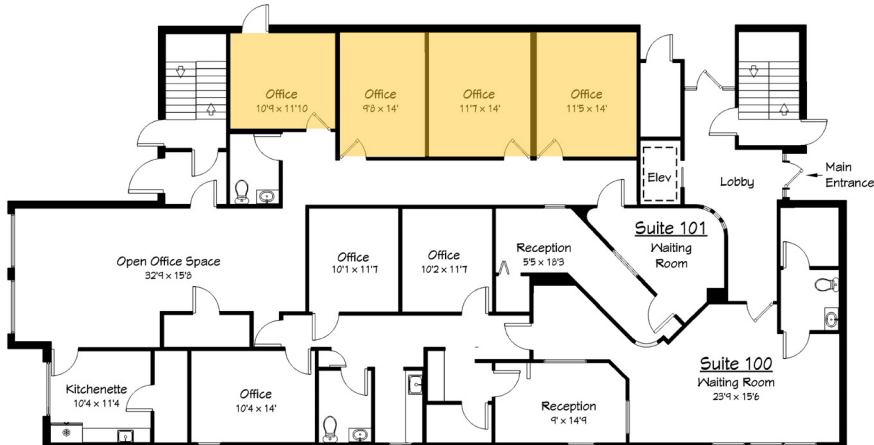
THE SPACE

- 132-168 SF on the 1st floor:
 - » Four individual offices with locked doors
 - » \$300-350/month plus applicable sales tax
 - » Rental rate includes electric
 - » Shared waiting room and kitchenette
- Additional desk space available on the 2nd floor:
 - » Elevator access
 - » \$200/month plus cost of internet access

WITHIN A 5-MINUTE DRIVE



FIRST FLOOR PLAN



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