

# FOR SALE

## Single Tenant | Triple Net Office Building



5585 Rio Vista Drive  
Clearwater, FL 33760

### PROPERTY FEATURES

- > 30,000± RSF, Single Tenant Office Building
- > 7.4/1,000 Parking Ratio
- > 100% Occupied by PODS
- > Triple Net Lease
- > 7.25% CAP Rate
- > \$4,700,000

Visit the website for additional information,  
to view the Confidentiality Agreement,  
and obtain the Offering Memorandum:  
[www.5585riovista.com](http://www.5585riovista.com)

PREMIER LOCATION • SUPERIOR PARKING • SINGLE TENANT INVESTMENT

### INVESTMENT OPPORTUNITY

5585 Rio Vista Drive is a one-story, 30,000± square foot office building located in the Bay Vista Office Park. The building has been 100% occupied by PODS as a “mission critical” customer service center since 2003. The Bay Vista Office Park offers exceptional access to the entire Tampa Bay area, “Smart Park” communications services, and “looped” power feed services through Duke Energy, making this offering an outstanding investment opportunity.

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