



RENOVATIONS COMPLETE!

BAYSIDE CENTER I & II

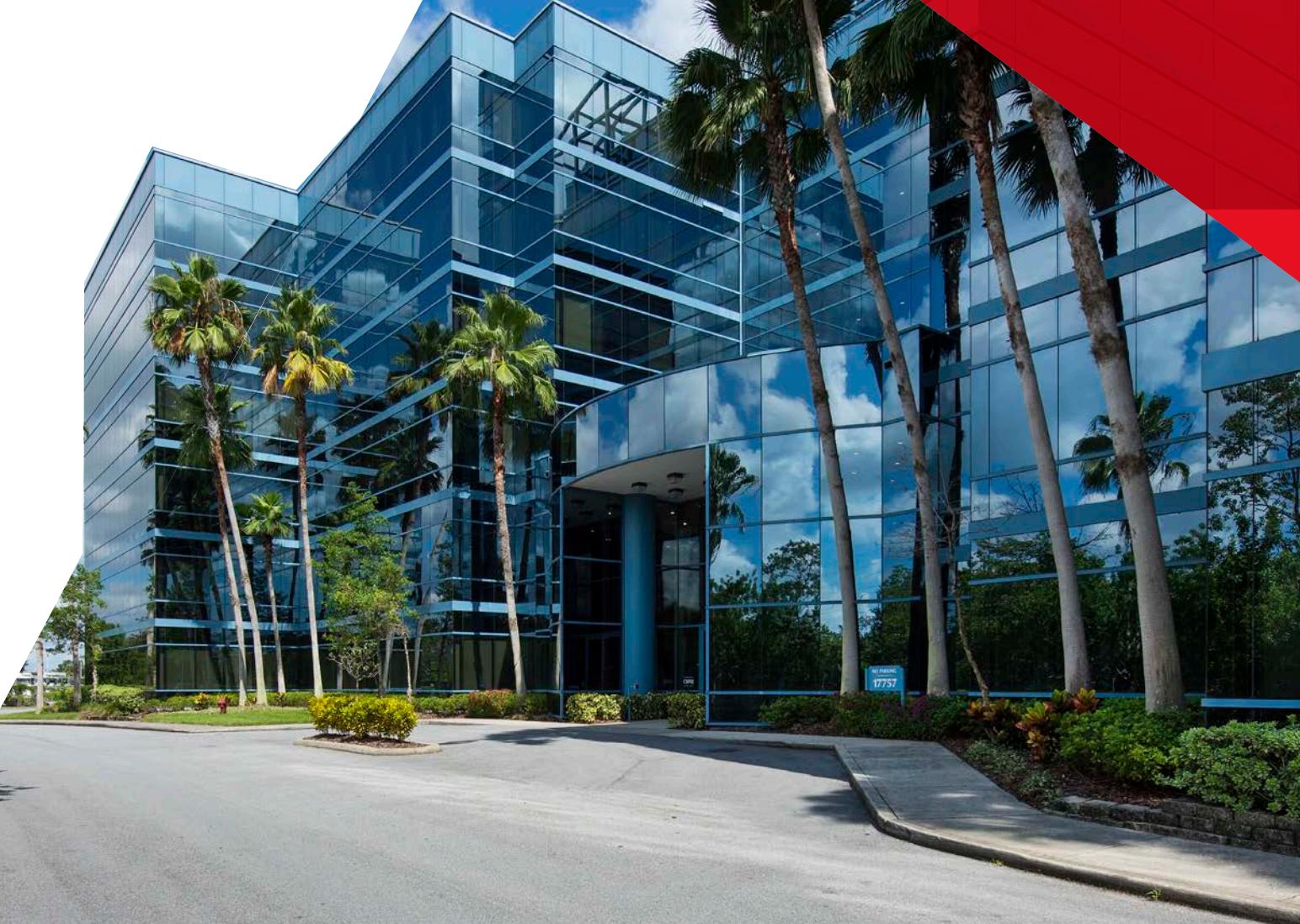
17755 & 17757 North U.S. Highway 19
Clearwater, Florida 33764

Strategic Location
in Pinellas County's Bayside Market

FOR LEASE

UP TO
15,688 SF
CONTIGUOUS
SPACE
AVAILABLE

***HIGH VISIBILITY BUILDING
SIGNAGE AVAILABLE***





Downtown
Tampa

Bayside Bridge

BAYSIDE CENTER II
17757 US Highway 19 N

5-Story
Parking
Garage

BAYSIDE CENTER I
17755 US Highway 19 N

19

BAYSIDE CENTER I & II

KEY FEATURES

- Bayside Center I Total Square Footage
46,501 SF
- Bayside Center II Total Square Footage
168,353 SF
- Lease Rate
\$24.50 - \$25.00 / FS
- Parking Ratio
4:1,000 (free covered parking)

Prominent location within the Bayside micro-market.

- Excellent visibility from U.S. Highway 19
- Direct access and proximity to a diverse and high-quality labor pool of two million
- Nearby access to Clearwater/St. Petersburg International Airport, Tampa International Airport, major malls, retail & restaurants

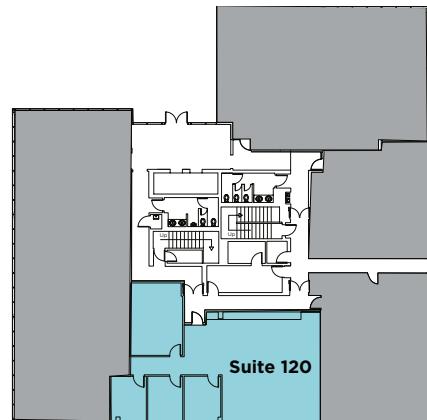
BAYSIDE CENTER I

1,084 - 12,930 SF

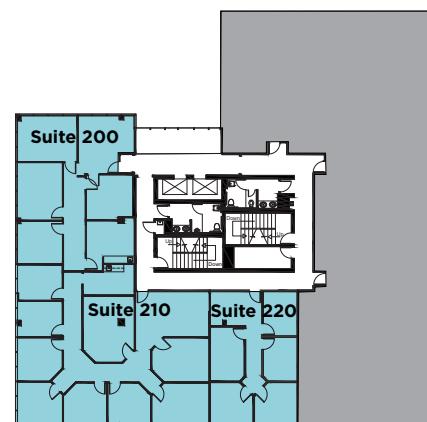
TOTAL SF	SUITE	AVAILABLE
1,084 SF	220	Immediately
1,629 SF	200	Immediately
2,024 SF	120	Immediately
2,657 SF	210	Immediately
5,370 SF	200 + 210 +220	Immediately
12,930 SF	400	Immediately



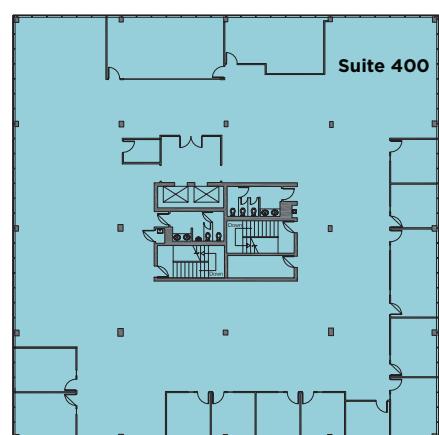
Bayside Center I - Floor 1



Bayside Center I - Floor 2



Bayside Center I - Floor 4

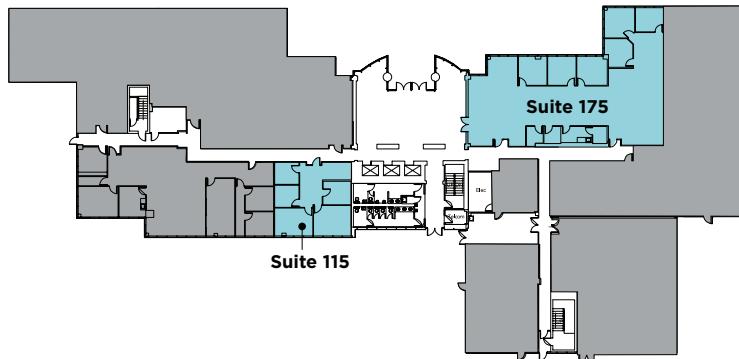


BAYSIDE CENTER II

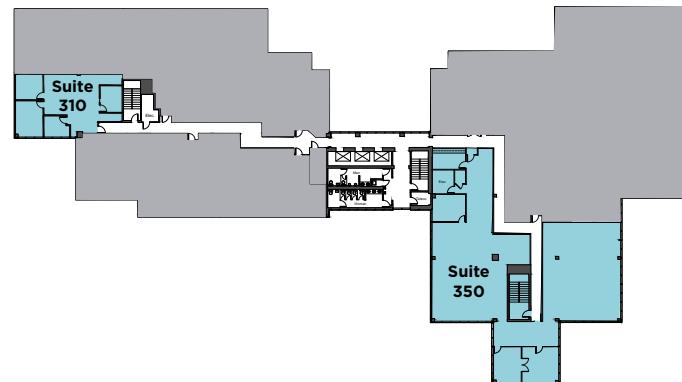
1,137 - 15,688 SF

TOTAL SF	SUITE	AVAILABLE
1,137 SF	115	Immediately
1,558 SF	270	Immediately
1,623 SF	310	Immediately
2,270 SF	260	Immediately
2,785 SF	285	Immediately
2,842 SF	210	Immediately
4,079 SF	175	Immediately
4,092 SF	200	5/1/2026
4,343 SF	270 + 285	Immediately
6,012 SF	350	Immediately
6,233 SF	275	Immediately
13,076 SF	500	Immediately
15,688 SF	210 + 260 + 270 + 275 + 285	Immediately

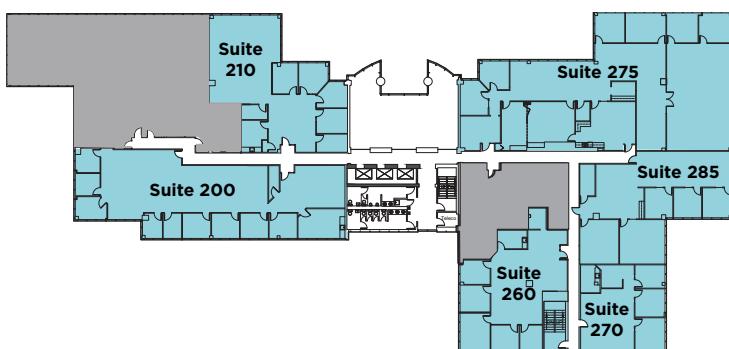
Bayside Center II - Floor 1



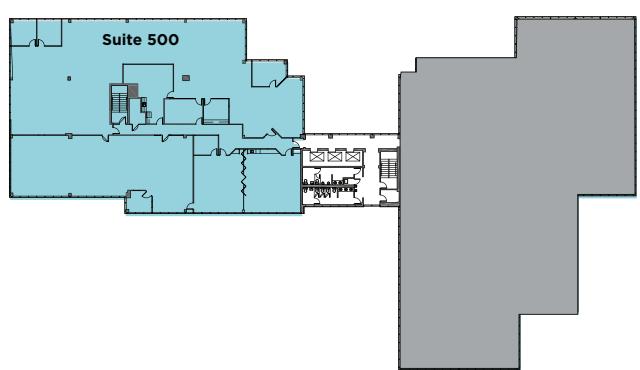
Bayside Center II - Floor 3

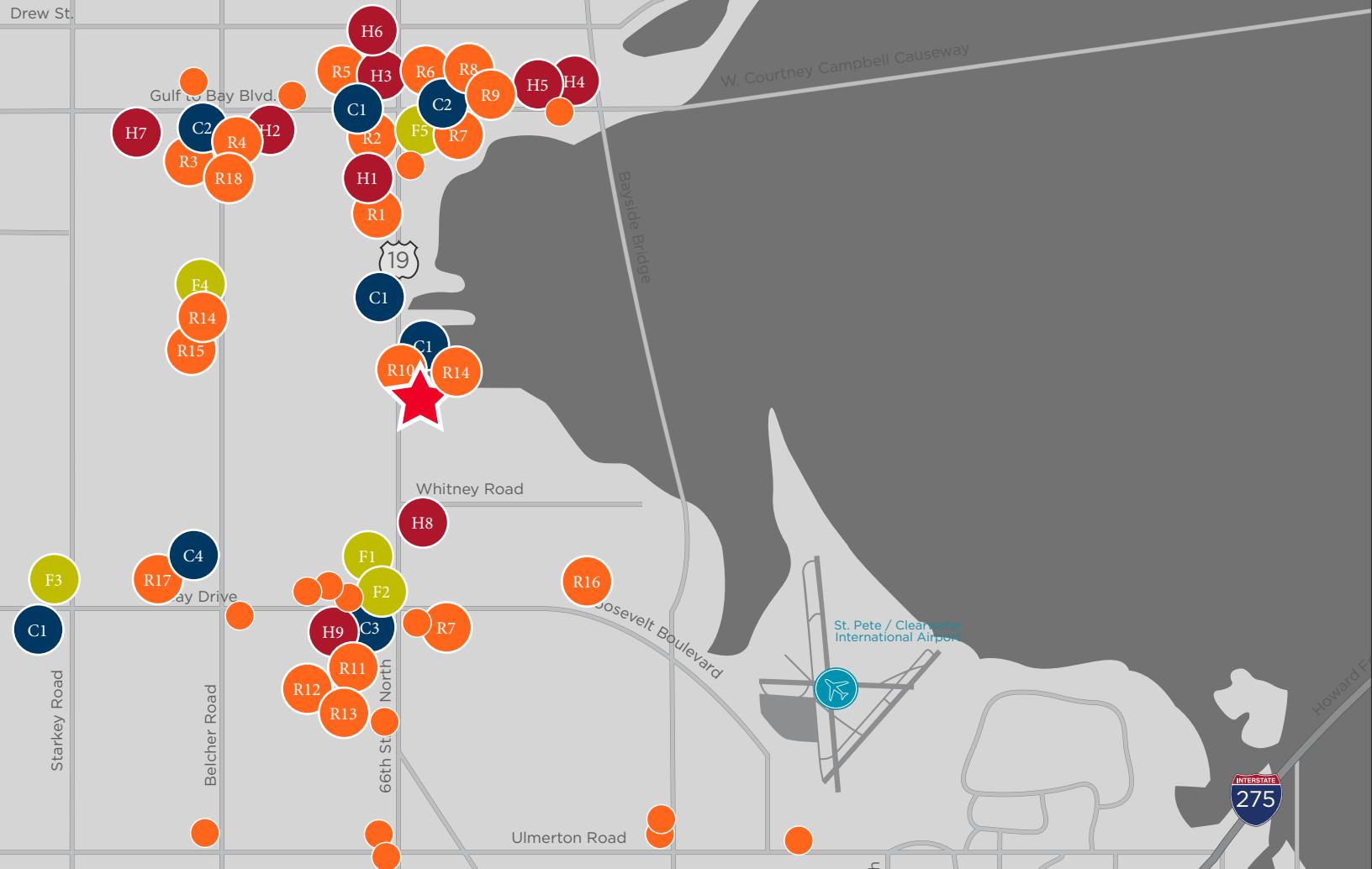


Bayside Center II - Floor 2



Bayside Center II - Floor 5





AMENITIES

Restaurants

- R1 Applebees
- R2 Village Inn
- R3 Bob Evans
- R4 Little Greek Fresh Grill
- R5 Chick-fil-a
- R6 Chipotle Mexican Grill
- R7 Moe's Southwest Grill
- R8 Carrabba's Italian Grill
- R9 Hooters
- R10 Steak 'n Shake
- R11 Chili's
- R12 LongHorn Steakhouse
- R13 First Watch
- R14 Subway
- R15 Monty's Pizza
- R16 Wung Thai
- R17 Culver's
- R18 PDQ

Coffee Shops

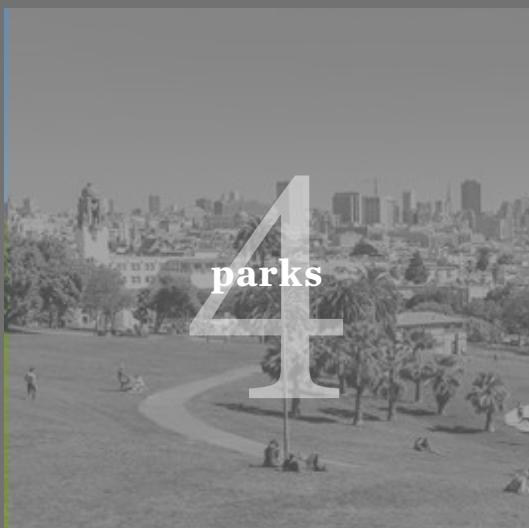
- C1 Dunkin Donuts
- C2 Starbucks
- C3 Einstein Bros. Bagels
- C4 The Haus Coffee Shop

Fitness & Health

- F1 LA Fitness
- F2 Anytime Fitness
- F3 Gold's Gym
- F4 Curves
- F5 9Round Fitness

Hotels

- H1 Quality Inn Central
- H2 Gulf Way Inn
- H3 Holiday Inn Express
- H4 Fairfield Inn & Suites by Marriott Clearwater
- H5 Clearwater Inn
- H6 Knights Inn Clearwater
- H7 Ramada Limited Clearwater Hotel
- H8 Rodeway Inn
- H9 Woodspring Suites Signature Clearwater



...within a 3-mile radius



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