



RENOVATIONS COMPLETE!

## BAYSIDE CENTER I & II

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

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Strategic Location  
in Pinellas County's Bayside Market

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## FOR LEASE

UP TO  
20,094 SF  
CONTIGUOUS  
SPACE  
AVAILABLE

**HIGH VISIBILITY BUILDING  
SIGNAGE AVAILABLE**





# BAYSIDE CENTER I & II

Downtown  
Tampa

Bayside Bridge

5-Story  
Parking  
Garage

**BAYSIDE CENTER**  
**17757 US Highway 19 N**

**BAYSIDE CENTER**  
**17755 US Highway 19 N**

19

2

## 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

3



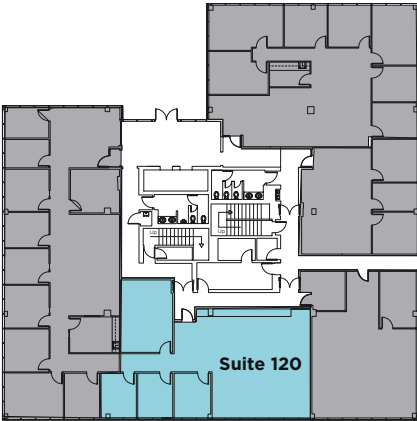
# BAYSIDE CENTER I

2,024 - 12,930 SF

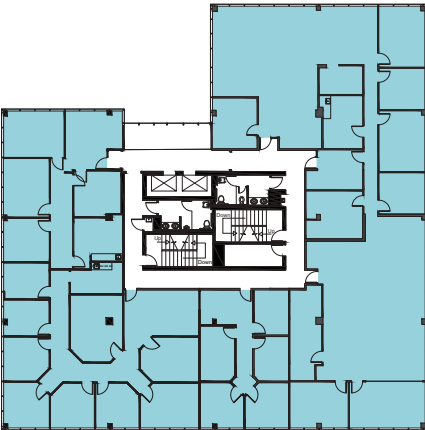
TOTAL SF	SUITE	AVAILABLE
2,024 SF	120	Immediately
11,210 SF	200	Immediately
12,930 SF	400	Immediately



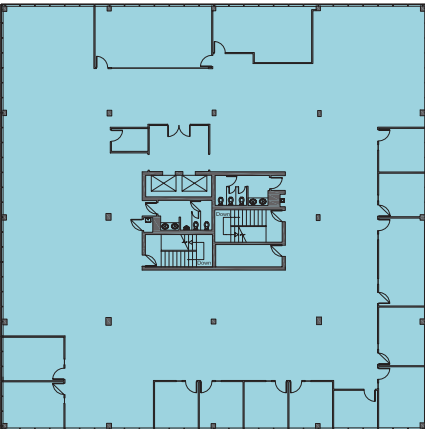
Bayside Center I - Floor 1



Bayside Center I - Floor 2



Bayside Center I - Floor 4

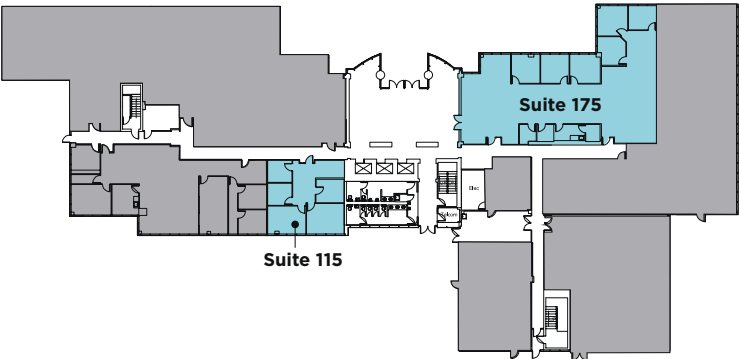


# BAYSIDE CENTER II

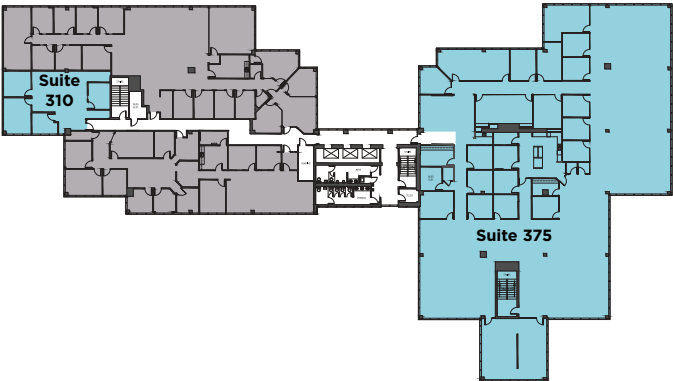
1,137 - 20,094 SF

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
4,343 SF	270 + 285	Immediately
4,804 SF	250	Immediately
6,233 SF	275	Immediately
7,646 SF	210 + 250	Immediately
13,076 SF	500	Immediately
16,067 SF	375	12/1/2025
20,094 SF	210 + 250 + 260 + 270 + 275 + 285	Immediately

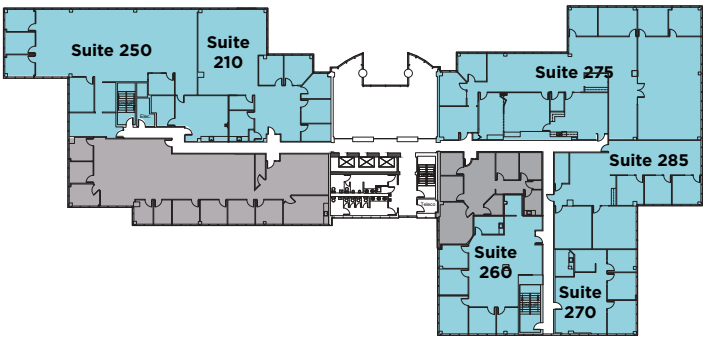
Bayside Center II - Floor 1



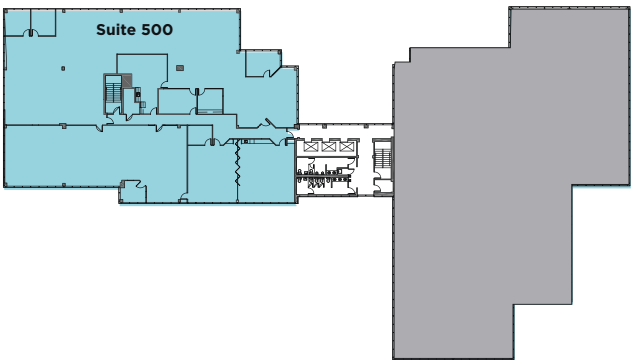
Bayside Center II - Floor 3

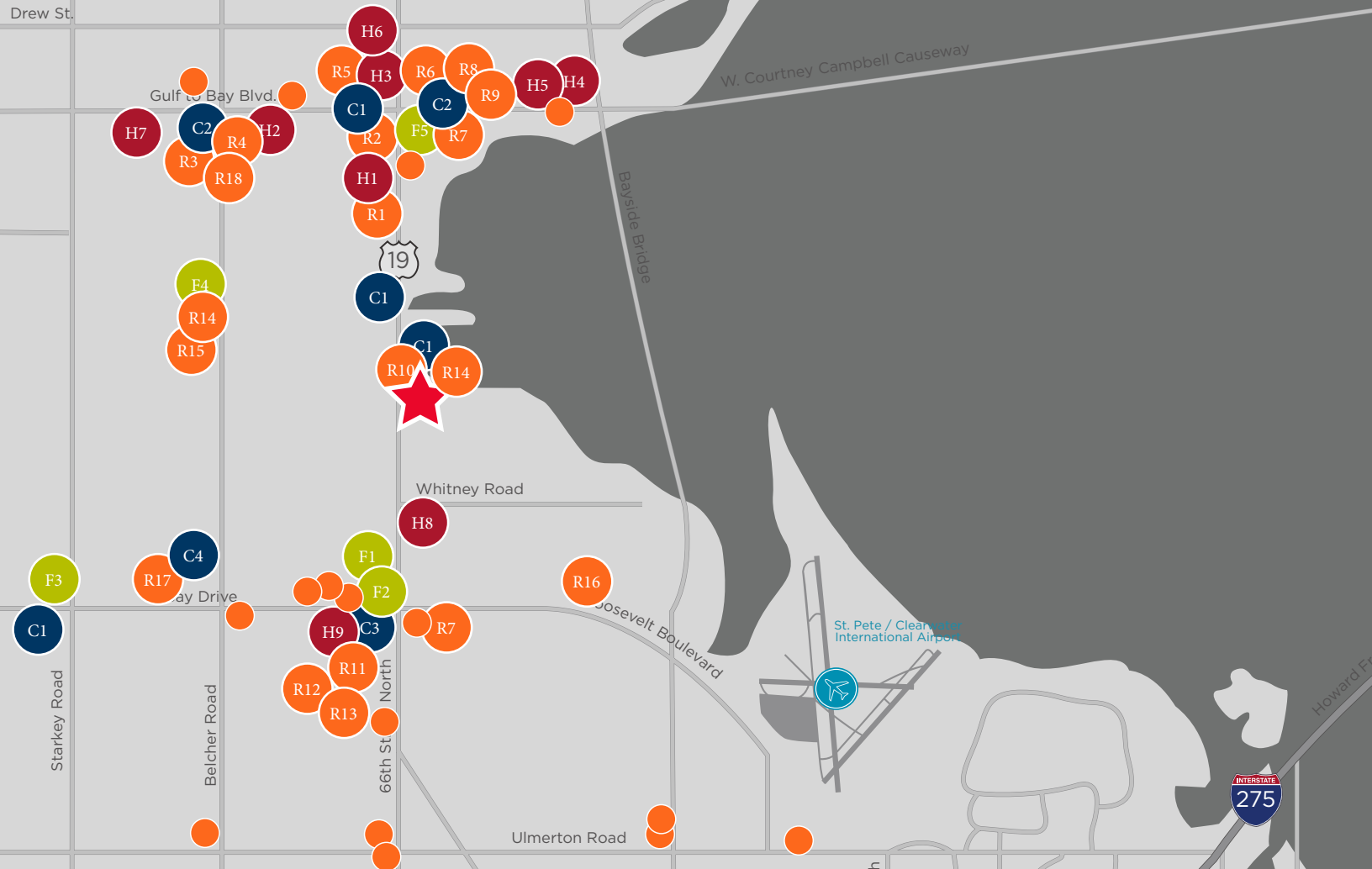


Bayside Center II - Floor 2



Bayside Center II - Floor 5





## AMENITIES

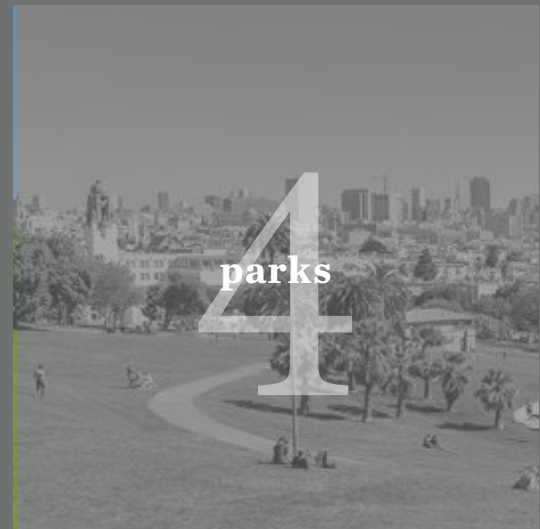
- |   |   |  |
|---|---|--|
| <span style="color: orange;">●</span> Restaurants | <span style="color: darkblue;">●</span> Coffee Shops      | <span style="color: red;">●</span> Hotels        |
| R1 Applebees                                      | C1 Dunkin Donuts  | H1 Quality Inn Central                           |
| R2 Village Inn                                    | C2 Starbucks  | H2 Gulf Way Inn                                  |
| R3 Bob Evans                                      | C3 Einstein Bros. Bagels                                  | H3 Holiday Inn Express                           |
| R4 Little Greek Fresh Grill                       | C4 The Haus Coffee Shop                                   | H4 Fairfield Inn & Suites by Marriott Clearwater |
| R5 Chick-fil-a                                    |   | H5 Clearwater Inn                                |
| R6 Chipotle Mexican Grill                         | <span style="color: limegreen;">●</span> Fitness & Health | H6 Knights Inn Clearwater                        |
| R7 Moe's Southwest Grill                          | F1 LA Fitness   | H7 Ramada Limited Clearwater Hotel               |
| R8 Carrabba's Italian Grill                       | F2 Anytime Fitness  | H8 Rodeway Inn                                   |
| R9 Hooters  | F3 Gold's Gym   | H9 Woodspring Suites Signature Clearwater        |
| R10 Steak 'n Shake                                | F4 Curves   |  |
| R11 Chili's                                       | F5 9Round Fitness   |  |
| R12 LongHorn Steakhouse                           |   |  |
| R13 First Watch                                   |   |  |
| R14 Subway  |   |  |
| R15 Monty's Pizza                                 |   |  |
| R16 Wung Thai                                     |   |  |
| R17 Culver's                                      |   |  |
| R18 PDQ   |   |  |



12  
coffee shops



1  
open-air venue



4  
parks



1  
International Airport



20+  
restaurants



5  
gyms

...within a 3-mile radius





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