



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

HIGH  
VISIBILITY  
BUILDING  
SIGNAGE  
AVAILABLE



# BAYSIDE CENTER I & II

Downtown  
Tampa

Bayside Bridge

5-Story  
Parking  
Garage

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

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

## KEY FEATURES

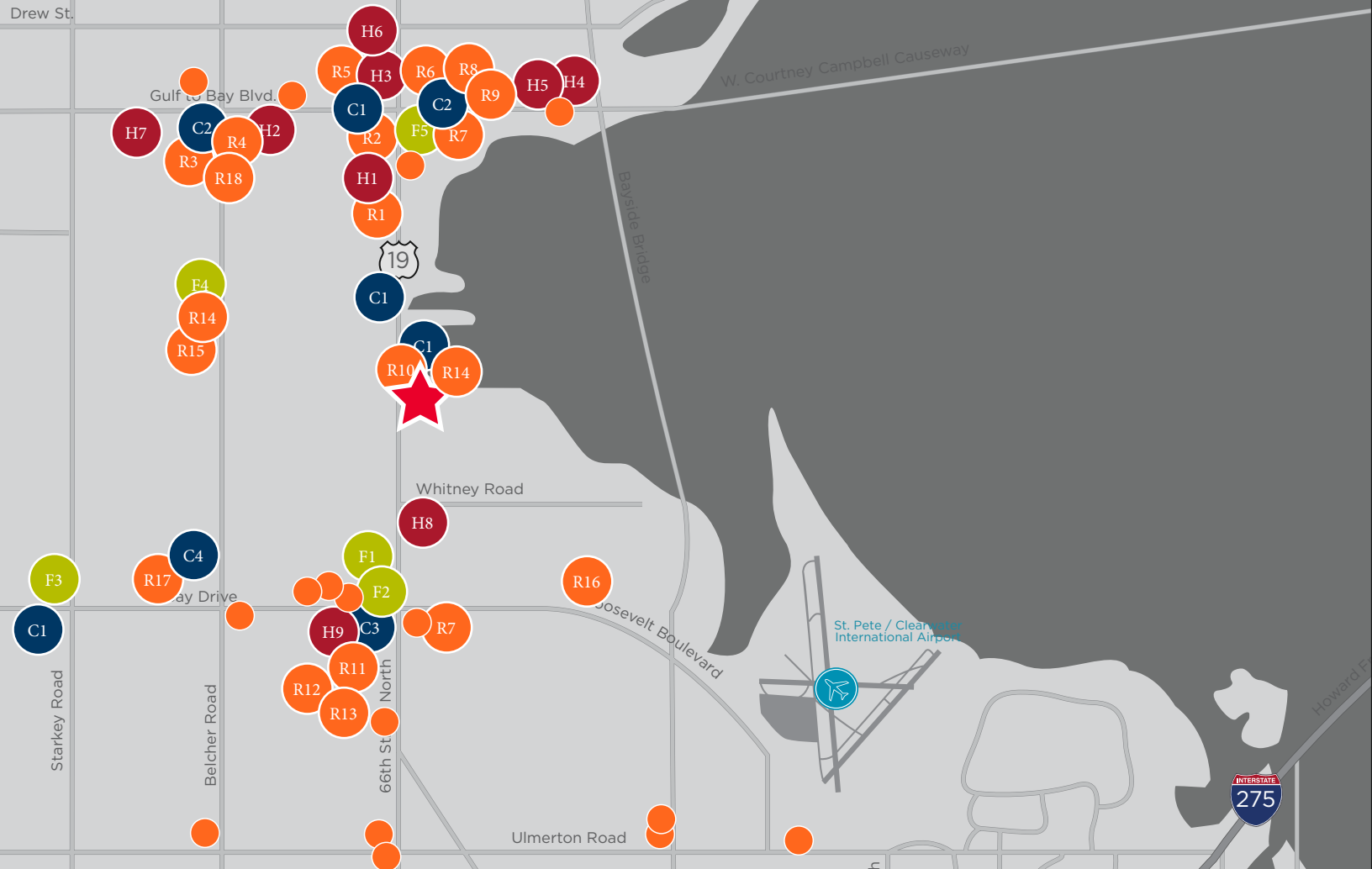
- Bayside Center I Total Square Footage  
46,501 SF
- Bayside Center II Total Square Footage  
168,353 SF
- Lease Rate  
\$26.50 / FS
- Parking Ratio  
4:1,000 (free covered parking)

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



19



## AMENITIES

- |                                                   |                                                       |                                                  |
|---------------------------------------------------|-------------------------------------------------------|--------------------------------------------------|
| <span style="color: orange;">●</span> Restaurants | <span style="color: blue;">●</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: green;">●</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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