

# PRESTIGIOUS RAYMOND JAMES OFFICE PARK 2401 WEST BAY DR., LARGO, FL—\$ 4,499,000



STATELY 300 & 400 BUILDINGS



MODERN 500 & 600 BUILDINGS



LOVELY 1920'S MANOR HOUSE

**STRICTLY CONFIDENTIAL, AND SHOWN BY  
APPOINTMENT ONLY; TENANTS ARE  
UNAWARE OF POTENTIAL SALE**

EXTREMELY DESIRABLE LOCATION ON THE OUTSKIRTS OF BELLEAIR BLUFFS, BELLEAIR, AND CLOSE TO THE BEACH COMMUNITIES, AS WELL AS WITHIN A SHORT DISTANCE TO THREE MAJOR HOSPITALS

SET ON 4.23 ACRES, WITH 49,000 SQ FEET OF BUILDING, THIS OFFICE PARK IS ONE OF THE PREMIER ADDRESSES FOR TENANTS IN THE PINELLAS COUNTY MARKET

THERE ARE SIX BUILDINGS ON THE SITE, ONE OF WHICH IS A COMPLETELY RENOVATED 2,576 SQ FT 1920'S STRUCTURE, THE ORIGINAL MANOR HOUSE OF THE PROPERTY. THESE TENANTS ARE ON FULL SERVICE LEASES

RAYMOND JAMES FULLY OCCUPIES A 1997 BUILT 5,227 SQ FT BLOCK BUILDING ON A MODIFIED GROSS LEASE

TWO BLOCK & BRICK BUILDINGS, THE 100 & 400 BUILDINGS, WERE BUILT IN 1973, AND ARE 13,180 & 12,557 SQ FT. THEY OFFER FULL SERVICE LEASES TO THE TENANTS

THE TWO NEWEST BUILDINGS, THE 500 & 600 BUILDINGS, WERE BUILT IN 1998 AND ARE 8,076 SQ FT EACH. THE TENANTS IN THESE BUILDINGS ARE ON MODIFIED GROSS LEASES

ABUNDANT PARKING AND WELL MAINTAINED LANDSCAPING AND GROUNDS

THERE ARE MANY POSSIBILITIES FOR THE FUTURE FOR THIS PARK, INCLUDING SOME EXPANSION, OR OFFICE CONDO CONVERSION

WHILE THE CURRENT TAMPA BAY VACANCY RATE IS UP, THIS PROPERTY OFFERS A VERY STABLE LONG TERM HOLD INVESTMENT

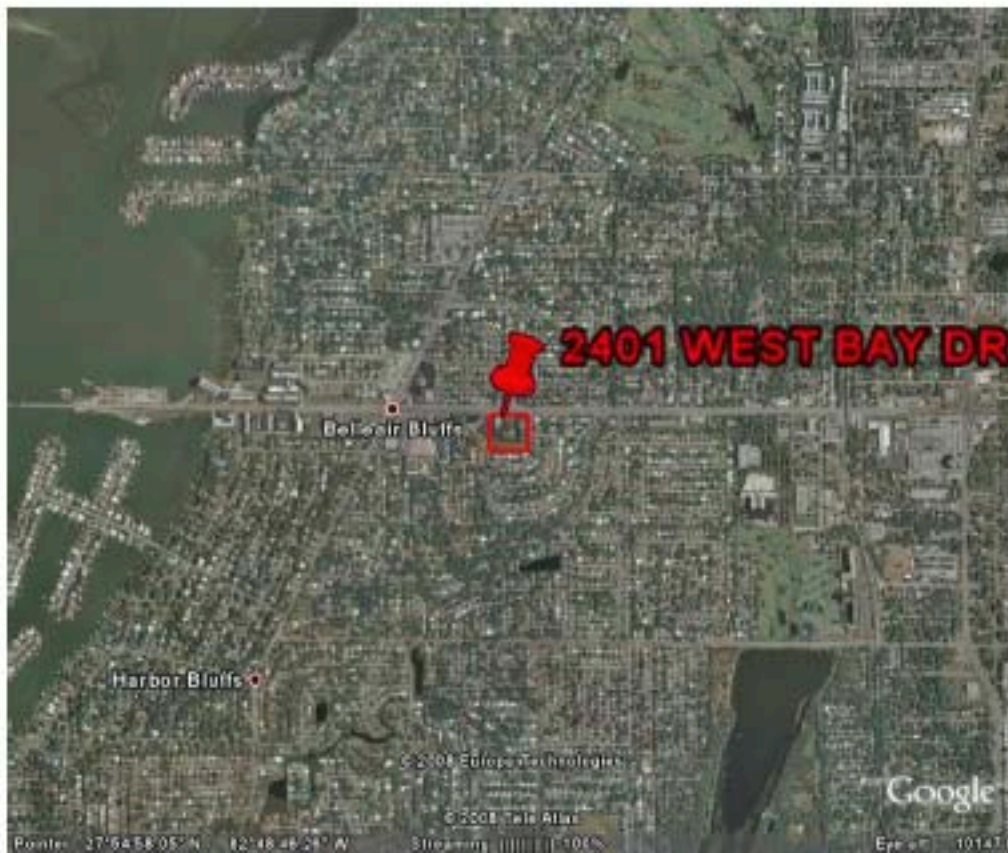
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**PATRICK CALHOON—CENTURY 21 REAL ESTATE CHAMPIONS**  
4350 DUHME RD., MADEIRA BEACH, FL, 33708  
WWW.PATCALHOON.COM \*\*\* PATCALHOON@AOL.COM \*\*\* 727-398-2774

**NOW LICENSED OR  
AFFILIATED IN  
FL, GA, NC, SC,  
TN, CT, & MA**



# PRESTIGIOUS RAYMOND JAMES OFFICE PARK 2401 WEST BAY DR., LARGO, FL—\$ 4,499,000



TWENTY TWO TENANTS CURRENTLY IN PLACE, WITH VARYING EXPIRATION DATES AND LENGTHS OF TENANCY

TENANT MIX IS FINANCIAL, OFFICE, MEDICAL, INSURANCE, NAIL SALON, LEGAL, REAL ESTATE, ETC.

MANY RECENT IMPROVEMENTS TO PROPERTY, WITH NEWER ROOFS, UPDATED LOBBYS, SIGNIFICANT AIR CONDITIONER REPLACEMENTS, ETC.

PRICED AT LESS THAN \$ 90 PER SQUARE FOOT IN THIS PREMIER AREA

LOCATED WITHIN THE CITY LIMITS OF LARGO, 2 BLOCKS FROM BELLEAIR BLUFFS, AND 1/4 MILE TO LARGO MEDICAL CENTER HOSPITAL

THERE IS A 6% FIRST MORTGAGE THAT MUST BE ASSUMED WITH TWO YEARS REMAINING BEFORE IT BALLOONS, WITH AN APPROXIMATE CURRENT BALANCE OF \$ 3,250,000

THIS MORTGAGE IS A LIBOR LOAN, SERVICED BY WELLS FARGO; BUYER MUST QUALIFY IN ORDER TO ASSUME AND WILL BE RESPONSIBLE FOR ASSUMPTION FEES.

NO SECOND MORTGAGE MONEY MAY EXIST ACCORDING TO THE TERMS OF THE LOAN, SO A PURCHASE MUST BE CASH TO MORTGAGE

RENT ROLL AND INCOME/EXPENSE INFO AVAILABLE WITH SIGNED CONFIDENTIALITY AGREEMENT



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