CLASS "A" SIX-STORY OFFICE BUILDING

13577 FEATHER SOUND DRIVE, CLEARWATER, FL 33762



Located in Clearwater, Florida, this prestigious six-story Class A office building offers a prime opportunity for businesses seeking a modern, professional space in one of the fastest-growing cities on the Gulf Coast. With its exceptional architectural design, top-tier amenities, and unbeatable location, this property is ideal for companies looking to elevate their corporate presence. Currently, there are beautiful windowed offices ranging in size from 981 SF up to 7,705 SF. Some office suites are fully furnished and available for new occupant's use. We are offering the most aggressive rates in the area and will provide rent abatements and possible tenant improvement allowance as well for qualified tenants. There is an on-site cafe in the lobby of the building and the office is immediately adjacent to a gorgeous outdoor area for sitting and dining. Most offices look out over the natural mangroves providing a very tranquil office setting.

UNITS AVAILABLE

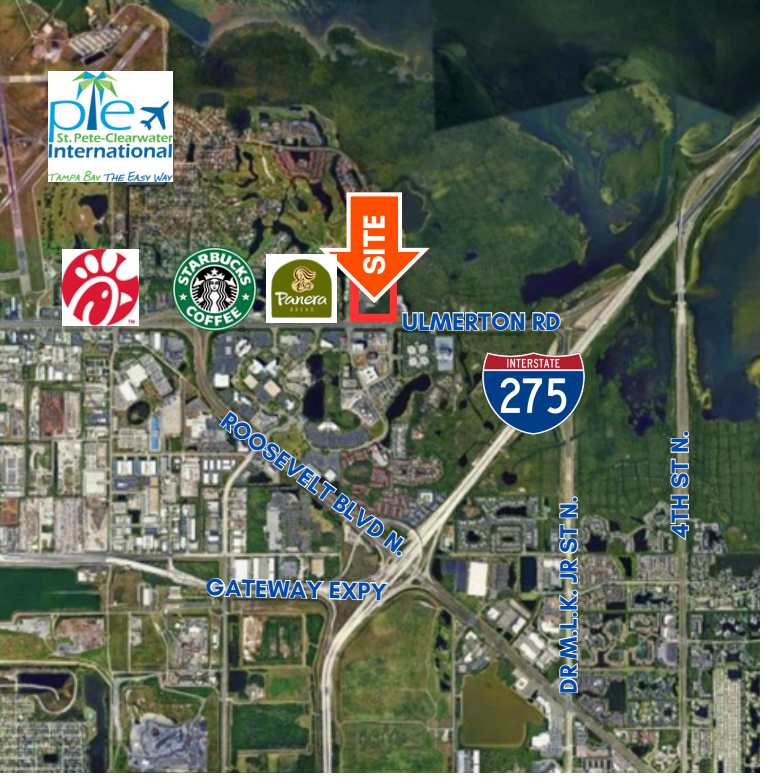
SUITE	SIZE	RENT
110-120	6,195 SF	$22 PSF MG
190	981 SF	$26 PSF MG
400	1,906 SF	$26 PSF MG
420	7,460 SF	$22 PSF MG
550	7,705 SF	$22 PSF MG



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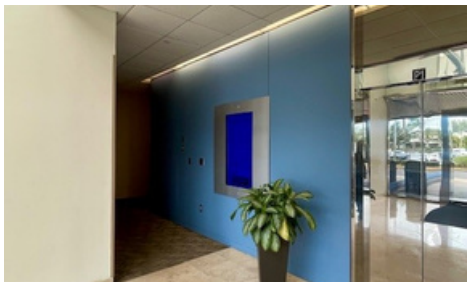
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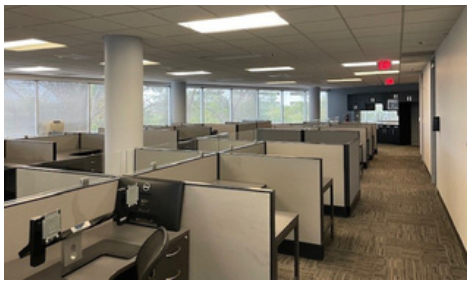




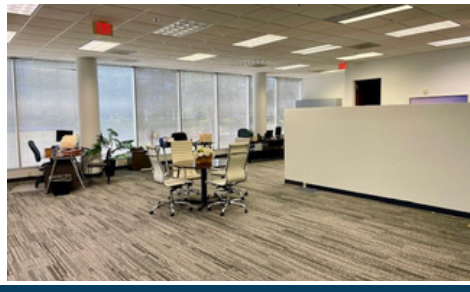
KEY FEATURES

- **Prime Location:** Situated near the St. Pete-Clearwater International Airport, the building offers easy access to major highways, including I-275, and is just minutes from Clearwater Beach, downtown Clearwater, and St. Petersburg. The area is well-served by public transportation, and Downtown Tampa is only a short drive away.
- **Modern Architecture:** The glass building features sleek, contemporary architecture, with large, floor-to-ceiling windows that allow for abundant natural light and offer stunning views of the surrounding area. The high-quality construction and energy-efficient systems contribute to both comfort and sustainability for companies seeking high-profile, professional, and dynamic work environments.
- **Flexible Floor Plans:** With six floors of flexible office space, this property can accommodate businesses of all sizes, from small startups to large corporations. The open floor plans allow for customized layouts to meet the unique needs of each tenant.
- **State-of-the-Art Amenities:** The building boasts a range of high-end amenities, including Mangroves Café, stylish lobby, secure 24/7 access, and ample parking for tenants and visitors. High-speed internet, fiber optic connectivity, and advanced HVAC systems ensure a productive and comfortable work environment.









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