

office

NORTHWOOD COMMONS

2454 N. MC MULLEN BOOTH ROAD, CLEARWATER, FL 33759

OFFICE SPACE FOR LEASE

**SUITE 411
1,140 SF
AVAILABLE**



PRIME LOCATION

- The Northwood Commons Offices are located on the southeast corner of the McMullen Booth Road and Enterprise Road Intersection.
- With nearly 100,000 cars passing by per day and a \$90,000 median income in the surrounding neighborhoods, the Intersection is one of the most important commercial nodes in Tampa Bay.
- The intersection features over 20 restaurants, financial institutions of all kinds, comprehensive professional services and publicly held, as well as, local corporations.
- The central location of the Offices, between Tampa, St. Petersburg and Clearwater, affords easy access to Tampa Bay's major airports, sports centers and cultural venues.
- The Northeast Pinellas County location of the Offices on the McMullen Booth corridor is within 1 mile of S.R. 580, providing arterial access for tenants to Hillsborough, Pinellas, Pasco and Sarasota counties.
- Nearby moderate to luxury housing provides a variety of "bedroom communities" within a 1 to 2 mile drive.
- Public transportation stops are available in front of the center on both McMullen Booth and Enterprise Roads.



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Attractive and Attracting Signage

- Northwood Commons provides the best signage for office tenants in Pinellas County.
- Internally illuminated channel address numbers and “Northwood Commons” on the pylon make the center easier to find than other centers.
- Northwood Commons has been given a variance by the City of Safety harbor to raise the pylon on McMullen Booth Road by 5 feet. This will allow eight additional panel signs when the pylon is raised. Panels will be available to new office tenants on a “first come” basis. With nearly 100,000 cars daily passing the pylon, this signage is invaluable.
- All curb stops essential for clients and employees are stenciled “Reserved for Office”.
- Large address numbers on the two-story building façade make the building easy to find.
- A renovated, large executive directory sign is provided at the main entrance. An interior directory sign will soon be installed inside of the entrance.
- Landlord provides lettering on every entry door and clear numbering signs.



- Every tenant is offered an architecturally conforming and highly visible sign on the façade of the two-story building. Such unique tenant signs are illuminated by two 400 watt metal halide lights, which provide retail quality exposure.



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WHY #1 in Tampa Bay NORTHWOOD COMMONS OFFICES ARE

Rent of \$17 (modified gross) is Charged only on Areas Exclusively used by Tenants

- No rent is charged for central bathroom areas, external hallways and “core areas” such as elevators and stairs. Other office buildings will often charge rent on square footage equal to up to 120% of the space exclusively occupied by a tenant.
- Every suite has private rest rooms and individual thermostats. An unfortunate consequence of forcing the use of communal facilities is that tenants have little or no control over the temperature in their suites or the hygiene in common bathrooms, in addition to effectively increasing actual rent per square foot.

Customized Free Build-out and Space Planning

- Landlord provides all tenants with free space planning to assure that tenants have the improvements that they wish.
- Each space is customized to the requirements of tenants – from choice of new partitioning and paint to carpet, kitchen and other special needs.

Project Amenities

- Excellent security is provided by gated entries with an electronic locking system after hours. Security is further enhanced by a recently installed 1000 watt halide light at the main entrance.
- Two major landscaped planters were part of the original building construction, which was oriented to save an oak tree that still stands today. Common walkways feature attractive potted plants and street furniture. One of the state’s finest arborists attends to the landscaping.



- The two-story renovated B+ office building overlooks pristine wooded bird habitat area which provides beautiful views from many suites.
- Retail stores and fine dining on site. (100% leased)
- Ample parking of 4.3 spaces per 1,000 Sq. Ft. is provided at Northwood Commons.



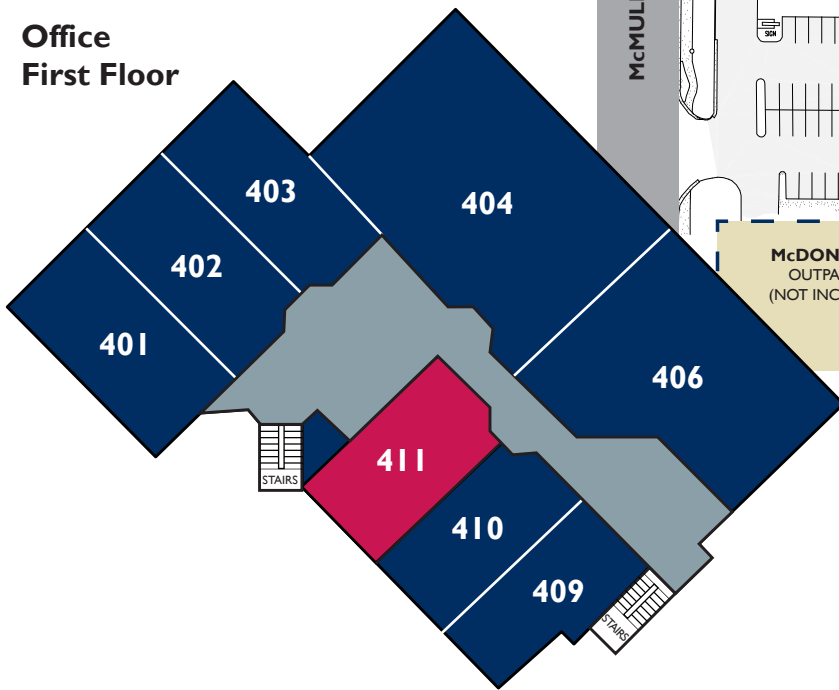
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Office
First Floor



Office
Second Floor

