

# Build-to-Suit Suites for Lease

## Tyrone Suites - 3831 Tyrone Blvd., St. Petersburg, FL



- Great Location — Office, Retail, or Medical
- Near Tyrone Square Mall, Kohl's, Target, Total Wine, and Wal-Mart
- Excellent visibility and signage on Tyrone Blvd.
- 47,500 Vehicles per Day
- Upscale newly remodeled suites
- Occupancy scheduled for June 2008
- New Elevator and HVAC
- Beautiful landscaping
- Ample parking
- Building meets hurricane code with impact resistant glass
- A/C cost for office users paid by landlord
- Not in a flood zone

 **Sunshine Commercial Brokerage, LLC**



3831 Tyrone Blvd., Ste. 104, St. Petersburg, FL 33709

Tom Shelly  
Broker  
TomS@SunshineGroupProperties.com

**For More  
Information Call:**

**(727) 384-4300**

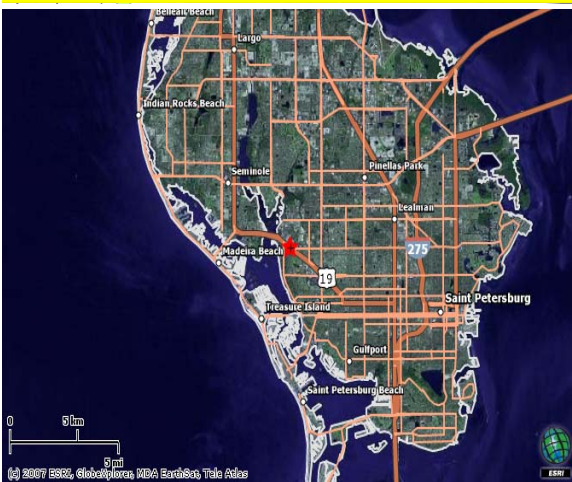
## Currently Hiring Great Home & Commercial RE Agents!

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## FOR LEASE - Retail · Medical · Office

2008 Demographic Estimates	1-Mile	3-Mile	5-Mile
Population	9,673	92,502	239,337
Average Household Income	\$58,397	\$62,176	\$61,817
Median Age	48	48	47



Description	Rentable Square Feet	Lease Rate	Lease Type
Suite 102	1633	\$16.00	NNN
Suite 104	852	\$15.00	NNN
Suite 201	2121	\$11.00	Modified Gross
Suite 202	761	\$16.00	Modified Gross
2009 CAM		Under \$4.00	

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