

Newly Remodeled 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*



Tom Shelly
Broker
TomS@SunshineGroupProperties.com

For More Information Call:
(727) 384-4300

www.SunshineGroupProperties.com

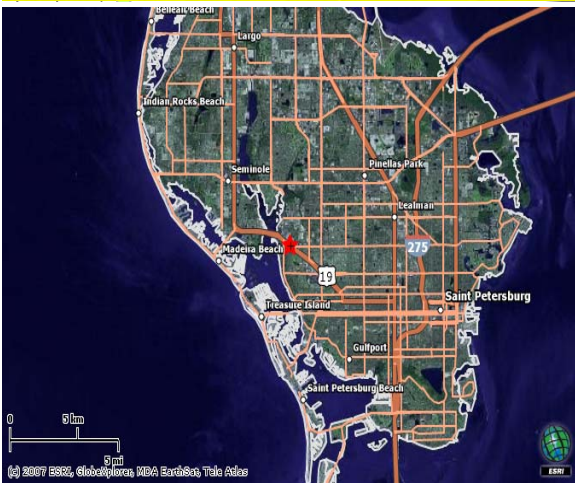
No warranty or representation, expressed or implied, is made by Owner, Sunshine Commercial Brokerage, LLC, or any of its respective affiliates, as to the accuracy or completeness of the information contained herein. All information is subject to change without notice.

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 101	1450	\$16.00	NNN
Suite 102	1633	\$16.00	NNN
Suite 103	1577	\$16.00	NNN
Suite 104	852	\$14.53	NNN
Suite 201	2121	\$10.89	Modified Gross
Suite 202	761	\$18.00	Modified Gross
2009 CAM		Under \$4.00	

Tom Shelly

Broker

toms@sunshinegroupproperties.com

Call For More Information:
(727) 384-4300



3831 Tyrone Blvd., Suite 104 • St. Petersburg, FL 33709 • Fax: 727.347.4048

No warranty or representation, expressed or implied, is made by Owner, Sunshine Commercial Brokerage, LLC, or any of its respective affiliates, as to the accuracy or completeness of the information contained herein. All information is subject to change without notice.