# BAYSPACE CROSS BAYOU

**CONVENIENT. VERSATILE. PROFESSIONAL.**

11701 S BELCHER RD, LARGO, FL 33773
1,113 SF – 9,487 SF OF OFFICE & FLEX SPACE AVAILABLE

## WHERE STYLE AND FUNCTIONALITY MEET

BaySpace Cross Bayou is a single-story, mixed-use commercial building offering dedicated office suites with shared corridors, as well as flexible units combining office and warehouse space. Configurations include lobbies, private offices, kitchenettes, and open areas ideal for showrooms or a variety of mixed-use applications. Select suites becoming available in 2027 will offer flexible layouts with full HVAC throughout, adding comfort and versatility for a wide range of business needs.

Ample parking, well-maintained grounds and an outdoor seating area create a professional yet inviting setting for a busy community of marketing agencies, light medical users, contractors and specialty retailers.

### PROPERTY BENEFITS

- **1,113 – 9,487 SF** of office & flex space.
- **Office suites & flex units** with warehouse space.
- **Lobbies, private offices & kitchenettes** in select suites.
- **Select 2027 suites** with full HVAC throughout.
- **26,000+ VPD** frontage on Belcher Rd.
- **Side-street access** via 117th Ave N.
- **Ample parking**, well-kept grounds & outdoor seating.
- **Room to grow** in a 675,000+ SF mid-Pinellas portfolio.

## BUILT FOR ACCESS AND OPPORTUNITY

Less than a mile north of Bryan Dairy Rd, Cross Bayou is near major employers including Honeywell, Lockheed Martin, Johnson Controls and Raytheon. It is 2 miles from US-19, 5 miles from I-275, 18 minutes from PIE, 22 minutes from Downtown Clearwater and 30 minutes from TPA.



*Frontage on Belcher Road with side-street access via 117th Avenue N.*





**LEARN MORE ABOUT THIS PROPERTY AND VIEW MORE PHOTOS HERE »**

813-755-1946 info@bayspace.com



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## AVAILABLE SPACES

| Suite | Size | Use | Rate |
|---|---|---|---|
| **100** | 1,113 SF | Office | $12.50/SF NNN |
| **104** | 2,498 SF | Office | $12.50/SF NNN |
| **105** | 1,689 SF | Office | $12.50/SF NNN |
| **104 & 105 (combined)** | 4,187 SF | Office | $12.50/SF NNN |
| **126-127** | 5,241 SF | Industrial | $12.50/SF NNN |

Suites 104 & 105 can be leased separately or combined · Direct lease · Availability subject to change

**26,000+**
VEHICLES PER DAY ON BELCHER RD

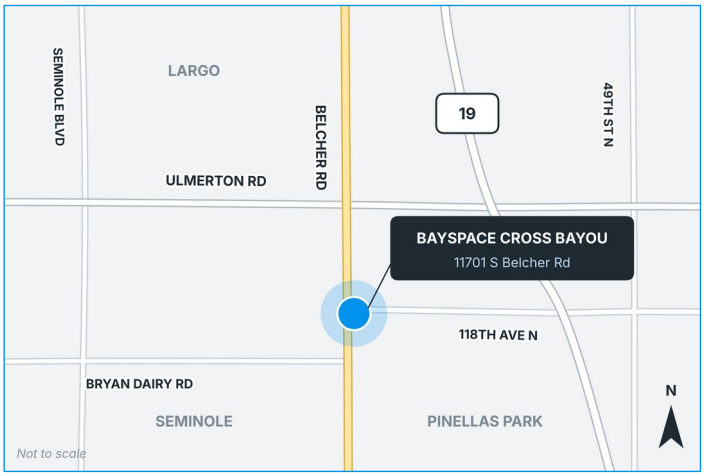
**$3.2 BILLION**
CONSUMER SPENDING WITHIN 5 MILES

**675,000+ SF**
MID-PINELLAS PORTFOLIO

## PROPERTY DETAILS

| BaySpace Cross Bayou | Single-story mixed-use |
|---|---|
| **Address** | 11701 S Belcher Rd |
| **City** | Largo, FL 33773 |
| **Available** | 1,113 – 9,487 SF |
| **Suite Types** | Office & flex / warehouse |
| **Asking Rate** | $12.50/SF NNN |
| **Lease Type** | Direct |
| **Traffic** | 26,000+ VPD on Belcher Rd |
| **Parking** | Ample on-site parking |
| **Access** | Belcher Rd & 117th Ave N |
| **HVAC** | Full HVAC in select 2027 suites |

## LOCATION




2 mi to US-19 · 5 mi to I-275 · 18 min to PIE · 30 min to TPA

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