



DRONE VIDEO
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INVESTMENT OPPORTUNITY

OFFERING
MEMORANDUM
AVAILABLE UPON REQUEST

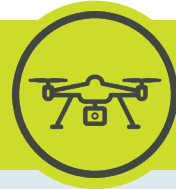


CORPORATE HEADQUARTERS
MARINEMAX & AMERILIFE

2600 & 2650 McCormick Drive | Clearwater, FL 33759

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

- Franklin Street is pleased to offer, to qualified investors, **two Class A Office Buildings with a combined total of 146,390 RSF** complemented by 788 parking spaces (5.4/1,000 SF).
- Built in 1989, this property recently underwent renovations that were completed in 2014-2015. Featuring three structures; **2600 McCormick Drive (75,684 RSF)**, **2650 McCormick Drive (70,706 RSF)**, and bisected by a three story 288 space parking garage.
- Located in Clearwater, Florida, Pinellas County.** As part of the Greater Tampa MSA, Pinellas County is ideally suited for the live, work, and play lifestyle. The property is near Clearwater Beach, recently ranked the Nations #1 Beach by TripAdvisor and Downtown Tampa ranked as one of the top 40 best cities to live in by U.S. News and World Report. The property sits directly adjacent to U.S. Highway 19, which serves as a major traffic artery running north to south through of Pinellas County and into Pasco County to the north.
- 2600 McCormick Drive, a multi-tenant office building, is the Headquarters of MarineMax**, one of the largest public companies in Tampa Bay and traded on the NYSE (HZO). Lease structure - full service.
- 2650 McCormick Drive has been the Headquarters of AmeriLife as the single tenant since 2012. In 2021, AmeriLife entered a long-term full service, eleven (11) year, lease agreement that extended their lease until 2033.**
- Cumulative NOI: \$1,640,000 +/- (2023)**

BUYER'S BROKER WILL BE COMPENSATED SOLELY BY PRINCIPAL BUYER

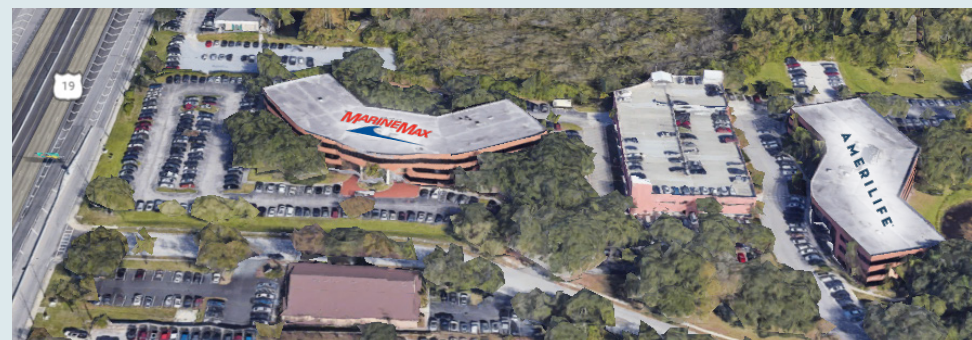
TENANT SUMMARY



- Corporate Headquarters
- MarineMax, Inc. (HZO) is a publicly traded company on the New York Stock Exchange, with over \$2.3B in annual revenue for 2022
- The company owns or operates over 57 Marina's across the U.S. and world with many locations having retail boating centers
- www.MarineMax.com

AMERILIFE®

- Corporate Headquarters
- Private Equity owned by both Thomas H. Lee Partners and Genstar
- AmeriLife has a national distribution network of over 300,000 insurance agents and advisors, more than 50 marketing organizations, and 50 insurance agency locations
- www.AmeriLife.com



CONFIDENTIALITY AGREEMENT (SEE LINK BELOW)

This is a request for informational materials (“Marketing Brochure”) from Franklin Street Real Estate Services (“Broker”) that have been prepared regarding the sale of AmeriLife Place I & II, located at 2600/2650 McCormick Drive, Clearwater, FL 33759 (“Property”) and are intended solely for (“Prospective Purchaser”) and its limited use in considering its interest in purchasing the Property from the Owner.

POTENTIAL PROSPECTIVE PURCHASER (AS HEREINAFTER IDENTIFIED AND DEFINED) HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property by Potential Prospective Purchaser. The owner of the Property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential Prospective Purchasers who execute this Agreement.

The following information contained in the Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the receiving party from Franklin Street Real Estate Services and should not be made available to any person or entity without the written consent of Franklin Street Real Estate Services.

The Marketing Brochure and materials do not purport to contain all the information, which Prospective Purchaser may desire. Neither the Owner nor Franklin Street Real Estate Services makes any representation or warranty, expressed nor implied, as to the accuracy or completeness of the Marketing Brochure or its contents, and no legal liability is assumed or justified with respect thereto.

By signing this Agreement, Prospective Purchaser agrees that it will hold and treat the information contained in the Marketing Brochure in the strictest of confidence; it is intended to be reviewed only by the receiving party from Franklin Street Real Estate Services and should not be made available to any person or entity without the written consent of Franklin Street Real Estate Services, it will not permit the Marketing Brochure, or its contents, to be used in any fashion or manner detrimental to the interest of the Owner, except that Prospective Purchaser may, without the consent of Franklin Street Real Estate Services and Owner, deliver material to Prospective Purchaser’s advisors, partners, lawyers and other parties directly involved in Prospective Purchaser’s acquisition activities. The information contained in this Marketing Brochure has been acquired from sources we believe to be reliable; however, Franklin Street Real Estate Services has not verified, and will not verify, any of the information contained in this Marketing Brochure, nor has Franklin Street Real Estate Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided herein. All Prospective Purchaser’s must take appropriate measures to verify all of the information set forth contained in this Marketing Brochure.

The Prospective Purchaser acknowledges that the Owner shall have no obligation to Prospective Purchaser unless and until a written agreement embodying all the terms and conditions of the proposed sale is executed and delivered by Owner and by Prospective Purchaser and, in such event, Owner’s only obligation to the Prospective Purchaser will be as and to the extent, if any, provided in such written agreement.

The Owner and Broker expressly reserve the right, at its absolute discretion, to accept or reject any offer and, in any event, no offer shall be deemed to be accepted by Owner until approved in writing by the Owner. The Marketing Brochure shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Marketing Brochure.

**CLICK TO SIGN
AGREEMENT**

