



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

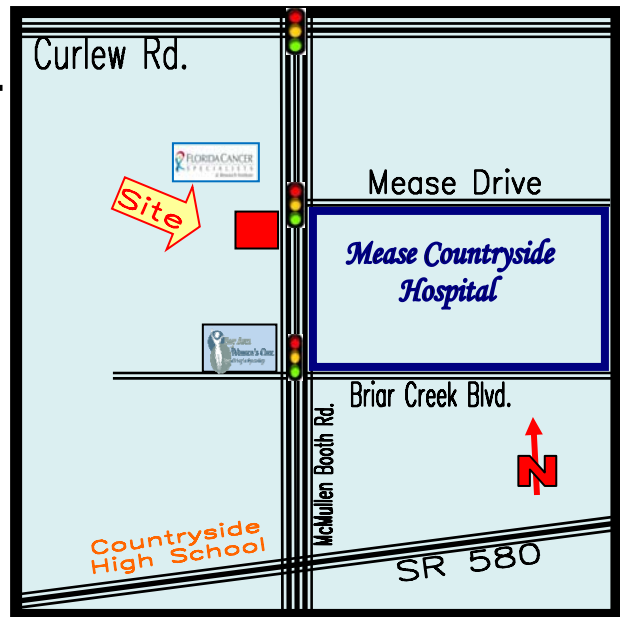
LO-1207

MEDICAL OFFICE SPACE FOR LEASE



3220 N. MCMULLEN BOOTH ROAD CLEARWATER, FL 33761

- 5,890 SF AVAILABLE
- NEWLY CONSTRUCTED
- ACROSS FROM MEASE COUNTRYSIDE HOSPITAL
- JOIN THE EYE INSTITUTE OF WEST FLORIDA & QUEST DIAGNOSTICS
- EXCELLENT SIGNAGE
- **LEASE RATE: \$30/SF NNN**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 3220 McMullen Booth Rd.
Clearwater, FL 33761

LOCATION: Located just south of Mease Dr., on the west side of McMullen Booth Rd.

LAND AREA: 2.05 acres
DIMENSIONS: Irregular

ZONING: I – Institutional, City of Clearwater
LAND USE: I - Institutional
FLOOD ZONE: “X” No Flood Insurance Required

IMPROVEMENTS: 14,350 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 2019
PARKING: 6/1000

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of Clearwater

PRESENT USE: Medical

TAXES: \$13,487.26 (2020)

PRICE: \$30/SF NNN

PARCEL ID #: 21-28-16-00000-220-0700

TRAFFIC COUNT: 50,000 VPD

NOTES: Come join the Eye Institute of West Florida and Quest Diagnostics in this newly constructed building. Amazing opportunity to custom design your new space. 5,890 SF available. Building also has access from traffic light @ Mease Drive.

KEY HOOK #: Lock Box

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3’ x 4’

LISTING CODE: LO-1207-3-27

SHOWING INFORMATION: Contact Sales Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 14,350 SF

SPACE AVAILABLE: 5,890 SF

PARKING: 6/1,000 SF

OCCUPANCY: Immediate, upon completion of buildout.

RENT: \$30/SF NNN

ESCALATION: 3%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes		X
Insurance		X
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance		X
Interior Maintenance		X
Water		X
Management		X
Electric		X

MINIMUM TERM: Five (5) years

SIGNAGE: Monument sign