

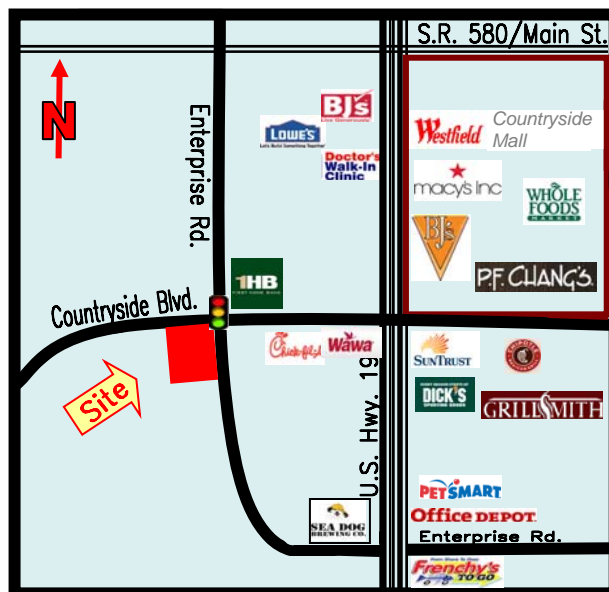


COUNTRYSIDE PROFESSIONAL OFFICE SPACE FOR LEASE



**2515 COUNTRYSIDE BLVD.
SUITE F
CLEARWATER, FL 33763**

- PROFESSIONAL OFFICE SPACE
- SIGNAGE & VISIBILITY
- FULLY SIGNALIZED INTERSECTION
- CLOSE TO COUNTRYSIDE MALL
- EASY ACCESS FROM U.S. HWY. 19
- **LEASE PRICE: \$19.75/SF
MODIFIED GROSS**



ADDRESS: 2515 Countryside Blvd, Ste. F
Clearwater, FL 33763

LOCATION: Southwest corner of Countryside Blvd
Enterprise Rd.

LAND AREA: 1.177 acres

DIMENSIONS: Irregular 450' x 162'

ZONING: US HWY. 19 – City of Clearwater

LAND USE: US HWY. 19 Regional Center, City of Clw.

FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 12,745 SF
Professional Office Bldg.

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1978, Renovated in 2019

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

PRESENT USE: Professional Office

PARKING: 51 total spaces

TAXES: \$ 18,241 (2021)

LEASE RATE: \$19.75/SF
Modified Gross

PARCEL ID #: 30/28/16/00000/340/0500

TRAFFIC COUNT: 20,500 v.p.d.

NOTES: Very well located professional office building perfect for general office. Near Countryside Mall and U.S. Highway 19. Close to shops, banks, & restaurants. Access via traffic light at Countryside Blvd. and Enterprise Rd. Great signage & visibility. **Suite F**, is beautifully built out with upgraded finishes, executive offices, conference room, breakroom and waiting room.

KEY HOOK#: TBD

ASSOCIATE: Steve Klein

SIGNAGE: 3' x 4'

LISTING CODE: LO-1246-3-27

SHOWING INFORMATION: Contact listing office, Associate must make an appointment.

LEASING INFORMATION

PROJECT SIZE: 12,745 SF

SPACE AVAILABLE: Suite F – 1,500 SF

PARKING: 51 total spaces

OCCUPANCY: Immediate

RENT: \$19.75/SF - Modified Gross

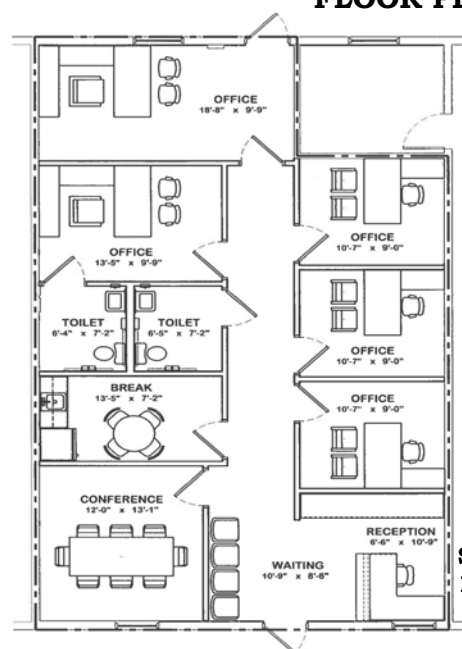
ESCALATION: CPI

FLOOR PLAN:

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: 3 years

SIGNAGE: Pylon & Building Sign



Suite F
1,500 SF