



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1230

CLASS "A" OFFICE FOR LEASE



**13945 EVERGREEN AVENUE
CLEARWATER, FL 33762**

- MULTIPLE SUITES AVAILABLE
- CLASS "A" BUILDING
- CENTRALLY LOCATED
- RECENT MODERN UPGRADES
- **LEASE PRICE: \$24.00/SF
FULL SERVICE**



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

www.kleinandheuchan.com



ADDRESS: 13945 Evergreen Avenue
Clearwater, FL 33762

LOCATION: Just north of Ulmerton Road east of St. Pete/Clearwater Airport.

IMPROVEMENTS: 35,252 SF (27,836 SF Heated)
DIMENSIONS: 270' x 546'

ZONING: E-1, Employment, Pinellas County
LAND USE: E – Employment 1 District
FLOOD ZONE: AE - Flood Insurance is required

YEAR BUILT: 2010 (renovated 2021)

PARKING: 95 spaces

LEGAL DESCRIPTION: Lengthy, in listing file.

PRESENT USE: Office

UTILITIES: Electric – Duke Energy
Water & Sewer - Pinellas County

LEASE PRICE: \$24.00/SF, Full Service

PARCEL ID #: 02-30-16-00000-320-0100
TAXES: \$59,533.68 (2021)

NOTES: This is a unique opportunity to lease a newly renovated modern space in the best location in Tampa Bay! Built in 2010, and renovated in 2021 these spaces are modern with high end finishes. Suites of multiple sizes are available. Area amenities include numerous restaurants, hotels, business establishments and close to the St. Pete/Clearwater Airport with easy access to all major roads and I-275.

KEY HOOK #: None

ASSOCIATE: Uli Cramer

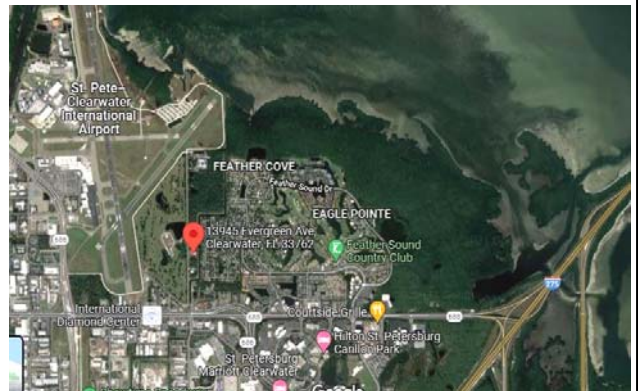
K&H SIGNAGE: None

LISTING CODE: LO-1230-3-30

SHOWING INFORMATION: Call Listing Agent for showing instructions.

LEASING INFORMATION

PROJECT SIZE: 35,252 SF **SPACE AVAILABLE:** 1,800 SF
3,000 SF
8,920 SF
PARKING: 4/1000
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: 3 years

SIGNAGE: Directory in Lobby

