



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

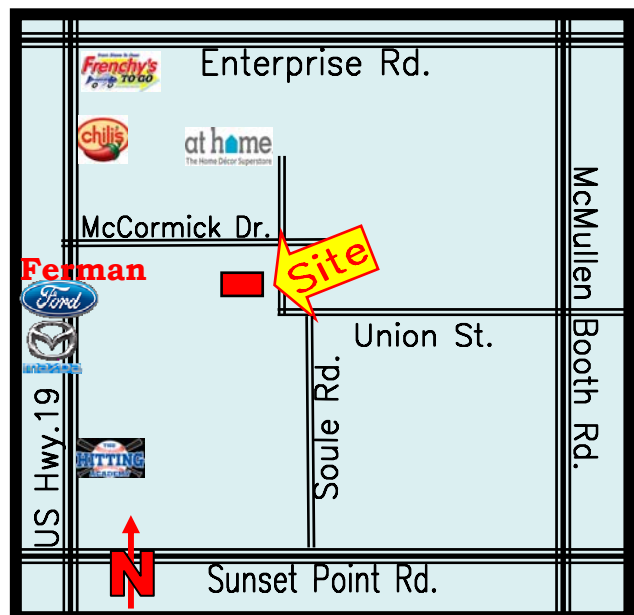
LO-1284

## **PROFESSIONAL OFFICE SPACE** **FOR SUB-LEASE**



**2625 McCORMICK DR.**  
**SUITE #104 & #105**  
**CLEARWATER, FL 33759**

- COUNTRYSIDE AREA
- ACCESS FROM US HWY 19, MCMULLEN BOOTH RD. & SUNSET POINT RD.
- 2,200 SF AVAILABLE
- SUB-LEASE THRU OCTOBER 31, 2025
- **LEASE RATE: \$16.50/SF**  
**MODIFIED GROSS**



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Revised: 6/8/2023

**PROPERTY OVERVIEW**

LO-1284

**ADDRESS:** 2625 McCormick Dr. (Suite #104 & #105) **LOCATION:** US 19 Service Rd. N. of Sunset Point Rd., right on McCormick Dr.

**LAND AREA:** 41,911 SF PL Common area  
**DIMENSIONS:** Irregular

**ZONING:** Office – City of Clearwater  
**LAND USE:** Residential / Office General  
**FLOOD ZONE:** “X” – No Flood Insurance Required

**IMPROVEMENTS:** 31,200 SF - Total

**LEGAL DESCRIPTION:** Lengthy – in listing file

**YEAR BUILT:** 1983

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

**PARKING:** 4/1000

**PRESENT USE:** Professional Office

**TAXES:** \$13,158.96 (2022)

**LEASE RATE:** \$16.50/SF MOD. GROSS

**PARCEL ID #:** 32-28-16-73095-000-0080

**NOTES:** High quality professional office space available for immediate occupancy. Project has access from US Hwy 19, Sunset Point Rd., and McMullen Booth Rd. "This is a sub-lease thru October 31, 2025. The owners of the property have indicated that they will consider approving a longer lease term."

**KEY HOOK #:** 14

**ASSOCIATE:** Lawrence D. Gilbert

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1284-3-31

**SHOWING INFORMATION:** Call listing agent for appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 31,200 SF

**SPACE AVAILABLE:** 2,200 SF

**PARKING:** 4/1000

**OCCUPANCY:** Immediate

**MONTHLY RENT:** \$3,025.00/Month

**ESCALATION:** 3% annually

<b><u>OTHER CHARGES</u></b>	<b><u>LESSOR</u></b>	<b><u>LESSEE</u></b>
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

**TERM:** Sub-Lease until October 31, 2025

**SIGNAGE:** Monument & on building