



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-975

OFFICE SPACE

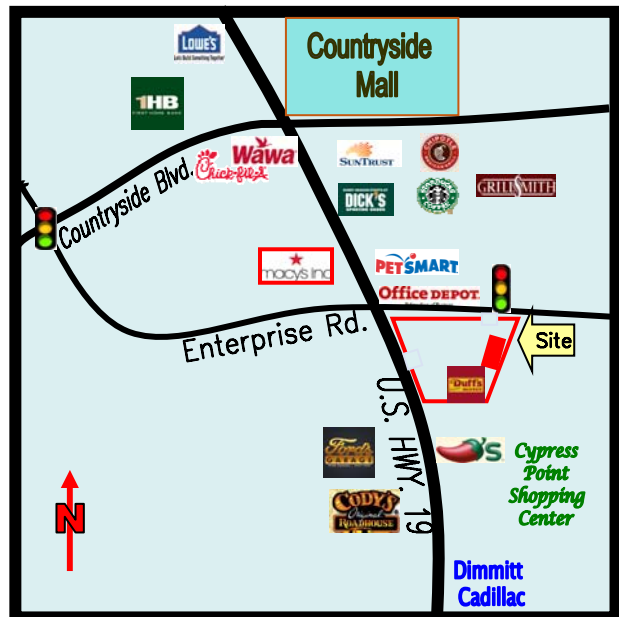
FOR LEASE



26133 U.S. HIGHWAY 19 N.
#201, #202, #302 & #308
CLEARWATER, FL 33763

- GREAT COUNTRYSIDE LOCATION
- TRAFFIC LIGHT ENTRANCE
- HIGH PROFILE PROPERTY
- ON-SITE RESTAURANTS
 - DUFF'S BUFFETT
- FROM 547 SF TO 1,708 SF AVAILABLE

LEASE RATE: \$18.50 - \$20/SF
FULL SERVICE LEASE



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

www.kleinandheuchan.com



ADDRESS: 26133 U.S. Hwy 19 N.
Clearwater, FL 33763

LOCATION: SE Corner of Enterprise Rd., & US Hwy., 19, Countryside Area.

LAND AREA: 4.23 MOL
DIMENSIONS: Irregular

ZONING: C – City of Clearwater
LAND USE: CG – City of Clearwater
FLOOD ZONE: “X” No Flood Insurance Required

IMPROVEMENTS: 43,272 SF Total
YEAR BUILT: 1983

LEGAL DESCRIPTION: Lengthy, see listing office

PARKING: 277 spaces

UTILITIES: Sewer, Water, & (Gas) City of Clearwater
Electric – Duke Energy

PRESENT USE: Office

TAXES: \$76,333.78 (2023)

LEASE RATE: \$18.50 - \$20/SF
Full Service

PARCEL ID: 31/28/16/00000/110/0700

TRAFFIC COUNT: 66,577 U.S. 19/7,745 Enterprise Rd.

NOTES: Stately 4-story office building in Countryside. This building is well maintained with updated common areas. Strategic and convenient location from service road on US 19 or traffic light entrance from Enterprise Road. Close proximity to Countryside Mall. Join other Tenants on-site: Duff’s Buffet, Hair Salon, State Farm Insurance & 4- story office building.

KEY HOOK #: 1

ASSOCIATE: Laura Martins Gardiner

K&H SIGNAGE: 3’ x 4’

LISTING CODE: LO-975-3-06

SHOWING INFORMATION: Contact Listing Associate.

LEASING INFORMATION

PROJECT SIZE: 43,272 SF

OCCUPANCY: Immediate

SPACE AVAILABLE:

- Suite # 202 - 547 SF - \$911.67/MO
- Suite # 302 - 1,066 SF - \$1,643.42/MO.
- Suite # 201 - 1,344 SF - \$2,072.00/MO.
- Suite # 308 - 1,708 SF - \$2,633.17/MO.

PARKING: 277 spaces **ESCALATION:** 4%

RENT: \$18.50/SF - \$20/SF Full Service

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	
Janitorial	X	

MINIMUM TERM: 3 years

