



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

Commercial/Investment/Real Estate Services

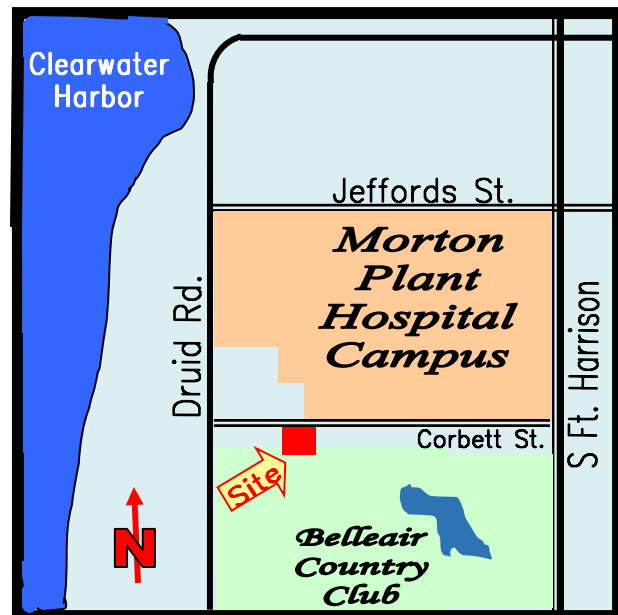
LO-1303

# PROFESSIONAL OFFICE FOR SUB-LEASE



**417 CORBETT ST.  
CLEARWATER, FL 33756**

- CLOSE TO MORTON PLANT HOSPITAL
- EXCELLENT LOCATION
- FULLY RENOVATED BUILDING
- 3,496 SF
- 14 OFFICES & 4 RESTROOMS
- **SUB-LEASE RATE:**  
**\$23.98/SF NNN**



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Revised: 4/30/24

## PROPERTY OVERVIEW

LO-1303

**ADDRESS:** 417 Corbett St.  
Clearwater, FL 33756

**LOCATION:** From Druid Rd., south on S. Ft. Harrison Ave. Right on Corbett St., to property on left.

**LAND AREA:** 3,500 SF .287 AC  
**DIMENSIONS:** 100'X 125'

**ZONING:** "O" – Office – City of Clearwater  
**LAND USE:** R/OG Residential Office General  
**FLOOD ZONE:** "X" Non-Flood

**IMPROVEMENTS:** 3,510 SF 1-story  
Block office building

**LEGAL DESCRIPTION:** In listing file.

**YEAR BUILT:** 1983

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

**PRESENT USE:** Office

**TRAFFIC COUNT:** 15,391 vpd @ Ft. Harrison & Corbett

**TAXES:** \$7,517.72 (2023)

**SUB-LEASE RATE:** \$6,987.71/Month NNN

**PARCEL ID #:** 21-19-15-06462-025-0160

**NOTES:** Exceptional medical or general office space close to Downtown Clearwater and Morton Plant Hospital. Building is currently available for lease. This fully renovated office has a great layout with high ceilings in the waiting room and a large reception area for staff. There are a total of 14 offices, 4 baths, conference room, office break room with kitchen area and many other flex rooms and storage. Entire space totally remodeled and ready to move-in. Minimum 5 year term.

**KEY HOOK #:** 14

**ASSOCIATES:** Joe Santolucitio

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

**LISTING CODE:** LO-1303-2-32

**SHOWING INFORMATION:** Contact listing associate to set appointment.

## LEASING INFORMATION

**PROJECT SIZE:** 3,510 SF

**SPACE AVAILABLE:** 3,496 SF

**OCCUPANCY:** Immediate

**PARKING:** 13 parking spaces

**ESCALATION:** 2% / year

**RENT:** \$6,987.71/ Month NNN

### 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:** Negotiable

**SIGNAGE:** Pylon sign & building

