



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

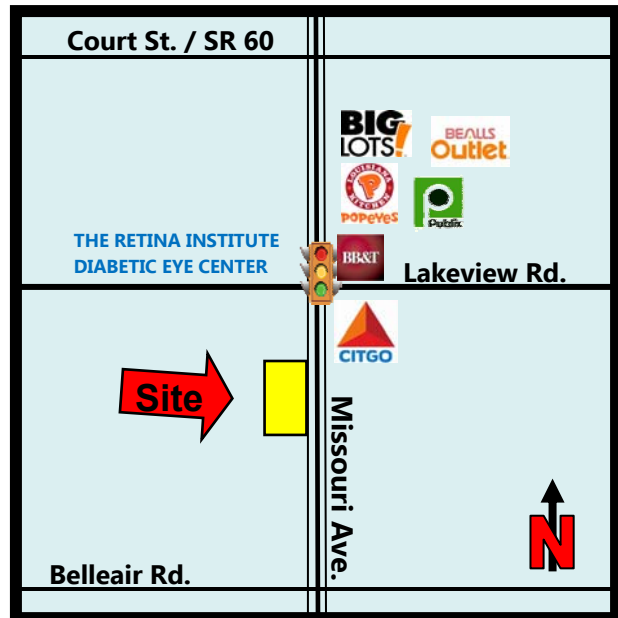
LO-1232-A

CLASS "A" MEDICAL OFFICE FOR LEASE



1330 SOUTH MISSOURI AVE.
CLEARWATER, FL 33756

- ADJACENT AMBULATORY SURGERY CENTER AVAILABLE
- 14,000 SF MEDICAL OFFICE
- CONSTRUCTED TO THE HIGHEST STANDARDS
- CLOSE TO MORTON PLANT HOSPITAL & LARGO MEDICAL CENTER
- **LEASE PRICE: \$20.00/SF NNN**



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

www.kleinandheuchan.com



Revised: 1/13/2022

PROPERTY OVERVIEW

LO-1232-A

ADDRESS: 1330 South Missouri Ave.
Clearwater, FL 33756

LOCATION: Missouri Ave. South of Lakeview Rd.

LAND AREA: 48,128 SF and 24,000 SF
DIMENSIONS: 94' X 512' and 96' X 250'

ZONING: C – Commercial (City of Clearwater)
LAND USE: CG – Commercial General
FLOOD ZONE: "X" (no insurance required)

IMPROVEMENTS: 24,000 SF

LEGAL DESCRIPTION: Lengthy – (in listing file)

YEAR BUILT: 1971(Fully renovated in 2021)

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

PARKING: Approximately 90 spaces

PRESENT USE: Ambulatory Surgery Ctr.

TAXES: \$20,292.08 (2021)

MORTGAGE HOLDER: N/A

PARCEL ID #: 22-29-15-48978-005-0170

LEASE PRICE: \$20.00/SF NNN

TRAFFIC COUNT: 26,500 VPD (Missouri Ave.)

NOTES: Newly constructed Class "A" Medical Office Building. AHCA certified in 2021 for ambulatory surgery center. The medical office provides first class medical space with 14 exam rooms, 3 procedure rooms, and executive physician staff offices. Adjacent Surgery Center also available for lease.

KEY HOOK #: 27

ASSOCIATE: Uli Cramer & Steve Klein

K&H SIGNAGE: N/A

LISTING CODE: LO-1232-A-3-30/27

SHOWING INFORMATION: Call listing agent for showing instructions.

LEASING INFORMATION:

SPACE AVAILABLE: 14,000 SF

PARKING: 4/1000

OCCUPANCY: Immediate

ESCALATION: 3% Annually

NNN CHARGES: Approximately \$8.00/SF



OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes	
Insurance	X
Insurance: Personal Property & Liability	X
Trash	X
Exterior Maintenance	X
Interior Maintenance	X
Water	X
Management	X
Electric	X
	X

MINIMUM TERM: 5 Years

SIGNAGE: None

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.