



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

Commercial/Investment/Real Estate Services

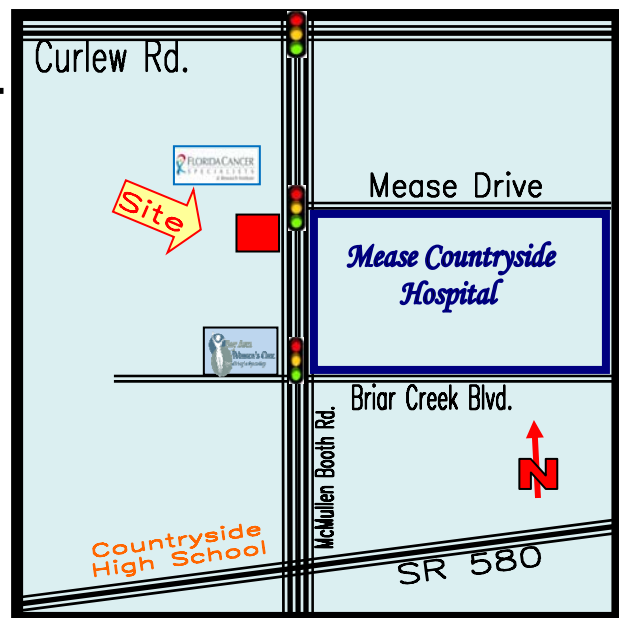
LO-1207

# MEDICAL OFFICE SPACE FOR LEASE



**3220 N. MCMULLEN BOOTH ROAD**  
**CLEARWATER, FL 33761**

- 5,890 SF AVAILABLE
- NEWLY CONSTRUCTED
- ACROSS FROM MEASE COUNTRYSIDE HOSPITAL
- JOIN THE EYE INSTITUTE OF WEST FLORIDA & QUEST DIAGNOSTICS
- EXCELLENT SIGNAGE
- **LEASE RATE: \$26.50/SF NNN**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 3220 McMullen Booth Rd.  
Clearwater, FL 33761

**LOCATION:** Located just south of Mease Dr., on the west side of McMullen Booth Rd.

**LAND AREA:** 2.05 acres

**ZONING:** I – Institutional, City of Clearwater

**DIMENSIONS:** Irregular

**LAND USE:** I - Institutional

**FLOOD ZONE:** "X" No Flood Insurance Required

**IMPROVEMENTS:** 14,350 SF

**LEGAL DESCRIPTION:** Lengthy in listing file

**YEAR BUILT:** 2019

**PARKING:** 6/1000

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

**PRESENT USE:** Medical

**TAXES:** \$39,017.47 (2021)

**PRICE:** \$26.50/SF NNN

**PARCEL ID #:** 21-28-16-00000-220-0700

**TRAFFIC COUNT:** 50,000 VPD

**NOTES:** Come join the Eye Institute of West Florida and Quest Diagnostics in this newly constructed building. Amazing opportunity to custom design your new space. 5,890 SF available, space can also be demised into 2,905 SF or 2,985 SF. Building also has access from traffic light @ Mease Drive.

**KEY HOOK #:** Lock Box

**ASSOCIATE:** Monique Petronje

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

**LISTING CODE:** LO-1207-3-27

**SHOWING INFORMATION:** Contact Sales Associate to arrange showing.

### LEASING INFORMATION

**PROJECT SIZE:** 14,350 SF

**SPACE AVAILABLE:** 5,890 SF

**PARKING:** 6/1,000 SF

**OCCUPANCY:** Immediate, upon completion of buildout.

**LEASE RATE:** \$26.50/SF NNN

**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:** Five (5) years

**SIGNAGE:** Monument sign