



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

Commercial/Investment/Real Estate Services

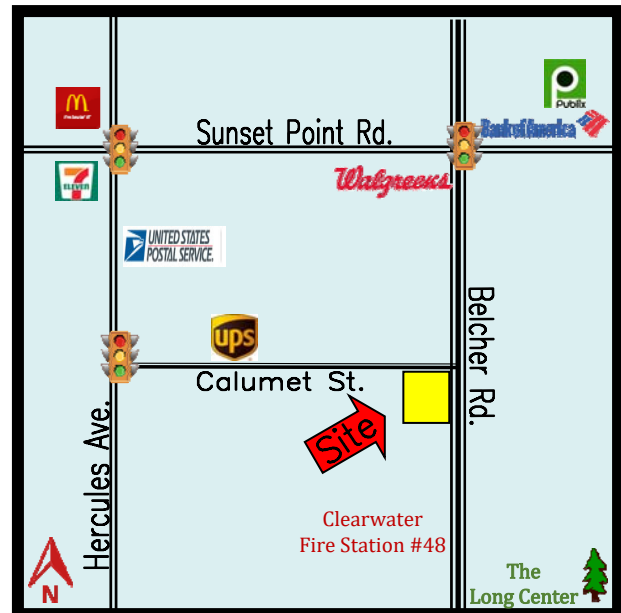
LO-1236

# CLEARWATER OFFICE FOR LEASE



**1744 N. BELCHER RD.  
SUITE #100  
CLEARWATER, FL 33765**

- 2,500 SF - 1<sup>ST</sup> FLOOR AVAILABLE
- CLASS "A" BUILDING
- EXCELLENT PARKING
- VERY ATTRACTIVE BUILDOUT
- MONUMENT SIGNAGE
- EASY ACCESS
- GREAT VISIBILITY
- LEASE RATE: \$17/SF  
MODIFIED GROSS



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Revised: 3/7/22

**PROPERTY OVERVIEW**

LO-1236

**ADDRESS:** 1744 N. Belcher Rd. Suite #100  
Clearwater, FL 33765**LOCATION:** SW corner of Belcher & Calumet.**LAND AREA:** 3.23 acres**DIMENSIONS:** 377' x 379'**ZONING:** IRT – City of Clearwater**LAND USE:** Industrial Limited**FLOOD ZONE:** "X" Non-Evacuation**IMPROVEMENTS:** 10,000 - 2 story building**LEGAL DESCRIPTION:** In listing office**YEAR BUILT:** 2005**UTILITIES:** Electric – Duke Energy

Water/Sewer &amp; Trash- City of Clearwater

**PARKING:** 8/1,000 SF**TAXES:** \$16,582 (2021)**PARCEL ID #:** 01 29-15-16488-000-0120**PRESENT USE:** Office**LEASE RATE:** \$17/SF Modified Gross**TRAFFIC COUNT:** Approx. 30,000 VPD**NOTES:** Class "A" Office building for Lease. **Suite 100**, 1<sup>st</sup> floor space available 2,500 SF total. Interior space mix of offices and open area nice break room. High parking ratio, ideal for Lawyer, CPA, Financial planner, etc. New high quality buildout. Some furniture can be available.**KEY HOOK #:** TBD**ASSOCIATE:** Steve Klein / Mark S. Klein, CCIM**K&H SIGNAGE:** 3 x 4**LISTING CODE:** LO-1236-03-27/13**SHOWING INFORMATION:** Contact listing associate.**LEASING INFORMATION****FLOOR PLAN:****PROJECT SIZE:** 10,000 SF**SPACE AVAILABLE:** Suite #100 - 2,500 SF**PARKING:** 8/1,000 SF**OCCUPANCY:** Immediate**MONTHLY RENT:** \$3,542.00**ESCALATION:** 4%**OTHER CHARGES      LESSOR    LESSEE**

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

**MINIMUM TERM:** 5 years**SIGNAGE:** Monument