



**KLEIN & HEUCHAN, INC
REALTORS**

Commercial/Investment/Real Estate Services

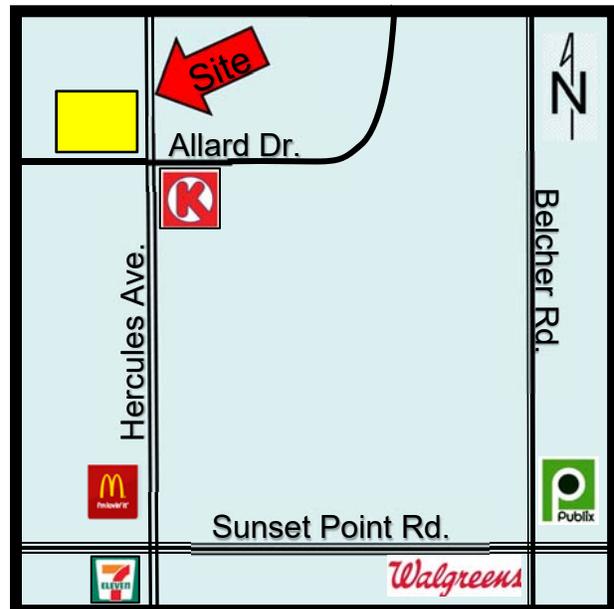
LO-1238

600 SF OFFICE SUITE IN CLEARWATER FOR LEASE



**2200 N. HERCULES AVE. SUITE B
CLEARWATER, FL 33763**

- 2 ROOMS – 600 SF
- OFFICE OR SHOWROOM
- VISIBILITY ON HERCULES AVE.
- INDIVIDUAL RESTROOM AND A/C
- LIMITED PARKING
- 12" X 24" SIGN BY FRONT DOOR
- HIGH CEILINGS
- **LEASE RATE: \$14/SF MODIFIED GROSS
MONTHLY RENT: \$750 + EXPENSES
(WATER INCLUDED)**



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

www.kleinandheuchan.com



Revised: 5/5/22

PROPERTY OVERVIEW

LO-1238

ADDRESS: 2200 N. Hercules Ave. Suite B
Clearwater, FL 33763

LOCATION: From US Hwy 19, West on Sunset Point,
North on Hercules Ave., corner of Allard Dr. & Hercules

LAND AREA: 0.25 acre
DIMENSIONS: 114' x 85'

ZONING: LO- Limited Office (Pinellas County)
LAND USE: ROL – Residential Office Limited
FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 1,610 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1957 (renovated in 2007)

UTILITIES: Electric (Duke Energy)
Water (Pinellas County Utilities)

PARKING: 8 spaces total

PRESENT USE: Office / Retail

TAXES: \$3,810.34 (2021)
PARCEL ID #: 36-28-15-15334-001-0010

LEASE RATE: \$14/SF Modified Gross

NOTES: Suite B is a modern 600 SF 2-room suite in Clearwater. Large reception or showroom area with spacious back office with door. Suite B has its own ADA bathroom and own HVAC. Well-appointed with 9-foot ceilings and many high windows. Visibility from Hercules Ave. with possibility of signage. Ideal for an accountant's office or insurance office, consultant or manufacturer's representative. Limited parking not suited for retail. Only \$750 a month including water.

KEY HOOK #: N/A

ASSOCIATE: Philippe Beau / (727) 409-3465

K&H SIGNAGE: N/A

LISTING CODE: LO-1238-3-18

SHOWING INFORMATION: Please contact listing agent for all showings.

LEASING INFORMATION

PROJECT SIZE: 1,610 SF

SPACE AVAILABLE: Suite B – 600 SF

PARKING: 3 spaces out of 8

SIGNAGE: on building

OCCUPANCY: Immediate

ESCALATION: 5% per year

MINIMUM TERM: 2 years

MONTHLY RENT: \$750 + Expenses (Water Included)

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

FLOOR PLAN

Suite B – 600 SF

