



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

Commercial/Investment/Real Estate Services

LO-1251

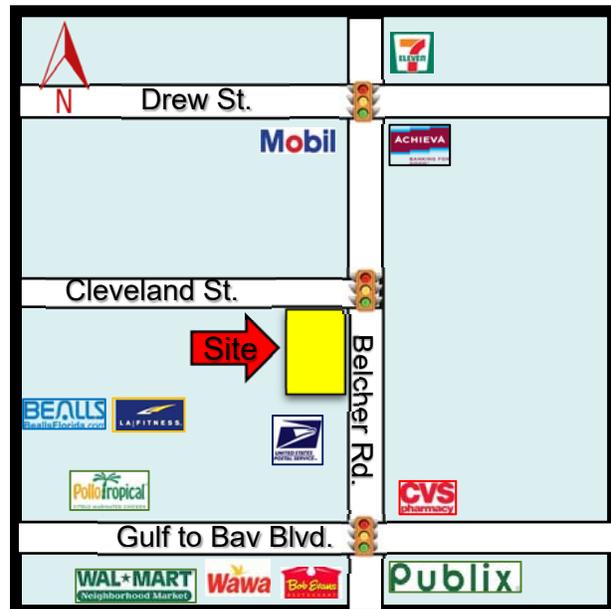
# BELCHER COMMONS

## FOR LEASE



**50 S. BELCHER RD.**  
**CLEARWATER, FL 33765**

- GARDEN STYLE OFFICE PARK
- CONVENIENT LOCATION WITH A WIDE VARIETY OF SERVICES NEARBY INCLUDING PUBLIX, STARBUCKS & WAWA
- NEXT TO THE U.S. POST OFFICE
- ON SITE PROPERTY MANAGEMENT & MAINTENANCE
- TENANT LOUNGE ROOM WITH VENDING MACHINES
- MONUMENT SIGNAGE AVAILABLE
- **LEASE RATE: \$15.00 PSF MODIFIED GROSS**



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



Revised: 11/3/22

**PROPERTY OVERVIEW**

LO-1251

**ADDRESS:** 50 S. Belcher Rd.  
Clearwater, FL 33765

**LOCATION:** Located just one block off Gulf to Bay Blvd, the property sits on the corner of Belcher Rd., Cleveland St. & Main Ave with parking lot access from all three.

**LAND AREA:** 7.01 acres

**DIMENSIONS:** 655' x 545' (irregular)

**ZONING:** GO – General Office (City of Clearwater)

**LAND USE:** R/OG – Residential / Office General

**IMPROVEMENTS:** 112,241 SF office building

**FLOOD ZONE:** X (no flood insurance required)

**YEAR BUILT:** 1973

**LEGAL DESCRIPTION:** Lengthy, in listing file

**PARKING:** 3.1/1,000

**UTILITIES:** Electric (Duke Energy)  
Water & Sewer (Pinellas County Utilities)

**PRESENT USE:** General Office Building

**TAXES:** \$109,229 (2021)

**PARCEL ID #:** 13-29-15-00000-110-1310 & 1300

**LEASE RATE:** \$15.00 PSF Modified Gross

**TRAFFIC COUNT:** 19,500 VPD (Drew St. & Belcher Rd.)

**NOTES:** Well-maintained office park in a prime location close to shops, restaurants, banks, and medical services. Garden style buildings with direct suite entry from the outside and 24/7 access.

**KEY HOOK #:** N/A

**ASSOCIATE:** Renee Opland

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

**LISTING CODE:** LO-1251-3-14

**SHOWING INFORMATION:** Contact listing associate for appointment

**LEASING INFORMATION**

**PROJECT SIZE:** 112,241 SF

**SPACE AVAILABLE:** 935 SF – 5,734 SF

**PARKING:** 3.1/1,000

**OCCUPANCY:** Immediate

**RENT:** \$15.00 PSF Modified Gross

**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

HVAC

X

**MINIMUM TERM:** 1 year

**SIGNAGE:** Two monuments signs available