



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1254

OFFICE BUILDING FOR LEASE



1280 CLEVELAND ST.
CLEARWATER, FL 33755

- HURRICANE IMPACT RATED BUILDING
- SECURE FACILITY
- LARGE FLOOR PLATES WITH HIGH CEILINGS
- ACCESSIBLE LOCATION
- BUILDING SIGNAGE AVAILABLE
- HIGH CAPACITY HVAC

• **LEASE PRICE: \$16.50/SF**
FULL SERVICE GROSS



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

www.kleinandheuchan.com



ADDRESS: 1280 Cleveland St.
Clearwater, FL 33755

LOCATION: Downtown Clearwater between
Missouri Ave. & Highland Ave.

LAND AREA: 3.3 Acres

ZONING: D Downtown – City of Clearwater

DIMENSIONS:

LAND USE: CBD Central Business District

FLOOD ZONE: X – Non-Flood

IMPROVEMENTS: 188,850 SF (5 stories)

LEGAL DESCRIPTION: Lengthy, in Listing File

YEAR BUILT: Multiple years (53', 67', 70' & 74')

UTILITIES: Electric – Duke Energy

PARKING: TBD

Water, Sewer & Trash – City of Clearwater

Natural Gas – Available

CLEAR CEILING HEIGHT: 14 ft.

TAXES: \$191,566.64 - (2022)

PRESENT USE: High Technology Building

PARCEL ID 15-29-15-65250-002-0010

LEASE PRICE: \$16.50/SF Gross

NOTES: Five story office building. Hurricane impact rated building with heavy power and extensive telecom infrastructure. Large floor plates with 14 foot plus ceiling heights. Significant HVAC capacity throughout the building. Major Frontier Communications location. Passenger and freight elevators in place. Full building back-up generator.

KEY HOOK #: 63

ASSOCIATE: Mark S. Klein, CCIM & Steve Klein

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1254-3-13/27

SHOWING INFORMATION: Call Listing Agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 188,850 SF

SPACE AVAILABLE:

PARKING: TBD

Up to 150,000 SF across five floors

OCCUPANCY: Immediate

ESCALATION: CPI

LEASE PRICE: \$16.50/SF including

Base Rent \$10.00/SF + \$4.50/SF CAM + \$2.00 Electric

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: 3 years

SIGNAGE: None