



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1284

PROFESSIONAL OFFICE SPACE FOR SUB-LEASE



2625 McCORMICK DR.
SUITE #104 & #105
CLEARWATER, FL 33759

- COUNTRYSIDE AREA
- ACCESS FROM US HWY 19, MCMULLEN BOOTH RD. & SUNSET POINT RD.
- 2,200 SF AVAILABLE
- SUB-LEASE THRU OCTOBER 31, 2025
- **LEASE RATE: \$16.50/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



Revised: 6/8/2023

PROPERTY OVERVIEW

LO-1284

ADDRESS: 2625 McCormick Dr. (Suite #104 & #105) **LOCATION:** US 19 Service Rd. N. of Sunset Point Rd., right on McCormick Dr.

LAND AREA: 41,911 SF PL Common area
DIMENSIONS: Irregular

ZONING: Office – City of Clearwater
LAND USE: Residential / Office General
FLOOD ZONE: “X” – No Flood Insurance Required

IMPROVEMENTS: 31,200 SF - Total

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1983

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

PARKING: 4/1000

PRESENT USE: Professional Office

TAXES: \$13,158.96 (2022)

LEASE RATE: \$16.50/SF MOD. GROSS

PARCEL ID #: 32-28-16-73095-000-0080

NOTES: High quality professional office space available for immediate occupancy. Project has access from US Hwy 19, Sunset Point Rd., and McMullen Booth Rd. "This is a sub-lease thru October 31, 2025. The owners of the property have indicated that they will consider approving a longer lease term."

KEY HOOK #: 14

ASSOCIATE: Lawrence D. Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1284-3-31

SHOWING INFORMATION: Call listing agent for appointment.

LEASING INFORMATION

PROJECT SIZE: 31,200 SF

SPACE AVAILABLE: 2,200 SF

PARKING: 4/1000

OCCUPANCY: Immediate

MONTHLY RENT: \$3,025.00/Month

ESCALATION: 3% annually

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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

TERM: Sub-Lease until October 31, 2025

SIGNAGE: Monument & on building