



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1274

COLUMBIA PLAZA/FLEX SPACE

FOR LEASE



2340 STATE ROAD 580
CLEARWATER, FL 33763

- OUTSTANDING SIGNAGE
- 7,776 SF FLEX SPACE DIVISIBLE
- FLEX SPACE AVAILABLE

LEASE RATE:
\$16.00/SF + CAM (FLEX SPACE)



Revised: 7/18/23

PROPERTY OVERVIEW

LO-1274

ADDRESS: 2340 State Road 580
Clearwater, FL 33763

LOCATION: North side of S.R. 580 just west of
U.S. Hwy 19

LAND AREA: 135,550 SF
DIMENSIONS: N/A

ZONING: CP-2 (Pinellas County)
LAND USE: CG – (Commercial General)
FLOOD ZONE: X (No Insurance Required)

IMPROVEMENTS: 7,776 SF Rear Building

LEGAL DESCRIPTION: Lengthy – (see listing file)

YEAR BUILT: 1981
PARKING: 84 total spaces

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

PRESENT USE: Office/Warehouse

TAXES: \$66,581 (2022)

TRAFFIC COUNT: 41,536 v.p.d.

PARCEL ID #: 30-28-16-07254-000-1501

RENT: \$16.00/SF + CAM (Flex Space)

TERMS: 3 Years

NOTES: Hard to find flex space ideally located on SR 580 just west of US Hwy 19 in the rear of the Columbia Plaza. This 7,776 SF freestanding flex building has multiple garage doors and is ideal for contractors, engineers, IT companies, and more. The building is divisible into two 3,888 SF units.

KEY HOOK #: 46
K&H SIGNAGE: 3' x 4'
SHOWING INFORMATION: Contact listing associate to show property.

ASSOCIATE: Larry Gilbert
LISTING CODE: LO-1274-3-31

LEASING INFORMATION

PROJECT SIZE: 21,978 SF

SPACE AVAILABLE:
Rear Building – 7,776 SF (\$16.00/SF + CAM)

PARKING: 84 total spaces

OCCUPANCY: Immediate

ESCALATION: 5%

MINIMUM TERM: 3 years

SIGNAGE: pylon and façade

CAM: \$6.27/SF

OTHER CHARGES

LESSOR LESSEE

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

