



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

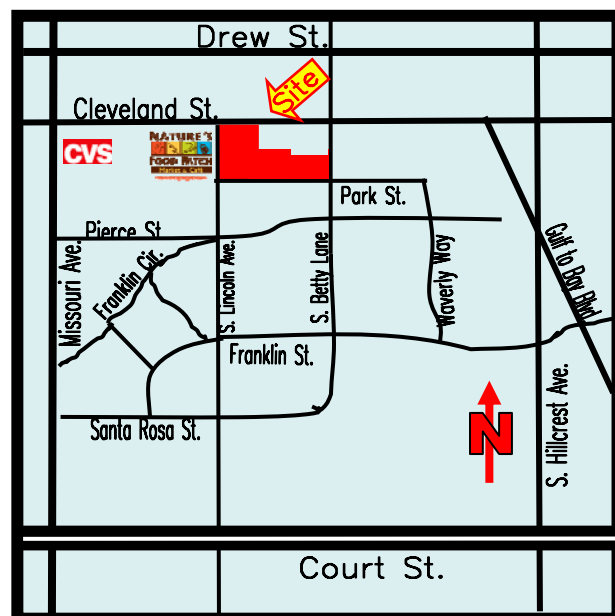
LO-1283

CLEARWATER CENTRAL BUSINESS DISTRICT OFFICE BUILDING FOR LEASE



**1255 CLEVELAND ST.
CLEARWATER, FL 33755**

- FIVE – STORY ICONIC BUILDING
- 8,392 SF – 1 FLOOR
- GREAT VIEWS
- LOTS OF NATURAL LIGHT
- OPEN FLOOR PLAN W/OFFICES SURROUNDING
- GREAT PARKING
- **LEASE RATE: \$17.50/SF
FULL SERVICE**



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Revised 3/4/2024

PROPERTY OVERVIEW

LO-1283

ADDRESS: 1255 Cleveland St.
Clearwater, FL 33755**LOCATION:** SE Corner of Cleveland St.
& Lincoln Ave.**LAND AREA:** 83,310 SF ± (1.92 Ac. ±)
DIMENSIONS: 180' Frontage on Cleveland St.
+ various other parcels
IMPROVEMENTS: 43,038 SF**ZONING:** Downtown – City of Clearwater
LAND USE: Commercial -High Density
FLOOD ZONE: X – Non-Flood**YEAR BUILT:** 1968, remodeled in 2000 (Exterior)**LEGAL DESCRIPTION:** Lengthy, in Listing File**PARKING:** 181 spaces (4.2 /1000)**UTILITIES:** Water and Sewer – City of Clearwater
Electric – Duke Energy**CLEAR CEILING HEIGHT:** 8.9'
PRESENT USE: Professional Office**TAXES:** \$ 78,717.24 (2023) Total Taxes
PARCEL ID: Building: #15-29-15-38574-002-0140**LEASE RATE:** \$17.50/SF Full Service**TRAFFIC COUNT:** 29,000 VPD**NOTES:** Five-story office building in central Clearwater area of Gentrification. Home to UMA (Ultimate Medical Academy) Consumer Energy Solution and Blue Streak Docs. The building has been renovated with new cooling tower and roof. Views are exceptional with general open plan and office around perimeter. **3rd Floor** Rebuilt 2011, has 12 offices and 1 conference room. Lots of open area & large break room.**KEY HOOK #:** None**ASSOCIATE:** Marilyn Stuelke**K&H SIGNAGE:** 3 x 4**LISTING CODE:** LO-1283-3-23**SHOWING INFORMATION:** Contact listing Agent for showing.**LEASING INFORMATION****PROJECT SIZE:** 49,038 SF**SPACE AVAILABLE:** 3RD Floor – 8,392 SF**PARKING:** 3rd Floor – 26 spaces**OCCUPANCY:** Immediately available**LEASE RATE:** \$17.50/SF Full Service**ESCALATION:** 4% Annually**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	
Janitorial	X	

MINIMUM TERM: 3 years