

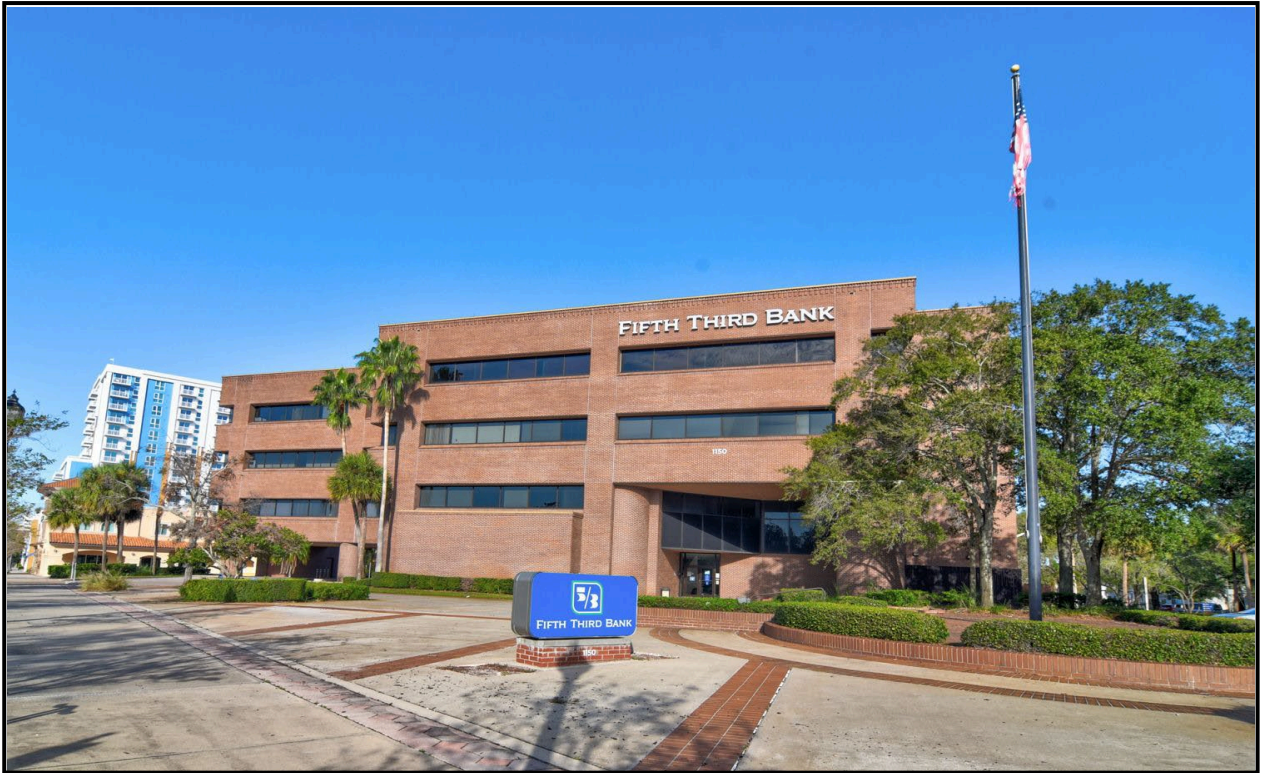


**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

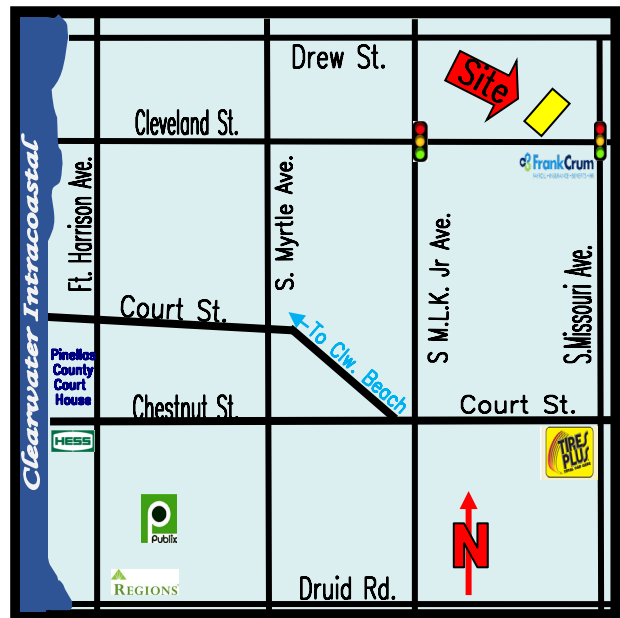
LO-1208

# PROFESSIONAL OFFICE SUITES FOR LEASE



**1150 CLEVELAND STREET  
CLEARWATER, FL 33755**

- UPSCALE UNIQUE ARCHITECTURE
- LARGE FRONTAGE ON MAIN STREET OF CLEARWATER
- LOTS OF NATURAL LIGHT WITH LARGE WINDOWS/ATRIUM
- FREE PARKING WITH LARGE LOT
- LEASE RATE: \$17.50/SF  
MODIFIED GROSS



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

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



**ADDRESS:** 1150 Cleveland St.  
Clearwater, FL 33755

**LOCATION:** 4 blocks east of heart of Downtown  
Clearwater, 1 block west of Missouri Ave.

**LAND AREA:** 150,132 SF (3.45 Ac)  
**DIMENSIONS:** Irregular

**ZONING:** Downtown CBD – City of Clearwater  
**LAND USE:** Commercial General  
**FLOOD ZONE:** X – Non-Flood

**IMPROVEMENTS:** 47,503 SF

**LEGAL DESCRIPTION:** Lengthy, in Listing File

**YEAR BUILT:** 1984

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

**PARKING:** 120 spaces

**PRESENT USE:** Professional Office

**TAXES:** \$ 81,265.86 (2024)  
**PARCEL ID #:** 15-29-15-30798-000-0090

**LEASE RATE:** \$17.50/SF Modified Gross

**TRAFFIC COUNT:** 5,000 V.P.D

**NOTES:** Join other professional office users at 1150 Cleveland Street, Suites from 1,253 SF – 4,646 SF. Every space is uniquely arranged around the atrium area maximizing the views. Some are open area, primarily and some suites are traditional, separate executive offices, conference rooms and reception areas. Floor Plans are available online and by request- large windows in most spaces, ADA bathrooms, No CAM charges, full service- generous parking.

**KEY HOOK #:** 22

**ASSOCIATE:** Marilyn Stuelke

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

**LISTING CODE:** LO-1208-3-23

**SHOWING INFORMATION:** Shown by appointment only, call Listing Agent to arrange showing

**LEASING INFORMATION**

**PROJECT SIZE:** 47,503 SF

**SPACE AVAILABLE:** 1,253 SF – 4,646 SF

**PARKING:** 120 spaces

**OCCUPANCY:** Immediate

**ESCALATION:** 3% Annually

**RENT:** \$17.50/SF Modified Gross

#200	<del>2,939</del> <b>Leased</b>	<del>\$4,286.00</del>
#210	2,620	\$3,821.00
#220	1,253	\$1,827.00
#302	<del>1,096</del> <b>Leased</b>	<del>\$1,603.00</del>
#303	2,659	\$3,878.00
#400	4,646	\$6,775.00
#410	<del>1,810</del> <b>Leased</b>	<del>\$2,590.00</del>
#420	<del>1,810</del> <b>Leased</b>	<del>\$2,653.00</del>

**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	

X\* Common Area included  
Interior Suites are not included

**MINIMUM TERM:** Negotiable

**SIGNAGE:** Lobby Directory & Suite Door