



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1330

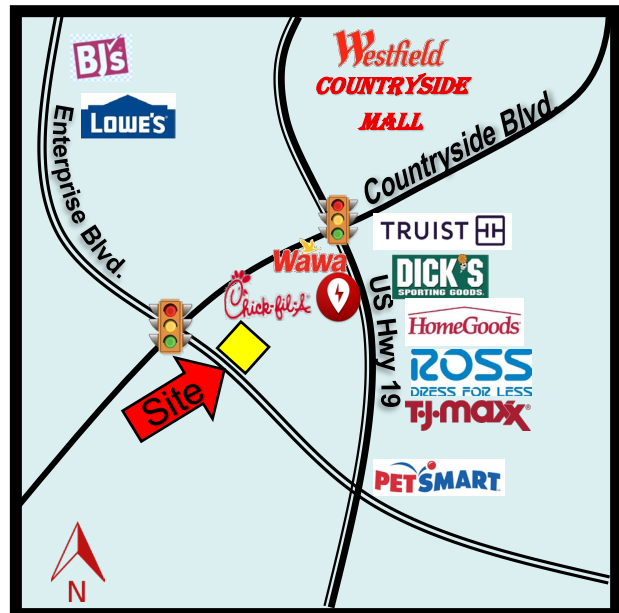
COUNTRYSIDE STAND ALONE OFFICE

FOR LEASE



2505 ENTERPRISE RD.
CLEARWATER, FL 33763

- STAND ALONE OFFICE
- CLASS "A" INTERIOR & BUILT INS
- FABULOUS COUNTRYSIDE LOCATION
- 9 LARGE OFFICES, LOBBY & CONFERENCE ROOM
- 2 BRAND NEW A/C UNITS
- AVAILABLE MOVE IN READY
- **LEASE RATE: \$21.60/SF MODIFIED GROSS**
- **RENT: \$4,500.00 PER MONTH**



Revised: 6/18/25

PROPERTY OVERVIEW

LO-1330

ADDRESS: 2505 Enterprise Rd.
Clearwater, FL 33763**LOCATION:** North on US Hwy 19 to West on Countryside
Blvd. to South on Enterprise Rd., on the East of the street**LAND AREA:** .25-acre (10,999 SF)**DIMENSIONS:** 100' x 110'**ZONING:** US 19 Regional Center**LAND USE:** US 19 Regional Center (City of Clearwater)**FLOOD ZONE:** "X" (No flood insurance required)**IMPROVEMENTS:** 2,560 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1981**UTILITIES:** Electric (Duke Energy)**PARKING:** 11 spaces

Water & Sewer (City of Clearwater)

PRESENT USE: Vacant – Previous Medical Billing Office**TAXES:** \$7,276.07 (2024)**PARCEL ID #:** 30-28-16-00000-430-0500**LEASE RATE:** \$21.60/Modified Gross**TRAFFIC COUNT:** 20,000 VPD (Countryside Blvd.)**NOTES:** Beautiful 2,560 SF stand-alone office building close to Countryside Mall. Class "A" interiors and built ins. 9 private offices, 2 restrooms, lobby, conference room, large kitchen, breakroom. Finishes include upgraded carpet, glass doors and wood trim throughout. Excellent condition. Partially furnished, 2 brand new A/C units. Turn key ready. Available today.**KEY HOOK #:** N/A**ASSOCIATES:** Angel Calkins (727) 483-2512 and**K&H SIGNAGE:** 3'X4'

Monique Petronje (813) 743-5056

LISTING CODE: LO-1330-3-14/25**SHOWING INFORMATION:** Contact listing agents for a showing.**LEASING INFORMATION****PROJECT SIZE:** 2,500 SF**SPACE AVAILABLE:** 2,500 SF**PARKING:** 11 spaces**OCCUPANCY:** Immediate**RENT:** \$4,500 Per Month + Expenses**ESCALATION:** 4%**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

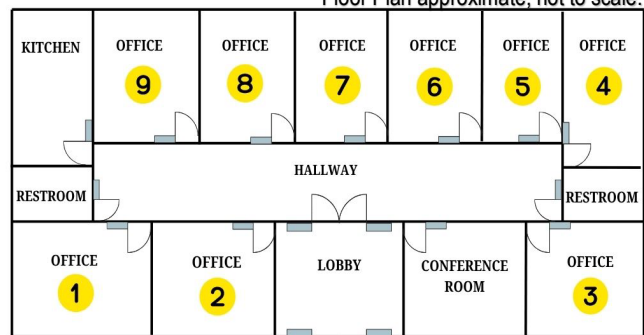
Electric

X

*with Caps on expenses

MINIMUM TERM: 3 Years**SIGNAGE:** Front door window / Pylon (needs repair with electric)**FLOOR PLAN:**

Floor Plan approximate, not to scale.

**Enterprise Rd.**