



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

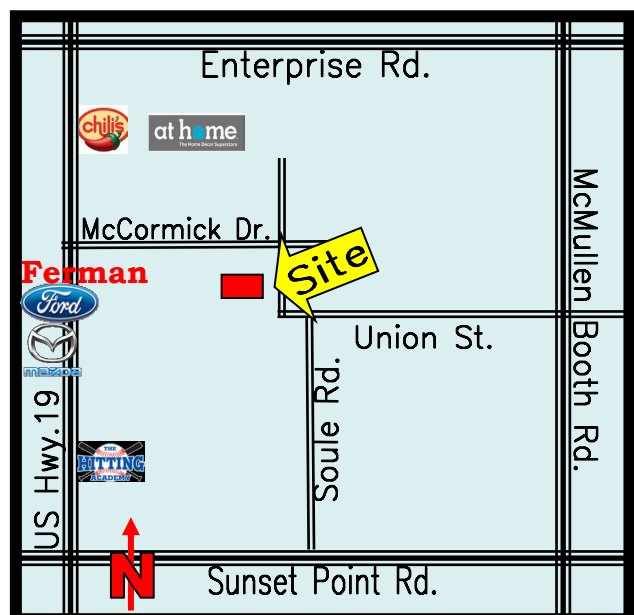
LO-1179

PROFESSIONAL OFFICE SPACE FOR LEASE



**2623 McCORMICK DR. SUITE #104
CLEARWATER, FL 33759**

- COUNTRYSIDE AREA
- ACCESS FROM US HWY 19, MCMULLEN BOOTH RD. & SUNSET POINT RD.
- 1,000 SF AVAILABLE
- IMMEDIATE OCCUPANCY
- **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



Revised: 7/9/2025

PROPERTY OVERVIEW

LO-1179

ADDRESS: 2623 McCormick Dr. Suite #104
Clearwater, FL 33759

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

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: \$14,388.44 (2024)

LEASE RATE: \$17.50/SF Modified Gross

PARCEL ID #: 32-28-16-73095-000-0010

NOTES: High quality professional office space available for immediate occupancy. Project has access from US Hwy 19, Sunset Point Rd., and McMullen Booth Rd. All prospective tenants are required to complete a credit / background check.

KEY HOOK #: 19

ASSOCIATE: Lawrence D. Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1179-3-31

SHOWING INFORMATION: Call listing agent for appointment.

LEASING INFORMATION

PROJECT SIZE: 31,200 SF

SPACE AVAILABLE: 1,000 SF

PARKING: 4/1000

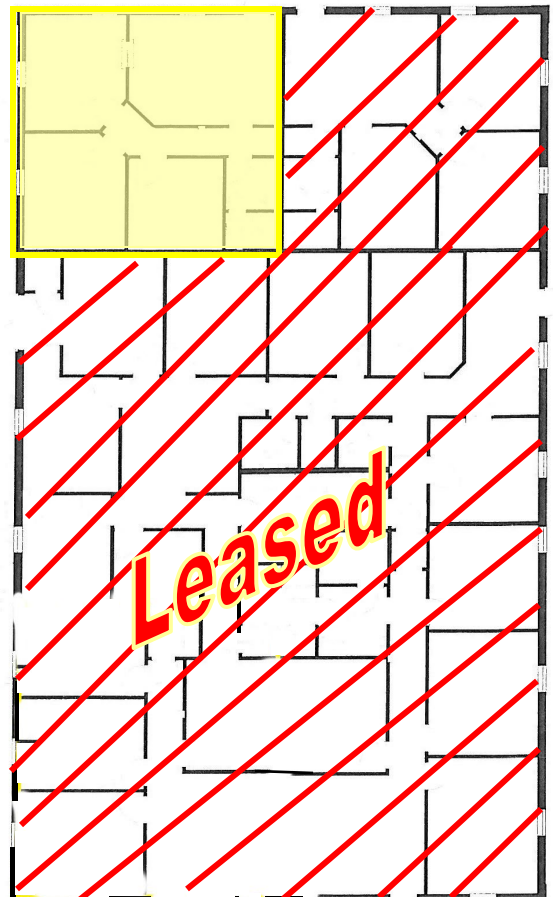
OCCUPANCY: Immediate

RENT: \$1,458.33 Per Month

ESCALATION: 5% annually

**2623
Suite #104**

FLOOR PLAN



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

MINIMUM TERM: 3 Years

SIGNAGE: Monument & on building