



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

Commercial/Investment/Real Estate Services

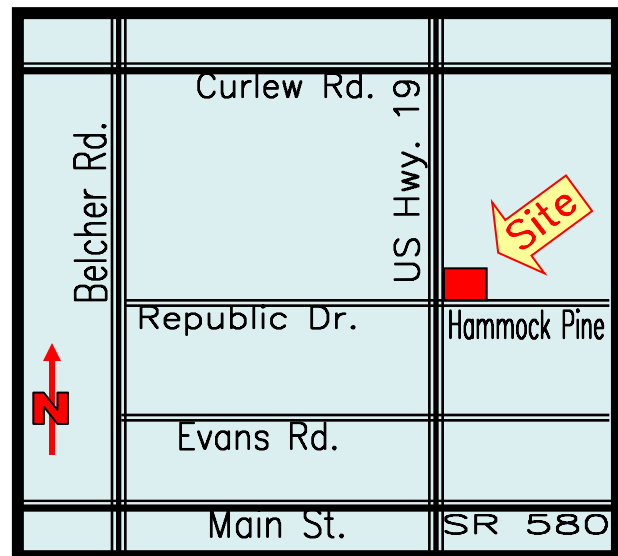
LO-583

## CLASS "A" OFFICE SPACE FOR LEASE IN BANK BUILDING



**28163 U.S. HWY. 19 N.**  
**SUITE # 302**  
**CLEARWATER, FL 33761**

- CLASS "A" BUILDING ANCHORED BY HANCOCK WHITNEY BANK
- FULL-SERVICE LEASE INCLUDES ELECTRIC & JANITORIAL
- TENANT SIGNAGE AVAILABLE ON THE PYLON
- **LEASE RATE: \$19/SF**  
**FULL SERVICE**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised 10/3/2025

## PROPERTY OVERVIEW

LO-583

**ADDRESS:** 28163 U.S. Hwy. 19 N., Ste., #302  
Clearwater, FL 33761

**LOCATION:** North of S.R. 580/Main St., on east side  
of U.S. Hwy. 19. @ Republic Dr.

**LAND AREA:** N/A  
**DIMENSIONS:** N/A

**ZONING:** CP -1 Pinellas County  
**LAND USE:** ROR - Residential Office Retail  
**FLOOD ZONE:** "C" No Flood Insurance Required

**IMPROVEMENTS:** 26,320 SF

**LEGAL DESCRIPTION:** Lengthy - See listing file.  
**UTILITIES:** Electric - Duke Energy  
Water - City of Clearwater

**YEAR BUILT:** 1986  
**PARKING:** 4 / 1,000

**TAXES:** \$57,269.57 (2024)  
**PARCEL ID #:** 19 28 16 00000 430 0600

**PRESENT USE:** Office Building / Bank  
with Drive-thru service

**LEASE RATE:** \$19/SF, Full-Service

**TRAFFIC COUNT:** 75,552 VPD

**NOTES:** **Suite 302**, 1,843 SF. Excellent leasing opportunity to make your presence known in the financial district of Countryside. Unique Mediterranean style building with beautiful architectural features. U.S. 19 address with high visibility. Tenant signage available on the Pylon. Full-service lease rate. Do not miss this opportunity!

**KEY HOOK #:** None  
**K&H SIGNAGE:** 4 x 6

**ASSOCIATE:** Dawn Kutz @ 727-797-2196  
**LISTING CODE:** LO-583-3-06

**SHOWING INFORMATION:** Call listing office to set appointment

### LEASING INFORMATION

**PROJECT SIZE:** 26,320 SF (Rentable SF)

**OCCUPANCY:** December 1<sup>st</sup>, 2025

**ESCALATION:** 4%

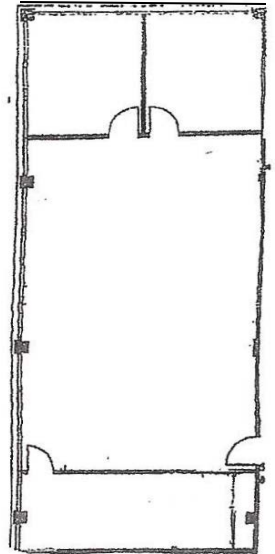
**PARKING:** 4/1,000

**RENT: FROM:** \$19/SF - Full Service

#### **SPACE AVAILABLE:**

Suite #302 - 1,843 RSF  
@ \$ 2,918.08/MO.

**Suite # 302**  
**1,843 RSF**



#### **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:** Directory and On Site

