



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

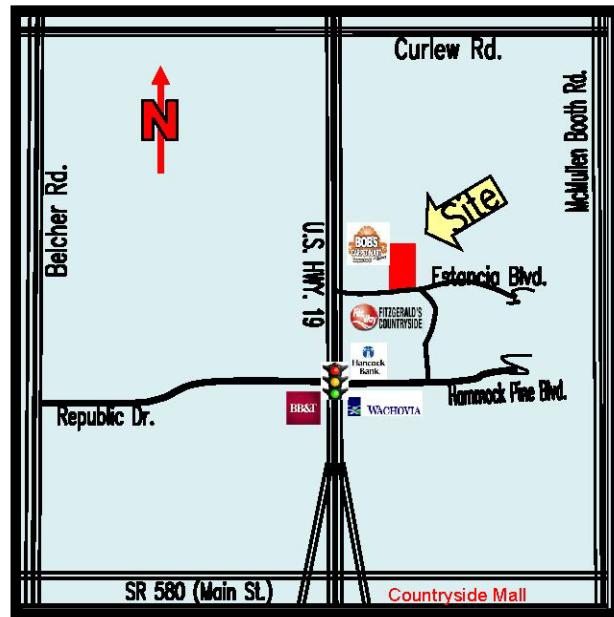
LO-1031

OAK CREEK - COUNTRYSIDE OFFICE FOR LEASE



**2430 ESTANCIA BLVD., SUITE #101
CLEARWATER, FL 33761**

- COUNTRYSIDE LOCATION
- PARK – LIKE CAMPUS
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- VERY QUIET SURROUNDINGS
- SUITE # 101 – 2,226 SF
- **LEASE RATE FROM: \$18/SF
MODIFIED GROSS**



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



ADDRESS: 2430 Estancia Blvd., Ste. #101
Clearwater, FL 33761

LAND AREA: 2.18 acres
DIMENSIONS: Irregular

YEAR BUILT: 1986

IMPROVEMENTS: 4 buildings total
19,180 SF useable

PARKING: 5/1000 SF (95 spaces)

PRESENT USE: Office

PARCEL ID #: 19-28-16-00000-430-0210

LEASE RATE: From: \$18.00/SF
Modified Gross

NOTES: Oak Creek Offices are located on the east side of US 19, ½ mile north of SR 580/Countryside Mall. Access can be via Hammock Pine Blvd. which has a traffic light at US 19 allowing easy access to US 19 north and south. There is construction on US 19 currently. Abundant parking at the front door to each office. **Suite 101** has just been renovated and updated with LVP flooring, LED ceiling lights, fresh paint, dual entrances and modern door hardware. There are two restrooms, large break area with side- by-side refrigerator, new dish washer, lots of cabinets as well as built-in cabinets in the reception area, conference room and common area. The perimeter offices have large windows with open views. Check out the floor plan and photos then call for availability and a tour. Flexible lease terms.

KEY HOOK#: Lockbox

SIGNAGE: Window

LOCATION: .7 mile north of S.R. 580 / Main St.,
on east side of U.S. 19 between Fitzgerald Jeep & Bob's Carpets.

ZONING: CP-1 Pinellas County

LAND USE: ROR

FLOOD ZONE: "X" No Flood Insurance Required

LEGAL DESCRIPTION: Lengthy - In Listing File

UTILITIES: Electric - Duke Energy,
Trash – Republic Waste, Water & Sewer – Pinellas
County Utilities

TAXES: \$35,592.80 (2025)

TRAFFIC COUNT: 72,000 VPD – U.S. 19

SHOWING INFORMATION: Contact listing agent to make appointment.

LEASING INFORMATION:

PROJECT SIZE: 19,180 SF

OCCUPANCY: Immediate

ESCALATION: 4% Annual

PARKING: 5/1000

RENT: *From \$18/SF Modified Gross

*\$18/SF	– 5 years
\$18.50/SF	– 4 years
\$18.75/SF	– 3 years

FLOOR PLAN:

**SUITE 101
2,226 SF**



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 - Building	X	
Electric – Unit		X

*Increases over Base Year passed through to Lessee.



SIGNAGE: On unit Front