



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

LO-618

EXECUTIVE CENTER FOR LEASE



**25400 U.S. HWY. 19 N.
CLEARWATER, FL 33763**

- COUNTRYSIDE LOCATION
- FULL-SERVICE LEASE INCLUDES ELECTRICAL & JANITORIAL
- ON-SITE MANAGEMENT & MAINTENANCE
- 859 SF, 1,497 SF & 6,396 SF
- PARKING 4 / 1000
- ON-SITE DAY CARE
- **LEASE RATE: \$17.50 / SF
FULL SERVICE**



CCIM
INDIVIDUAL
MEMBERSHIP

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



ADDRESS: 25400 U.S. Hwy. 19 N.
Clearwater, FL 33763

LAND AREA: 9 Acres

DIMENSIONS: N/A

IMPROVEMENTS: 55,000 SF

YEAR BUILT: 1976

PARKING: 4 / 1,000

PRESENT USE: Office Building

LEASE RATE: \$17.50/SF - Full-Service

LOCATION: West side of US 19, south of Enterprise Rd.

ZONING: O - Office - City of Clearwater

LAND USE: General Office

FLOOD ZONE: "X" No- Flood Insurance Required

LEGAL DESCRIPTION: Lengthy - See listing file.

UTILITIES: Electric - Duke Energy
Water - City of Clearwater

TAXES: \$ 91,497.23 (2025)

PARCEL ID #: 162831000004100100

TRAFFIC COUNT: 72,500 VPD

NOTES: Great leasing opportunity for office users. **Suite 170** is 859 SF, with 3 private offices, open space and break area. **Suite 185** is 1,497 SF, 3 private offices, open space, a private bathroom and storage room. Ideal for any user, **Suite 162** is 6,396 SF. This space has a reception area, a large conference room, a combination of offices and open space. It also has a break area with seating, and in the suite bathrooms. This suite could also be divided into two spaces 3,996 SF and 1,926 SF.

KEY HOOK #: See Dawn - Mgmt. Office
K&H SIGNAGE: 4 x 6

ASSOCIATE: Dawn Kutz 727-797-2196

LISTING CODE: LO-618-3-06

LEASING INFORMATION

PROJECT SIZE: 55,000 SF

PARKING: 4 / 1,000

OCCUPANCY: Immediate

RENT: \$17.50/SF - Full Service

ESCALATION: 3%

OTHER CHARGES

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 Year

SIGNAGE: Directory and On Site

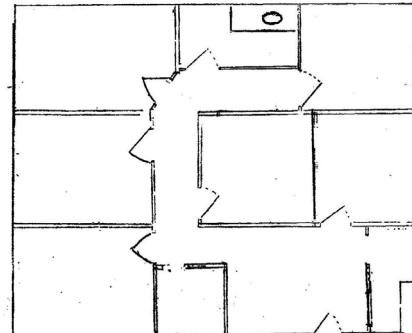
SPACE AVAILABLE:

Suite #170 - 859 SF \$ 1,252.71/MO.

Suite #185 - 1,497 SF \$2,183.12/MO.

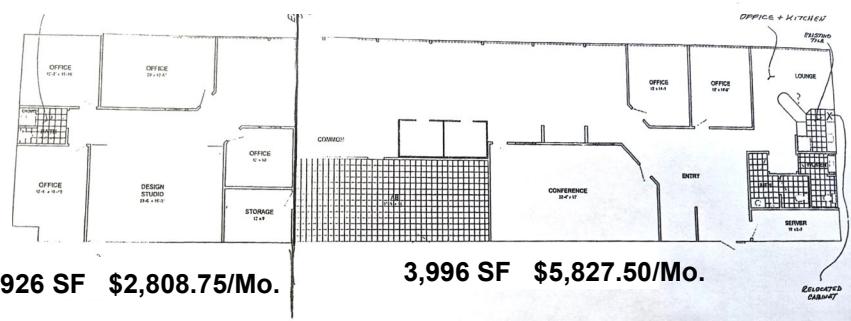
Suite #162 - 6,396 SF (can be divided)

**Suite #185
1,497 SF**



LESSOR LESSEE

X	
X	X
	X
X	
X	
X	
X	
X	



1,926 SF \$2,808.75/Mo.

3,996 SF \$5,827.50/Mo.

SUITE #162 - 6,396 SF