



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

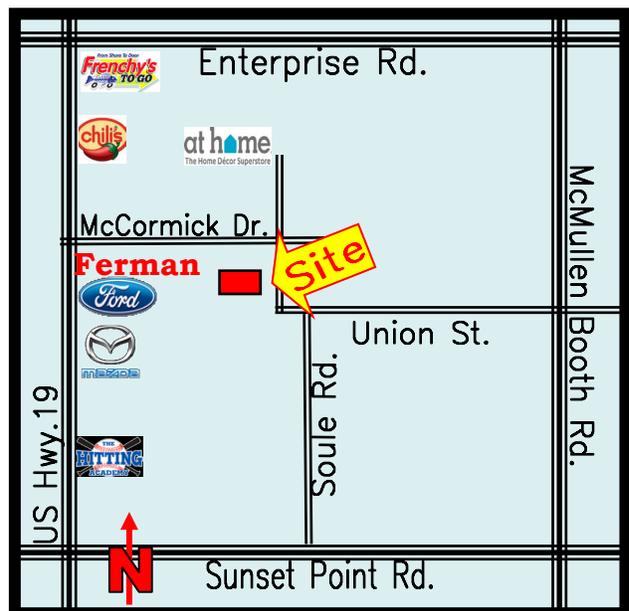
LO-1242

PROFESSIONAL OFFICE SPACE FOR LEASE



2641 McCORMICK DR., SUITE #102
CLEARWATER, FL 33759

- COUNTRYSIDE AREA
- ACCESS FROM US HWY 19, MCMULLEN BOOTH RD. & SUNSET POINT RD.
- 2,144 SF AVAILABLE
- FULLY FURNISHED
- **LEASE RATE: \$18.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



Revised: 3/11/26

PROPERTY OVERVIEW

LO-1242

ADDRESS: 2641 McCormick Dr. (Suite #102)
Clearwater, FL 33759

LOCATION: US 19 Service Rd. N. of Sunset Point Rd., right on McCormick Dr.

LAND AREA: 9,477 SF
DIMENSIONS: 81' x 117'

ZONING: Office – City of Clearwater
LAND USE: Residential / Office General
FLOOD ZONE: “X” – No Flood Insurance Required

IMPROVEMENTS: 6,000 SF - Total

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1983

UTILITIES: Water & Sewer – City of Clearwater
Electric – Duke Energy

PARKING: 4/1,000

PRESENT USE: Professional Office

TAXES: \$15,633.50 (2025)

LEASE RATE: \$18.00/SF MOD. GROSS

PARCEL ID #: 32-28-16-73095-000-0090

NOTES: High quality professional office space available for immediate occupancy. Project has access from US Hwy 19, Sunset Point Rd., and McMullen Booth Rd. This 2,144 SF suite is very well appointed with 6 offices, reception, kitchen and 2 restrooms

KEY HOOK #: N/A

ASSOCIATE: Lawrence D. Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1242-3-31

SHOWING INFORMATION: Call listing agent for appointment.

LEASING INFORMATION

PROJECT SIZE: 6,000 SF

SPACE AVAILABLE: 2,144 SF

PARKING: 4/1,000

SIGNAGE: Monument & on building

OCCUPANCY: Immediate

ESCALATION: 5% annually

TERM: 3 years

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



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