



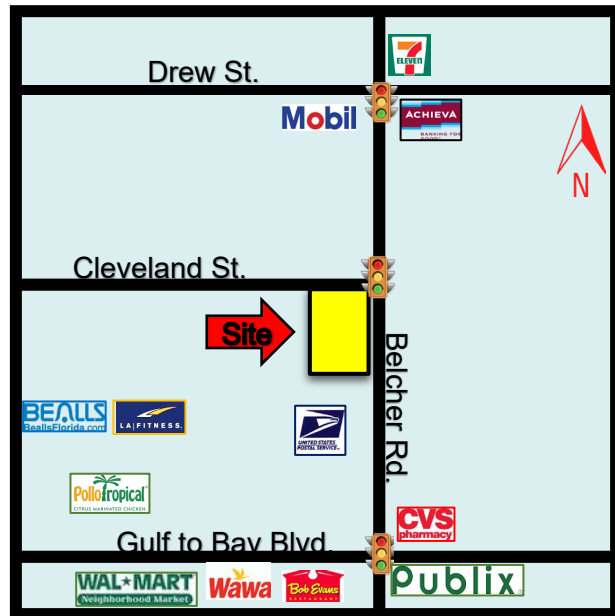
# BELCHER COMMONS

## FOR LEASE



**50 S. BELCHER RD.**  
**CLEARWATER, FL 33765**

- GARDEN STYLE OFFICE PARK
- CONVENIENT LOCATION WITH A WIDE VARIETY OF SERVICES NEARBY INCLUDING PUBLIX, STARBUCKS & WAWA
- NEXT TO THE U.S. POST OFFICE
- ON SITE PROPERTY MANAGEMENT & MAINTENANCE
- TENANT LOUNGE ROOM WITH VENDING MACHINES
- MONUMENT SIGNAGE AVAILABLE
- **LEASE RATE: \$16.50 PSF MODIFIED GROSS**



Revised: 5/6/2026

**PROPERTY OVERVIEW**

LO-1299

**ADDRESS:** 50 S. Belcher Rd.  
Clearwater, FL 33765

**LOCATION:** Located just one block off Gulf to Bay Blvd, the property sits on the corner of Belcher Rd., Cleveland St. & Main Ave with parking lot access from all three.

**LAND AREA:** 7.01 acres  
**DIMENSIONS:** 655' x 545' (irregular)

**ZONING:** GO – General Office (City of Clearwater)  
**LAND USE:** R/OG – Residential / Office General  
**FLOOD ZONE:** X (no flood insurance required)

**IMPROVEMENTS:** 112,241 SF office building

**LEGAL DESCRIPTION:** Lengthy, in listing file

**YEAR BUILT:** 1973 - Renovated 2004 & 2013

**PARKING:** 3.1/1,000

**UTILITIES:** Electric (Duke Energy)  
Water & Sewer (Pinellas County Utilities)

**PRESENT USE:** General Office Building

**TAXES:** \$139,660.99 (2025)

**PARCEL ID #:** 13-29-15-00000-110-1310 & 1300

**LEASE RATE:** \$16.50 PSF Modified Gross

**TRAFFIC COUNT:** 19,500 VPD (Drew St. & Belcher Rd.)

**NOTES:** Belcher Commons is a well-maintained office park in a prime location close to shops, restaurants, banks, and medical services. Garden style buildings with direct suite entry from the outside and 24/7 access. Lots of updating activity on this property is happening. The building's exteriors were painted, and new roofs finished at the end of 2024. Also, new landscaping throughout in 2026. Painting just completed in last quarter of 2025, and into 2026 of all available spaces. You can choose color of flooring. When you are between the offices in the garden setting, it is peaceful and hard to believe you are within a busy section of Clearwater. It is a great place to be productive and build your business.

**KEY HOOK #:** N/A  
**K&H SIGNAGE:** 3' x 4'

**ASSOCIATE:** Marilyn Stuelke  
**LISTING CODE:** LO-1299-3-23

**SHOWING INFORMATION:** Contact listing associate for appointment

**LEASING INFORMATION**

**PROJECT SIZE:** 112,241 SF

**SPACE AVAILABLE:** From: 1,012 SF – 6,753 SF

**PARKING:** 3.1/1,000

**OCCUPANCY:** Immediate

**RENT:** \$16.50 PSF Modified Gross

**ESCALATION:** 4%

<b>OTHER CHARGES</b>	<b>LESSOR</b>	<b>LESSEE</b>
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
HVAC	X	

**TERM:** 3-10 years

**SIGNAGE:** Two monuments signs available