



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

Commercial/Investment/Real Estate Services

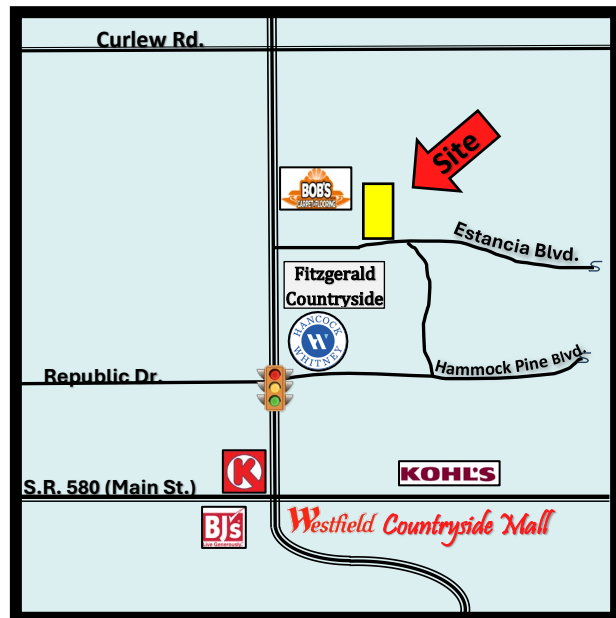
SI-1700

# 15 SUITE OFFICE PARK INVESTMENT FOR SALE



OAK CREEK OFFICES  
2430 ESTANCIA BLVD.  
CLEARWATER, FL 33761

- COUNTRYSIDE LOCATION
- 15 INDIVIDUAL OFFICE SUITES
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- HISTORICALLY HIGH OCCUPANCY
- PRICE: \$3,400,000



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED: 5-29-26

**PROPERTY OVERVIEW**

SI-1700

**ADDRESS:** 2430 Estancia Blvd.  
Clearwater, FL 33761

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

**LAND AREA:** 2.18 acres  
**DIMENSIONS:** Irregular

**ZONING:** CP-1 (Pinellas County)  
**LAND USE:** ROR  
**FLOOD ZONE:** "X" (no flood insurance required)

**IMPROVEMENTS:** 4 buildings total  
(19,180 SF useable)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1986

**UTILITIES:** Electric (Duke Energy), Trash (Republic Waste)  
Water & Sewer (Pinellas County Utilities)

**PARKING:** 5/1,000 SF (95 spaces)

**TAXES:** \$35,592.80 (2025)

**PRESENT USE:** Office

**TRAFFIC COUNT:** 77,000 VPD (US Hwy 19)

**MORTGAGE HOLDER:** Centennial Bank

**TERMS:** Cash at Closing

**PRICE:** \$3,400,000

**NOTES:** Oak Creek Offices is a 15-suite office complex comprising 19,180 (MOL) square feet of leasable space sitting on approximately 2.18 acres of land. Located just off US Highway 19 approximately one-half mile north of Countryside Mall in the Countryside Market of Clearwater, the offices enjoy very quiet peaceful surroundings. Built in 1986 with numerous upgrades, the property has enjoyed historically high occupancy, previous three years was 97%. The current roof was replaced in January 2023. The offices range from 721 square feet to 2,228 square feet. Most of the offices are smaller than those being offered in the market and appeal to many users. The office campus has numerous huge oak trees and abundant greenery. Abundant parking, 95 spaces (5/1,000 SF), and are at the front entrance of most of the offices. All ground level offices have multiple windows affording a lot of natural light and scenic views. Email or text today to register and receive a complete property offering package which includes financial information. Contact Tom Duncan, Broker-Associate, text/mobile 727.424.5666, or email [tom.duncan@khrfl.com](mailto:tom.duncan@khrfl.com). To view video of Oak Creek click link: <https://tour.realtoursswfl.com/listings/019e7336-29b0-715d-90ea-582f26d98ad8/download-center> or

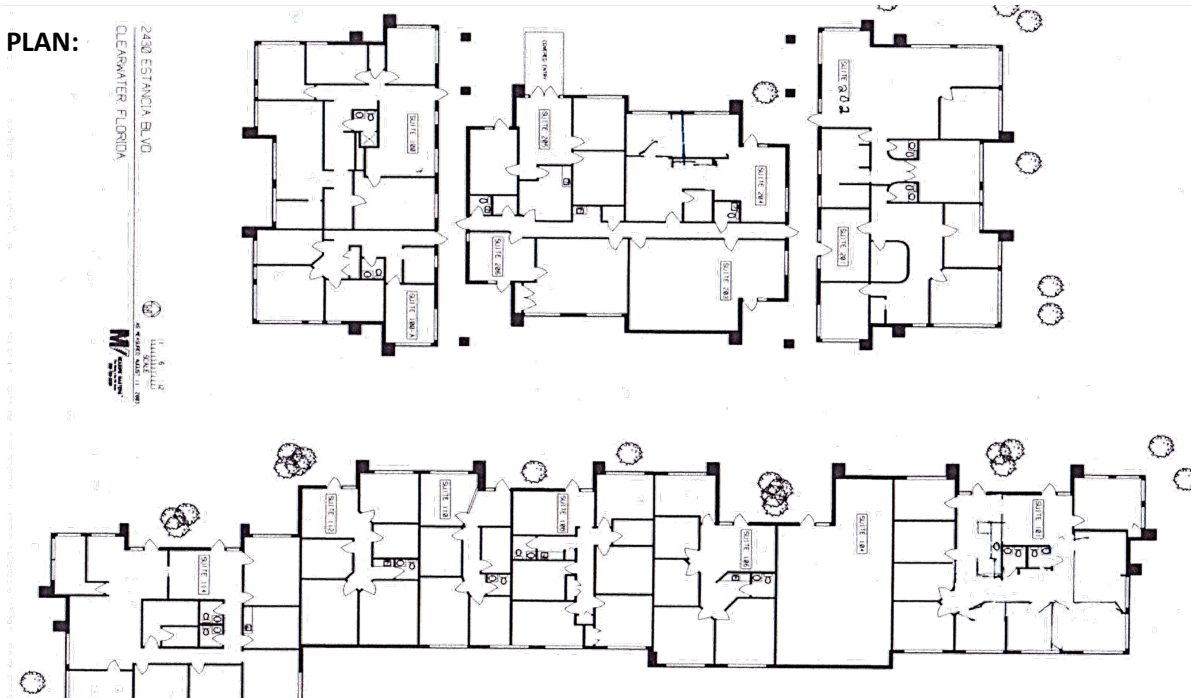
**KEY HOOK #:** N/A  
**K&H SIGNAGE:** N/A  
**SHOWING INFORMATION:** Contact Tom Duncan Text: (727) 424-5666 or Email: [tom.duncan@khrfl.com](mailto:tom.duncan@khrfl.com)

**ASSOCIATE:** Tom Duncan  
**LISTING CODE:** SI-1700-3-21

QR code



**FLOOR PLAN:**



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