



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-975

OFFICE SPACE FOR LEASE



**26133 U.S. HIGHWAY 19 N., SUITE #400
CLEARWATER, FL 33763**

- 7,898 SF AVAILABLE
- GREAT COUNTRYSIDE LOCATION
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- HIGH PROFILE PROPERTY
- ON-SITE RESTAURANT
❖ DUFF'S BUFFETT
- TOP OF BUILDING SIGNAGE CAN BE AVAILABLE
- **LEASE RATE: \$19.50/SF
FULL-SERVICE**



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

www.kleinandheuchan.com



ADDRESS: 26133 U.S. Hwy 19 N.
Clearwater, FL 33763

LOCATION: SE Corner of Enterprise Rd., & US Hwy., 19, Countryside Area.

LAND AREA: 4.23 MOL
DIMENSIONS: Irregular

ZONING: C – City of Clearwater
LAND USE: CG – City of Clearwater
FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 43,272 SF Total
YEAR BUILT: 1983

LEGAL DESCRIPTION: Lengthy, see listing office

PARKING: 277 spaces - 5 / 1,000

UTILITIES: Sewer, Water, & (Gas) City of Clearwater
Electric – Duke Energy

PRESENT USE: Office

TAXES: \$78,678.33 (2025)

LEASE RATE: \$19.50 Full Service

PARCEL ID: 31/28/16/00000/110/0700

TRAFFIC COUNT: 66,577 U.S. 19/7,745 Enterprise Rd.

NOTES: Stately 4-story office building in Countryside. This building is well maintained with updated common areas. Excellent parking and visibility. Strategic and convenient location from service road on US 19 or traffic light entrance from Enterprise Road. Close proximity to Countryside Mall. Join other Tenants on-site: Duff's Buffet, Hair Salon, State Farm Insurance.

KEY HOOK #: None

ASSOCIATE: Dawn Kutz

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-975-3-06

SHOWING INFORMATION: Contact Listing Associate, to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 43,272 SF

OCCUPANCY: Immediate

SPACE AVAILABLE: Suite # 400 – 7,898 SF

PARKING: 277 spaces **ESCALATION:** 4%

RENT: \$ 19.50/SF, Full Service

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	
Janitorial	X	

FLOORPLAN:

