



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-975

OFFICE SPACE

FOR LEASE



**26133 U.S. HIGHWAY 19 N.,
SUITES #302 & #400
CLEARWATER, FL 33763**

- SUITE #302 – 1,066 SF AVAILABLE
SUITE # 400 - 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: US Highway 19 – City of Clearwater

LAND USE: Regional Center – 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: 267 total spaces

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

TAXES: \$78,678 (2026)

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

PRESENT USE: Office

LEASE RATE: \$19.50/SF
FULL-SERVICE

TRAFFIC COUNT: 116,500 U.S. 19
14,500 Enterprise Rd.

NOTES: Immediate Availability! Convenient access and location for a retailer or service user in a high-profile center. Situated in the heart of Countryside and located in close proximity to Countryside Mall. Excellent ingress/egress from the service road on U.S. 19 or traffic light entrance from Enterprise Rd. Ample parking close to space. Property contains a unique mix of tenants: Salon, Office building and Restaurant and new Hampton Inn hotel under construction. Great visibility and signage

KEY HOOK #: T.B.D.

K&H SIGNAGE: 3' X 4'

SHOWING INFORMATION: Contact Listing Associate.

ASSOCIATE: Dawn Kutz (727) 797-2196

LISTING CODE: LO-975-3-06

LEASING INFORMATION

PROJECT SIZE: 43,272 SF

SPACE AVAILABLE: Suite #302 – 1,060 SF
Suite #400 – 7,898 SF

OCCUPANCY: Immediate

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	

ESCALATION: 4%

MINIMUM TERM: 3 Years

FLOORPLAN:

