LO-1236 (A)

KLEIN & HEUCHAN, INC
REALTORS
Commercial/Investment/Real Estate Services

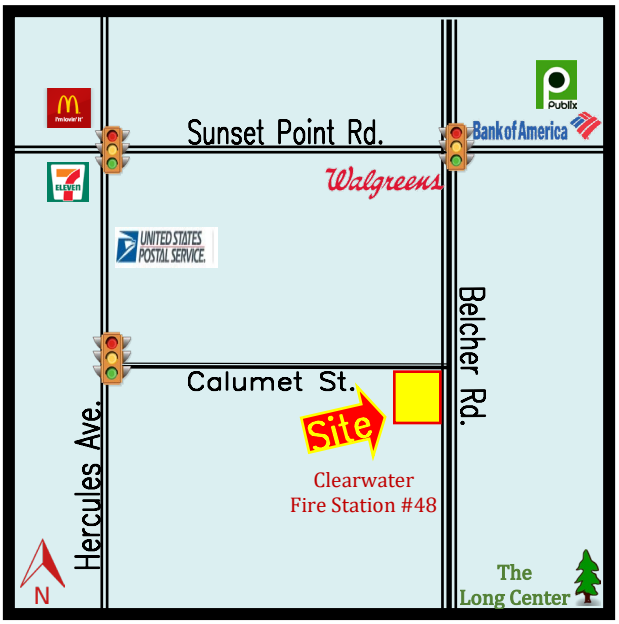
CLEARWATER OFFICE

FOR SUB-LEASE



1744 N. BELCHER RD.
SUITE #150
CLEARWATER, FL 33765

- 2,500 SF - 1ST FLOOR AVAILABLE
- CLASS "A" BUILDING
- EXCELLENT PARKING
- CLASS "A" BUILDOUT
- MONUMENT SIGNAGE
- EASY ACCESS
- GREAT VISIBILITY
- **LEASE RATE: $23.50/SF**
  MODIFIED GROSS



CCIM INDIVIDUAL MEMBERSHIP

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

REALTOR®

Revised: 10/27/26 **PROPERTY OVERVIEW** LO-1236 (A)

ADDRESS: 1744 N. Belcher Rd. Suite #150
Clearwater, FL 33765

LOCATION: SW corner of Belcher & Calumet.

LAND AREA: 3.23 acres
DIMENSIONS: 377' x 379'

ZONING: IRT – City of Clearwater
LAND USE: Industrial Limited
FLOOD ZONE: "X" Non-Evacuation

IMPROVEMENTS: 10,000 - 2 story building

LEGAL DESCRIPTION: In listing office

YEAR BUILT: 2005

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

PARKING: 8/1,000 SF

PRESENT USE: Office

PARCEL ID #:01 29-15-16488-000-0120

LEASE RATE: $23.50/SF Modified Gross

TRAFFIC COUNT: Approx. 30,000 VPD

NOTES: Class "A" Office suite for Sub-Lease. **Suite 150**, 1st floor space available 2,500 SF total. Interior space mix of offices and work station area. High parking ratio, ideal for Lawyer, CPA, Financial planner, etc. High-quality buildout with glass walls and multiple conference rooms. Sub-lease ends 2/28/2028, however Landlord will extend the lease term for longer.

KEY HOOK #: Key Fob
K&H SIGNAGE: 3 x 4
ASSOCIATE: Steve Klein
LISTING CODE: LO-1236(A)-03-27
SHOWING INFORMATION: Contact listing associate.

LEASING INFORMATION

PROJECT SIZE: 10,000 SF

SPACE AVAILABLE: Suite #150 - 2,500 SF

PARKING: 8/1,000 SF

OCCUPANCY: Immediate

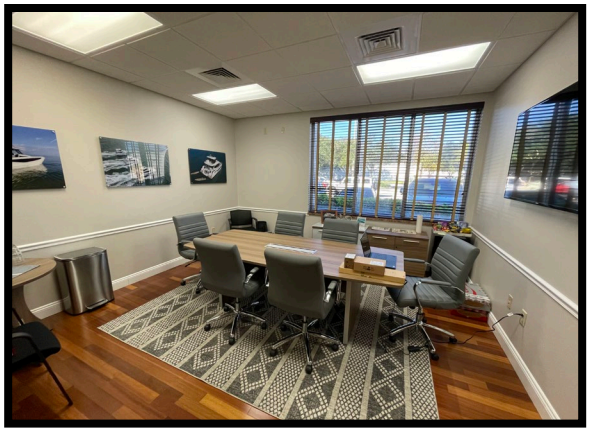
MONTHLY RENT: $4,593.00

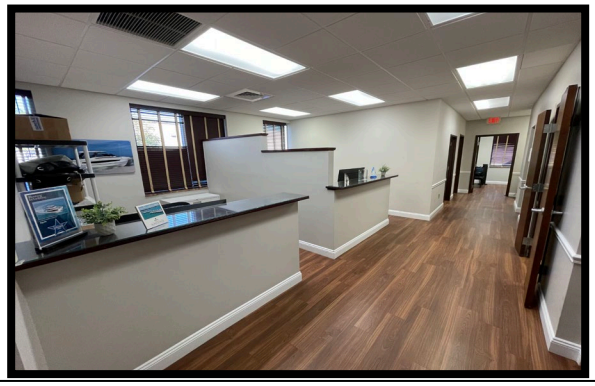
ESCALATION: 4%

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X

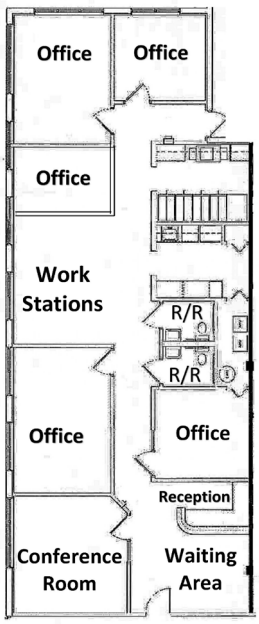
MINIMUM TERM: 2/28/28

SIGNAGE: Monument





FLOOR PLAN:



2,500 SF

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.