



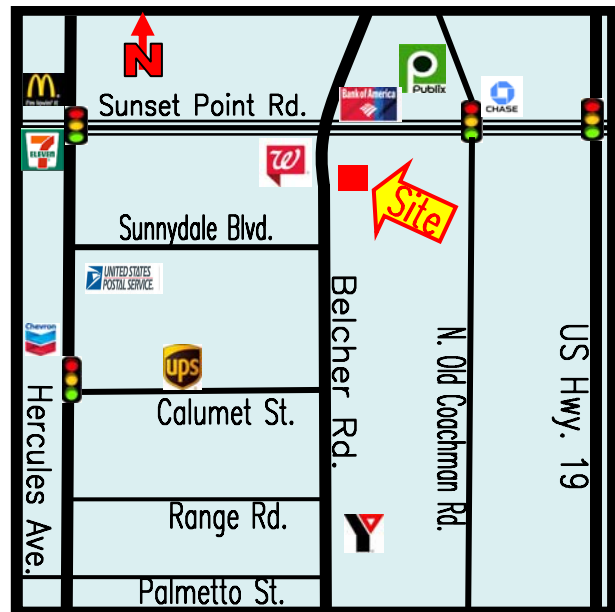
# PROFESSIONAL OFFICE BUILDING

## FOR LEASE



**1875 N. BELCHER RD., #100**  
**CLEARWATER, FL 33765**

- SUITE #100 - 5,108 SF PROFESSIONAL OFFICE SPACE
- EXCELLENT VISIBILITY
- BUILDING & PYLON SIGNAGE
- CENTRALLY LOCATED
- DRIVE-THRU OFFERS ADDITIONAL PARKING
- **LEASE RATE: \$22/SF**  
**FULL SERVICE**



**ADDRESS:** 1875 N. Belcher Rd., #100  
Clearwater, FL 33765

**LOCATION:** Located on the east side of Belcher Rd., just south of Sunset Point Rd.

**LAND AREA:** 1.63 Acres

**ZONING:** O – Office – City of Clearwater

**DIMENSIONS:** Irregular

**LAND USE:** Residential / Office/General

**FLOOD ZONE:** "X" - No Flood Insurance Required

**IMPROVEMENTS:** 21,878 SF

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

**YEAR BUILT:** 1987

**PARCEL ID #:** 06/29/16/06285/004/0000

**PARKING:** 4/1,000

**UTILITIES:** Electric - Duke Energy

Water/Sewer/Trash/Solid Waste & Storm Water -  
City of Clearwater

**PRESENT USE:** Professional Office

**LEASE RATE:** \$22.00 SF Full Service

**TAXES:** \$43,390 (2022)

**TRAFFIC COUNT:** 30,000 VPD Approx.

**NOTES:** Former Bank space available - 5,108 SF. Building is centrally located in the Countryside area. Excellent visibility with signage on pylon. Space offers 4 offices, conference room, large open area, kitchenette and storage. Drive-thru offers additional parking. Ideal for any professional office user.

**KEY HOOK #:** 4

**ASSOCIATE:** Monique Petronje

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1259-A-3-25

**SHOWING INFORMATION:** Call listing associate, to make appointment.

### LEASING INFORMATION

**PROJECT SIZE:** 21,878 SF

**SPACE AVAILABLE:** Suite #100 - 5,108 SF - Office

**RENT:** \$22.00/SF, Full Service

**OCCUPANCY:** Immediate

**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	
Janitorial		X

**MINIMUM TERM:** 5 years

**SIGNAGE:** Signage on Pylon & Building