



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-618

EXECUTIVE CENTER FOR LEASE



25400 U.S. HWY. 19 N.
CLEARWATER, FL 33763

- COUNTRYSIDE LOCATION
- FULL SERVICE LEASE INCLUDES ELECTRICAL & JANITORIAL
- ON-SITE MANAGEMENT & MAINTENANCE
- 991 SF, 1,123 SF & 1,614 SF
- PARKING 4/1000
- ON-SITE DAY CARE
- **LEASE RATE: \$17.50/ SF**
FULL SERVICE



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

www.kleinandheuchan.com



ADDRESS: 25400 U.S. Hwy. 19 N.
Clearwater, FL 33763

LOCATION: West side of US 19, south of Enterprise Rd.

LAND AREA: 9 Acres
DIMENSIONS: N/A

ZONING: O - Office - City of Clearwater
LAND USE: General Office
FLOOD ZONE: "X" No- Flood Insurance Required

IMPROVEMENTS: 55,000 SF

LEGAL DESCRIPTION: Lengthy - See listing file.

YEAR BUILT: 1976

UTILITIES: Electric - Duke Energy
Water - City of Clearwater

PARKING: 4/1,000

PRESENT USE: Office Building

TAXES: \$ 86,974.21 (2023)
PARCEL ID #: 162831000004100100

LEASE RATE: \$17.50/SF - Full Service

TRAFFIC COUNT: 72,500 VPD

NOTES: Great leasing opportunity for office users. **Suite 113** is 991SF with reception area private office and large open space. This would be perfect for a physical therapist. **Suite 154** is 1,123 SF with 6 private offices and storage area. Ideal for any office user. Very efficient floor plan with no wasted space. **Suite 110** is 1,614 SF. This suite has a combination of offices and some open space or can be easily modified.

KEY HOOK #: See Laura - Mgmt. Office

ASSOCIATE: Laura Gardiner @ 727-797-2196

K&H SIGNAGE: 4 x 6

LISTING CODE: LO-618-3-06

SHOWING INFORMATION: Call listing associate to schedule an appointment.

LEASING INFORMATION

PROJECT SIZE: 55,000 SF

SPACE AVAILABLE: Suite #113 – 991 SF
Suite #154 – 1,123 SF
Suite #110 – 1,614 SF

PARKING: 4 / 1,000

OCCUPANCY: Immediate

RENT: \$17.50/SF - Full Service

ESCALATION: 3%

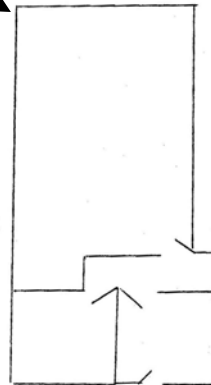
OTHER CHARGES

| | 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 | |

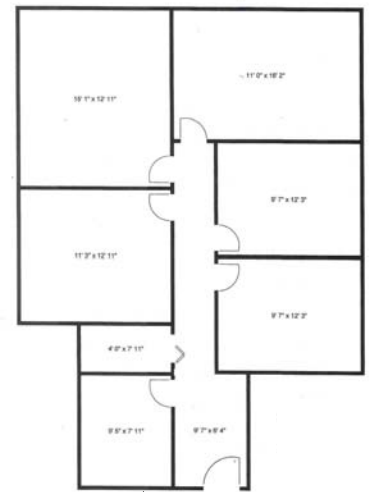
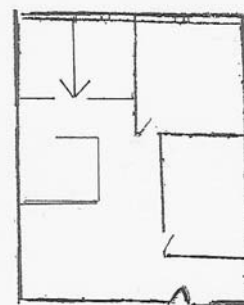
MINIMUM TERM: 3 Year

SIGNAGE: Directory and On Site

Suite #113
991 SF



SUITE #110
1,614 SF



SUITE #154
1,123 SF