



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

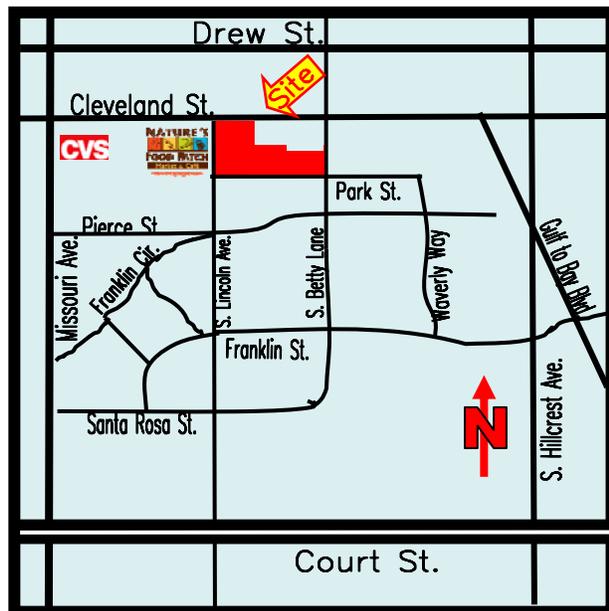
LO-1283

CLEARWATER CENTRAL BUSINESS DISTRICT OFFICE BUILDING FOR LEASE



1255 CLEVELAND ST.
CLEARWATER, FL 33755

- FIVE – STORY ICONIC BUILDING
- 8,392 SF – 1 FLOOR
- GREAT VIEWS
- LOTS OF NATURAL LIGHT
- OPEN FLOOR PLAN W/OFFICES SURROUNDING
- GREAT PARKING
- **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



Revised 3/4/2024

PROPERTY OVERVIEW

LO-1283

ADDRESS: 1255 Cleveland St.
Clearwater, FL 33755

LOCATION: SE Corner of Cleveland St.
& Lincoln Ave.

LAND AREA: 83,310 SF ± (1.92 Ac. ±)
DIMENSIONS: 180' Frontage on Cleveland St.
+ various other parcels
IMPROVEMENTS: 43,038 SF

ZONING: Downtown – City of Clearwater
LAND USE: Commercial -High Density
FLOOD ZONE: X – Non-Flood

YEAR BUILT: 1968, remodeled in 2000 (Exterior)

LEGAL DESCRIPTION: Lengthy, in Listing File
UTILITIES: Water and Sewer – City of Clearwater
Electric – Duke Energy

PARKING: 181 spaces (4.2 /1000)

CLEAR CEILING HEIGHT: 8.9'
PRESENT USE: Professional Office

TAXES: \$ 78,717.24 (2023) Total Taxes
PARCEL ID: Building: #15-29-15-38574-002-0140

LEASE RATE: \$17.50/SF Full Service

TRAFFIC COUNT: 29,000 VPD

NOTES: Five-story office building in central Clearwater area of Gentrification. Home to UMA (Ultimate Medical Academy) Consumer Energy Solution and Blue Streak Docs. The building has been renovated with new cooling tower and roof. Views are exceptional with general open plan and office around perimeter. **3rd Floor** Rebuilt 2011, has 12 offices and 1 conference room. Lots of open area & large break room.

KEY HOOK #: None
K&H SIGNAGE: 3 x 4

ASSOCIATE: Marilyn Stuelke
LISTING CODE: LO-1283-3-23

SHOWING INFORMATION: Contact listing Agent for showing.

LEASING INFORMATION

PROJECT SIZE: 49,038 SF

SPACE AVAILABLE: 3RD Floor – 8,392 SF

PARKING: 3rd Floor – 26 spaces

OCCUPANCY: Immediately available

LEASE RATE: \$17.50/SF Full Service

ESCALATION: 4% Annually

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	

MINIMUM TERM: 3 years

