

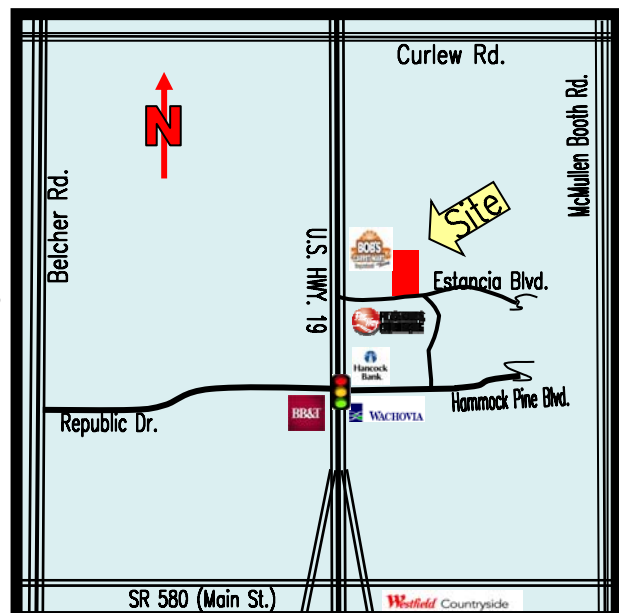


OAK CREEK - COUNTRYSIDE OFFICE FOR LEASE



**2430 ESTANCIA BLVD.
CLEARWATER, FL 33761**

- COUNTRYSIDE LOCATION
- PARK - LIKE CAMPUS
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- VERY QUIET SURROUNDINGS
- SUITE 202 - 1,536 SF
- **LEASE RATE \$16.00/SF
MODIFIED GROSS**



ADDRESS: 2430 Estancia Blvd.
Clearwater, FL 33761

LOCATION: .7 mile north of S.R. 580 / Main St.,
on east side of U.S. 19 between Fitzgerald Jeep &
Bob's Carpets.

LAND AREA: 2.18 acres
DIMENSIONS: Irregular

ZONING: CP-1 Pinellas County
LAND USE: ROR
FLOOD ZONE: "X" No Flood Insurance Required

YEAR BUILT: 1986

IMPROVEMENTS: 4 buildings total
19,180 SF useable

LEGAL DESCRIPTION: Lengthy - In Listing File

PARKING: 5/1000 SF (95 spaces)

UTILITIES: Electric - Duke Energy,
Trash - Republic Waste, Water & Sewer - Pinellas
County Utilities

PRESENT USE: Office

PARCEL ID #: 19-28-16-00000-430-0210

LEASE RATE: \$16/SF Modified Gross

TAXES: \$34,766.06 (2023)

TRAFFIC COUNT: 72,000 VPD - U.S. 19

NOTES: Very convenient location just off U.S. Hwy. 19 about 1/2 mile north of S.R. 580/Main St. Countryside Westfield Mall on east side of 19. The park campus is covered by century oaks and has convenient parking at the front door to the offices. Estancia Blvd., connects with Hammock Pine Blvd., and has traffic light at U.S. 19 providing easy exit both north & south. Recent interior renovation, LVP flooring, state of the art LED lighting and paint. US 19 is currently undergoing renovations in this area.

KEY HOOK#: Lock Box on door

ASSOCIATE: Tom Duncan /Mobile: (727) 424-5666 or

SIGNAGE: 3 x 4

Email: tom.duncan@khrfl.com

LISTING CODE: LO-1031-3-21

SHOWING INFORMATION: Contact listing agent to make appointment. Call for Lock Box code.

LEASING INFORMATION:

PROJECT SIZE: 19,180 SF

SPACE AVAILABLE: Suite # 202 - 1,536 SF

OCCUPANCY: Immediate

\$16.00/SF - 5 Year Lease*

ESCALATION: 4% Annual

\$17.00/SF - 4 Year Lease*

\$18.00/SF - 3 Year Lease*

* All rent plus Tax

PARKING: 5/1000

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 - Building	X	
Electric - Unit		X



FLOOR PLAN:

SIGNAGE: On unit Front