



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1141

OFFICE SPACE FOR LEASE

PRESTIGIOUS COUNTRYSIDE LOCATION



2420 ENTERPRISE RD.
CLEARWATER, FL 33763

- WELL MAINTAINED MULTI-TENANT OFFICE COMPLEX
- TENANT SIGNAGE AVAILBLE ON THE PYLON SIGN
- ON-SITE MANAGEMENT
- 2 SUITES AVAILABLE
- GREAT COUNTRYSIDE LOCATION
- **LEASE PRICE: \$16.00 - \$17.00/SF MODIFIED GROSS**



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



ADDRESS: 2420 Enterprise Rd.
Clearwater, FL 33763

LOCATION: W. side of US 19 just south of
Countryside Blvd.

LAND AREA: 1.08 acres
DIMENSIONS: 163' x 288'

ZONING: US 19 – Corridor Commercial- City of Clw.
LAND USE: US 19 – Regional Center
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 22,104 SF

LEGAL DESCRIPTION: NTW Subdivision Tract 1

YEAR BUILT: 1985

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

PRESENT USE: Professional Office

PARKING: 4/1000

TAXES: \$ 34,379.43 (2024)

LEASE RATE: \$16.00 - \$17.00/SF
Modified Gross

PARCEL ID #: 31/28/16/61770-000-0010

NOTES: Don't miss out on this outstanding leasing opportunity at the Atrium Office complex located in the heart of Countryside. This two story, well maintained office building with on-site management enjoys a prime location and easy access to everything. Take advantage of this competitive rental rate, local ownership, stable tenant base and make this your new office location in 2025. Tenant signage is available on the Pylon. Only 2 spaces available.

KEY HOOK#: None

ASSOCIATE: Laura Gardiner

SIGNAGE: 3' x 4'

LISTING CODE: LO-1141-3-12

SHOWING INFORMATION: Contact listing Associate for appointment.

LEASING INFORMATION

FLOORPLANS:

PROJECT SIZE: 22,140 SF - Total

OCCUPANCY: Immediate

PARKING: 4/1000 SF

ESCALATION: 4% Annually

RENT: \$16.00 - \$17.00/SF, Modified Gross

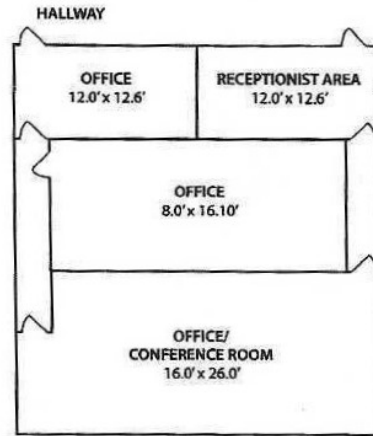
OTHER CHARGES

LESSOR LESSEE

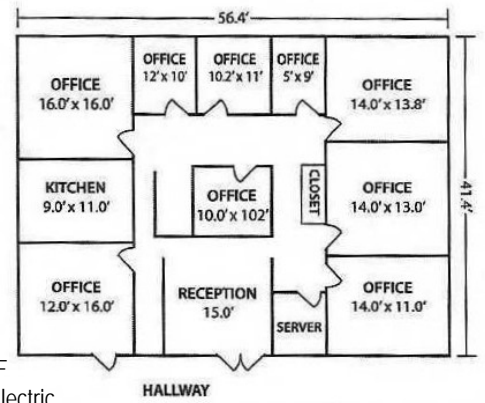
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|---|---|---|
| Real Estate Taxes | X | |
| Insurance | X | |
| Insurance – Personal Property & Liability | | X |
| Trash | X | |
| Exterior Maintenance | X | |
| Interior Maintenance | X | |
| Water | X | |
| Management | X | |
| Electric | | X |

MINIMUM TERM: 3 years

SIGNAGE: Pylon & on Entrance
Door to Suite



Suite #204 – 1,000 SF
@ \$1,333.33/Mo. + Electric



Suite #208 – 2,409 SF
@ \$3,412.75/Mo. + Electric