



**KLEIN & HEUCHAN, INC**  
**REALTORS**

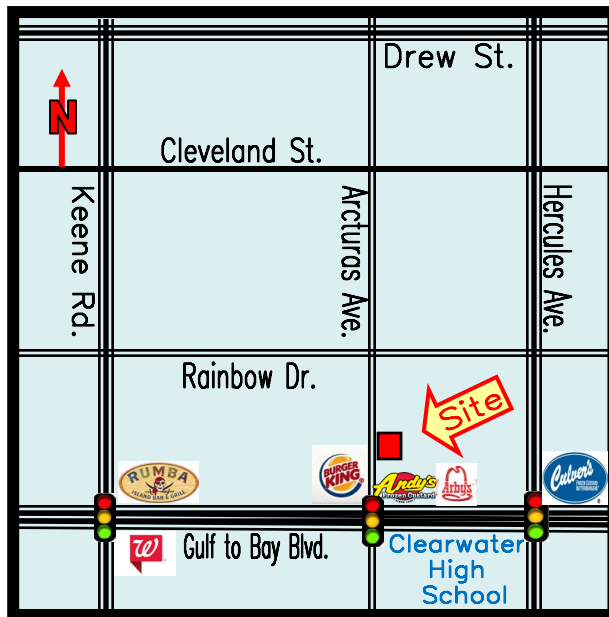
Commercial/Investment/Real Estate Services

# FREE STANDING BUILDING FOR LEASE



**407 S. ARCTURAS AVE.**  
**CLEARWATER, FL 33765**

- 5,188 SF FREE STANDING BUILDING
- SINGLE USER BUILDING
- CENTRAL CLEARWATER LOCATION
- ZONED "C" COMMERCIAL
- **LEASE RATE: \$10.00/SF NNN**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 407 S. Arcturas Ave.  
Clearwater, FL 33765

**LOCATION:** One lot N of Gulf to Bay on east side of Arcturas Ave.

**LAND AREA:** 17,000 SF / .39 Ac.  
**DIMENSIONS:** 100' street x 170' ±

**ZONING:** C – Commercial, City of Clearwater  
**LAND USE:** CG  
**FLOOD ZONE:** X – Non-Flood Zone

**IMPROVEMENTS:** 5,188 SF ±  
**CLEAR CEILING HEIGHT:** 8'

**LEGAL DESCRIPTION:** In listing file.

**YEAR BUILT:** 1975 (renovated 2014)  
**PARKING:** 21 spaces \*17 spaces in parking cross easement

**UTILITIES:** Water, Sewer & Trash –City of Clearwater  
Electric – Duke Energy

**PRESENT USE:** Vacant – (prior use Office)

**PARCEL ID #:** 13-29-15-82620-002-0050  
**TAXES:** \$10,421.47 (2024)

**LEASE RATE:** \$10.00/SF NNN

**NNN CHARGES (EST.)** \$2.80/SF/ (\$1,210.53/Mo.) **TRAFFIC COUNT:** 52,000 (2020) Gulf to Bay Blvd., AADT-FDOT

**NOTES:** Very well-located free-standing building with easy access one lot north of Gulf to Bay Blvd., with traffic light at S. Arcturas & Gulf to Bay. Across from Clearwater High School. Very versatile floor plan with lots of open area and windows for natural light.

**KEY HOOK #:** TBD  
**K&H SIGNAGE:** 3' x 4'

**ASSOCIATES:** Tom Duncan (727) 424-5666 mobile/ [tom.duncan@khrfl.com](mailto:tom.duncan@khrfl.com)  
and Angel Calkins (727) 483-2512 / [angel.calkins@khrfl.com](mailto:angel.calkins@khrfl.com)

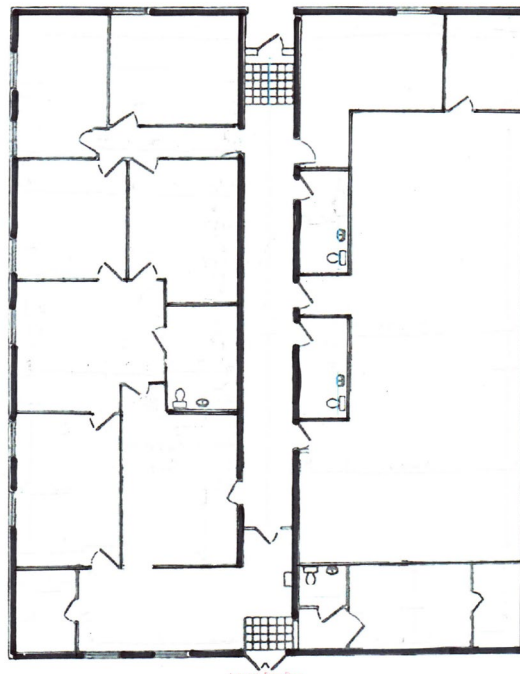
**LISTING CODE:** LO-1160-3-21/14

**SHOWING INFORMATION:** By appointment with Associate.

**LEASING INFORMATION**

**FLOOR PLAN: 5,188 SF**

**PROJECT SIZE:** 5,188 SF  
**SPACE AVAILABLE:** 5,188 SF  
**PARKING:** 21 spaces \* 17 spaces in parking cross easement  
**OCCUPANCY:** Immediate  
**RENT:** \$4,323.33/Month + Expenses  
**NNN CHARGES:** Estimated @ \$2.80/SF = \$1,210.50/month  
**ESCALATION:** 3% /year



<b><u>OTHER CHARGES</u></b>	<b><u>LESSOR</u></b>	<b><u>LESSEE</u></b>
Real Estate Taxes		CAM
Insurance: Building		CAM
Insurance Personal Property & Liability		X
Trash		CAM
Exterior Maintenance		CAM
Interior Maintenance		X
Water		X
Management	X	
Electric		X

**MINIMUM TERM:** 3 Years

**SIGNAGE:** On Building



**Aerial Video:**

[https://youtu.be/\\_PZqAQtaZy8](https://youtu.be/_PZqAQtaZy8)