



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

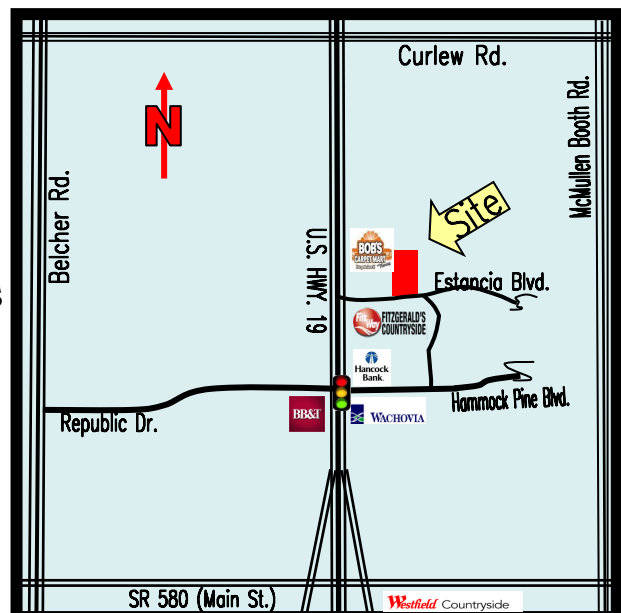
LO-1031

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 205 - 1,010 SF
- **LEASE RATE \$18.75/SF**
MODIFIED GROSS
INCLUDES ELECTRIC



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



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: \$18.75/SF Modified Gross
\$1,578.13/Month + Tax

TAXES: \$34,851.68 (2024)

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
SIGNAGE: 3 x 4

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

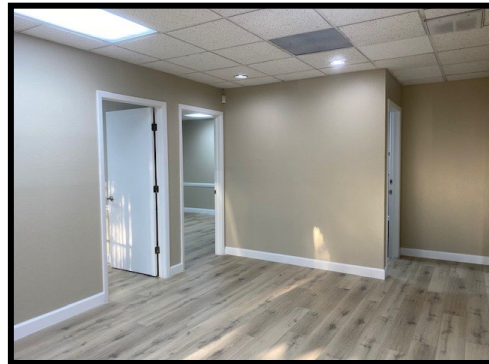
PROJECT SIZE: 19,180 SF

SPACE AVAILABLE: Suite # 205 - 1,010SF
Rent includes Electric

OCCUPANCY: Immediate

ESCALATION: 4% Annual

PARKING: 5/1000



Open for details,
floor plan & photos

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	

**Increases over Base Year passed through to Lessee.

MINIMUM TERM: 3 year

SIGNAGE: On unit Front

FLOOR PLAN:

