



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

Commercial/Investment/Real Estate Services

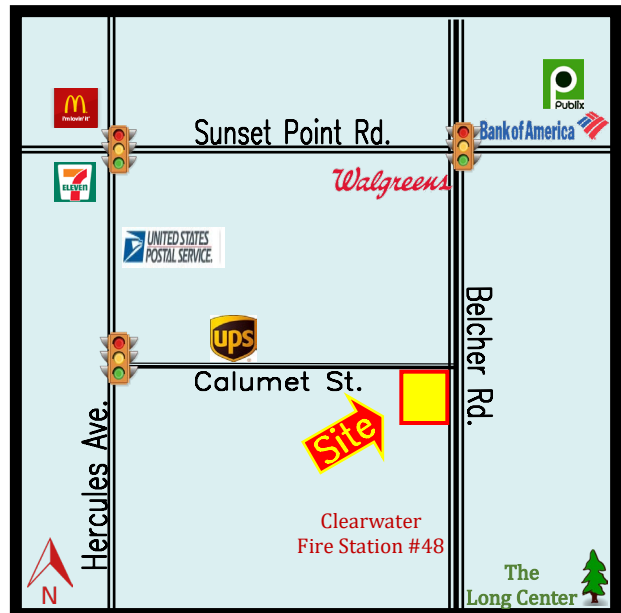
LO-1236

# CLEARWATER OFFICE FOR LEASE



**1744 N. BELCHER RD.**  
**SUITE #100**  
**CLEARWATER, FL 33765**

- 2,500 SF - 1<sup>ST</sup> FLOOR AVAILABLE
- CLASS "A" BUILDING
- EXCELLENT PARKING
- VERY ATTRACTIVE BUILDOUT
- MONUMENT SIGNAGE
- EASY ACCESS
- GREAT VISIBILITY
- **LEASE RATE: \$19.95/SF**  
**MODIFIED GROSS**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 4/21/25

## PROPERTY OVERVIEW

LO-1236

**ADDRESS:** 1744 N. Belcher Rd. Suite #100  
Clearwater, FL 33765

**LOCATION:** SW corner of Belcher & Calumet.

**LAND AREA:** 3.23 acres

**DIMENSIONS:** 377' x 379'

**ZONING:** IRT – City of Clearwater

**LAND USE:** Industrial Limited

**FLOOD ZONE:** "X" Non-Evacuation

**IMPROVEMENTS:** 10,000 - 2 story building

**LEGAL DESCRIPTION:** In listing office

**YEAR BUILT:** 2005

**UTILITIES:** Electric – Duke Energy

Water/Sewer & Trash- City of Clearwater

**PARKING:** 8/1,000 SF

**TAXES:** \$22,220 (2024)

**PARCEL ID #:** 01 29-15-16488-000-0120

**PRESENT USE:** Office

**LEASE RATE:** \$19.95/SF Modified Gross

**TRAFFIC COUNT:** Approx. 30,000 VPD

**NOTES:** Class "A" Office building for Lease. **Suite 100**, 1<sup>st</sup> floor space available 2,500 SF total. Interior space mix of offices and open area nice break room. High parking ratio, ideal for Lawyer, CPA, Financial planner, etc. High quality buildout.

**KEY HOOK #:** TBD

**ASSOCIATE:** Steve Klein / Mark S. Klein, CCIM

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** LO-1236-03-27/13

**SHOWING INFORMATION:** Contact listing associate.

### LEASING INFORMATION

**PROJECT SIZE:** 10,000 SF

**SPACE AVAILABLE:** Suite #100 - 2,500 SF

**PARKING:** 8/1,000 SF

**OCCUPANCY:** August 1, 2025

**MONTHLY RENT:** \$4,156.25

**ESCALATION:** 4%

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X

**MINIMUM TERM:** 5 years

**SIGNAGE:** Monument

### FLOOR PLAN:

