



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

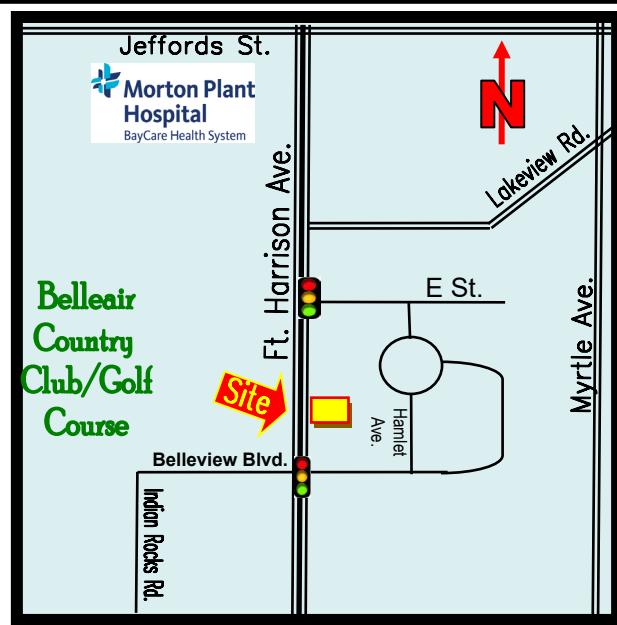
LO-1105

OFFICE SUITE FRONTAGE ON S. FT. HARRISON AVE. FOR LEASE



**1433 S. FT. HARRISON AVE.
CLEARWATER, FL 33756**

- SUITE E & F: 1,200 SF
- GREAT VISIBILITY
- HIGH TRAFFIC COUNT
- 7 OFFICES
- ONLY 1 SUITE AVAILABLE
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$20.00/SF
MODIFIED GROSS**



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



ADDRESS: 1433 S. Ft. Harrison Ave.
Clearwater, FL 33756

LAND AREA: 12,200 SF

DIMENSIONS: 100' x 122'

IMPROVEMENTS: 6,193 SF

YEAR BUILT: 2nd Floor - 1985

PARKING: 18 total spaces

PRESENT USE: Vacant

LEASE RATE: \$20.00/SF
Modified Gross

NOTES: Lovely setting for professional office or retail services. Brick walkways, parking spaces under old Oaks and open porches welcome customers. Second story office suite of 1,200 SF has lots of natural light and one bathroom and 7 rooms for offices or conference, with views of the Belleair Golf Course. Excellent visibility with signage directly on S. Ft Harrison Ave. with high traffic count. Current tenants include a salon, roofing firm, professional service offices and medical billing office. Suite E & F is uniquely built with cathedral ceilings, transom windows creating a "tree house" effect.

KEY HOOK #: None

K&H SIGNAGE: 3 x 4

SHOWING INFORMATION: Call listing associate to make an appointment.

ASSOCIATE: Marilyn Stuelke

LISTING CODE: LO-1105-3-03

PROJECT SIZE: 6,193 SF

ESCALATION: 4%

PARKING: 18 total spaces

RENT: 2nd Floor - \$2,000.00/Mo., includes expenses

OTHER CHARGES

Real Estate Taxes
Insurance
Insurance: Personal Property & Liability

Trash
Exterior Maintenance
Interior Maintenance
Water

Management
Electric

LESSOR LESSEE

X

X

X

X*

X*

X

X*

X

X

* \$50.00 monthly fee for these expenses

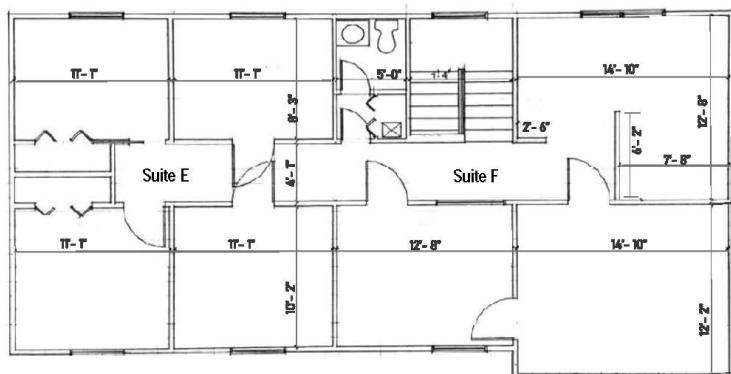
LEASING INFORMATION

SPACE AVAILABLE: Suite E & F - 1,200 space - 2nd Floor

OCCUPANCY: Immediate

Floorplan:

Suite E & F - 1.200 SF



2ND FLOORPLAN

1,200 SF Mol

MINIMUM TERM: 1 year with annual renewal

SIGNAGE: monument sign