



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1031

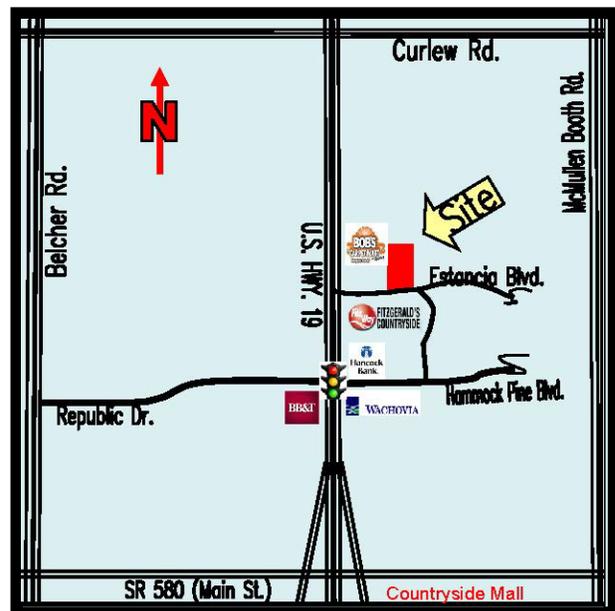
OAK CREEK - COUNTRYSIDE

OFFICE FOR LEASE



2430 ESTANCIA BLVD., SUITE #101
CLEARWATER, FL 33761

- COUNTRYSIDE LOCATION
- PARK – LIKE CAMPUS
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- VERY QUIET SURROUNDINGS
- SUITE # 101 – 2,226 SF
- LEASE RATE FROM: \$18/SF
MODIFIED GROSS



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



ADDRESS: 2430 Estancia Blvd., Ste. #101
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
PARKING: 5/1000 SF (95 spaces)

LEGAL DESCRIPTION: Lengthy - In Listing File
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: From: \$18.00/SF
Modified Gross

TAXES: \$35,592.80 (2025)
TRAFFIC COUNT: 72,000 VPD - U.S. 19

NOTES: Oak Creek Offices are located on the east side of US 19, 1/2 mile north of SR 580/Countryside Mall. Access can be via Hammock Pine Blvd. which has a traffic light at US 19 allowing easy access to US 19 north and south. There is construction on US 19 currently. Abundant parking at the front door to each office. **Suite 101** has just been renovated and updated with LVP flooring, LED ceiling lights, fresh paint, dual entrances and modern door hardware. There are two restrooms, large break area with side-by-side refrigerator, new dish washer, lots of cabinets as well as built-in cabinets in the reception area, conference room and common area. The perimeter offices have large windows with open views. Check out the floor plan and photos then call for availability and a tour. Flexible lease terms. See video @ <https://my.matterport.com/show/?m=wzo2AAPeZ1c&>

KEY HOOK#: Lockbox

ASSOCIATE: Tom Duncan /Text: (727) 424-5666 or
Email: tom.duncan @ khrfl.com

SIGNAGE: Window

LISTING CODE: LO-1031-3-21

SHOWING INFORMATION: Contact listing agent to make appointment.

LEASING INFORMATION:

PROJECT SIZE: 19,180 SF
OCCUPANCY: Immediate
ESCALATION: 4% Annual
PARKING: 5/1000
RENT: *From \$18/SF Modified Gross

*\$18/SF	- 5 years
\$18.50/SF	- 4 years
\$18.75/SF	- 3 years

FLOOR PLAN:

SUITE 101
2,226 SF



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.

SIGNAGE: On unit Front