



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

CLASS "A" OFFICE INVESTMENT

FOR SALE



3000 GULF TO BAY BLVD. CLEARWATER, FL 33759

- RENOVATED HIGH RISE OFFICE BUILDING TOWER
- 95% OCCUPANCY
- FANTASTIC WATER VIEWS AVAILABLE
- 29,950 SF OF CLASS "A" SPACE
- EXTREMELY WELL LOCATED
- SUBSTANTIALLY RENOVATED
- **PRICE: \$3,750,000**



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

www.kleinandheuchan.com



ADDRESS: 3000 Gulf to Bay Blvd.
Clearwater, FL 33759

LOCATION: Located on the North side of Gulf to Bay Blvd., just west of McMullen Booth Rd.

LAND AREA: 1.15 acres
DIMENSIONS: Irregular

ZONING: US 19 (City of Clearwater)
LAND USE: US 19 Regional Center
FLOOD ZONE: "X" (No Flood Insurance required)

IMPROVEMENTS: 29,950 SF (27,792 Rental)

LEGAL DESCRIPTION: Lengthy (In listing file)

YEAR BUILT: 1987

UTILITIES: Electric (Duke Energy)
Water and Sewer (City of Clearwater)

PARKING: 3.5/1,000

PRESENT USE: Office

TAXES: \$54,918.43 (2022)
PARCEL ID #: 16-29-16-05292-008-0030

PRICE: \$3,750,000

TRAFFIC COUNT: 51,000 VPD (Gulf to Bay Blvd.)

NOTES: 3000 Gulf to Bay is a 29,000 SF 6-story multi-tenant office building located just off the Courtney Campbell Causeway in Clearwater, FL. This 95% occupied office building was substantially renovated in 2020. This Class "A" office building offers readily achievable upside via conversion of executive suite spaces and taking rents to market upon lease rollover. Significant amenities including restaurants, stores, coffee, and cafés are within walking distance or a quick drive.

KEY HOOK #: N/A
K&H SIGNAGE: 3' X 4'
SHOWING INFORMATION: Contact listing associate to set appointment.

ASSOCIATES: Steven Klein/Mark Klein/Monique Petronje
LISTING CODE: SI-1634-2.5-13/27/25

