



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

Commercial/Investment/Real Estate Services

LO-1232

# **AHCA APPROVED**

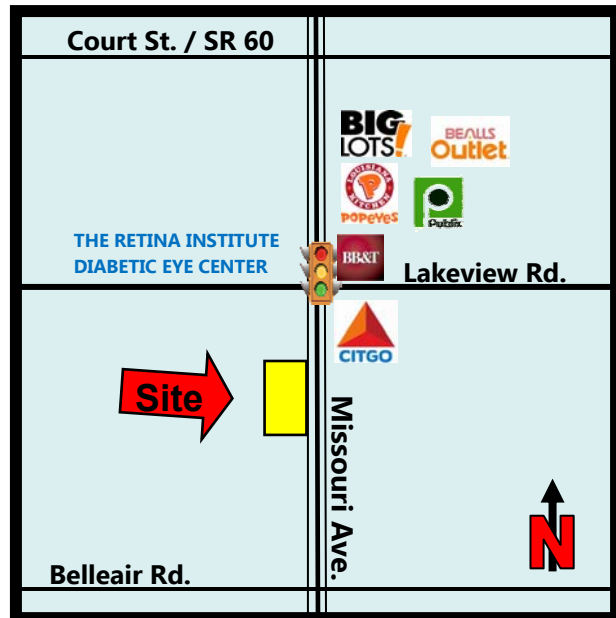
# **AMBULATORY SURGERY CENTER**

# **FOR LEASE**



**1330 SOUTH MISSOURI AVE.**  
**CLEARWATER, FL 33756**

- 10,000 SF ASC
- AHCA CERTIFIED SURGERY CENTER
- FOUR LARGE CLASS "C" OPERATING ROOMS
- CONSTRUCTED TO THE HIGHEST STANDARDS
- CLOSE TO MORTON PLANT HOSPITAL & LARGO MEDICAL CENTER
- 14,000 SF ADJACENT MEDICAL OFFICE ALSO AVAILABLE
- **LEASE PRICE: \$49.50/SF NNN**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 8/22/2023

**PROPERTY OVERVIEW**

LO-1232

**ADDRESS:** 1330 South Missouri Ave.  
Clearwater, FL 33756

**LOCATION:** Missouri Ave. South of Lakeview Rd.

**LAND AREA:** 48,128 SF and 24,000 SF  
**DIMENSIONS:** 94' X 512' and 96' X 250'

**ZONING:** C – Commercial (City of Clearwater)  
**LAND USE:** CG – Commercial General  
**FLOOD ZONE:** "X" (no insurance required)

**IMPROVEMENTS:** 24,000 SF

**LEGAL DESCRIPTION:** Lengthy – (in listing file)

**YEAR BUILT:** 1971(Fully renovated in 2021)

**UTILITIES:** Electric – (Duke Energy)  
Water, Sewer & Trash – (City of Clearwater)

**PARKING:** Approximately 90 spaces

**PRESENT USE:** Ambulatory Surgery Ctr.

**TAXES:** \$36,680.16 (2022)

**MORTGAGE HOLDER:** N/A

**PARCEL ID #:** 22-29-15-48978-005-0170

**LEASE PRICE:** \$49.50/SF NNN

**TRAFFIC COUNT:** 26,500 VPD (Missouri Ave.)

**NOTES:** Newly constructed Ambulatory Surgery Center and Medical Office Building. AHCA certified in 2021 for ambulatory surgery center. The ambulatory surgery center provides 4 large Class "C" operating rooms and associated pre and post-operative areas. Reception areas, office/staff areas, break room, and staff lockers. The adjacent medical office provides first class medical space with 14 exam rooms, 3 procedure rooms, and physician staff offices, the medical office can also be leased separately for \$20/SF NNN.

**KEY HOOK #:** 27

**ASSOCIATE:** Uli Cramer & Steve Klein

**K&H SIGNAGE:** N/A

**LISTING CODE:** LO-1232-3-30/27

**SHOWING INFORMATION:** Call listing agent for showing instructions.

**LEASING INFORMATION:**

**SPACE AVAILABLE:** 10,000 SF

**PARKING:** 4/1000

**OCCUPANCY:** Immediate

**ESCALATION:** 3% Annually

**NNN CHARGES:** Approximately \$8.00/SF

**OTHER CHARGES**

**LESSOR LESSEE**

Real Estate Taxes

Insurance

Insurance: Personal Property & Liability

Trash

Exterior Maintenance

Interior Maintenance

Water

Management

Electric

- X
- X
- X
- X
- X
- X
- X
- X
- X

**MINIMUM TERM:** 5 Years

**SIGNAGE:** None

