



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

Commercial/Investment/Real Estate Services

LO-1105

# **OFFICE SUITES**

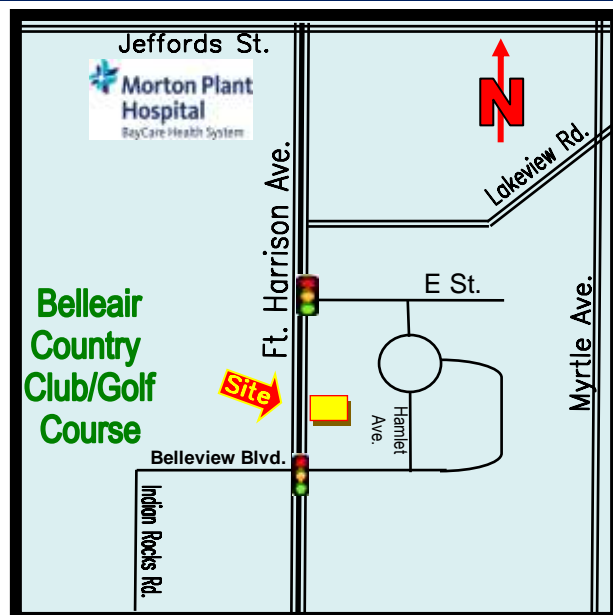
## **FRONTAGE ON S. FT. HARRISON AVE.**

### **FOR LEASE**



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

- SUITE C: 750 SF  
SUITE I: 686 SF
- GREAT VISIBILITY
- HIGH TRAFFIC COUNT
- OPEN FLOORPLAN
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$19.50/SF**  
**MODIFIED GROSS**



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

**LOCATION:** on south Ft. Harrison across the street  
from Belleair Golf Course.

**LAND AREA:** 12,200 SF  
**DIMENSIONS:** 100' x 122'

**ZONING:** C - Commercial - City of Clearwater  
**LAND USE:** CG – Commercial General  
**FLOOD ZONE:** X – No Flood Insurance required

**IMPROVEMENTS:** 6,193 SF

**LEGAL DESCRIPTION:** BELLEVIEW COURT BLK  
C, LOTS 3 & 4

**YEAR BUILT:** 1985

**UTILITIES:** City of Clearwater– Water & Sewer  
Duke Energy – Electric

**PARKING:** 18 total spaces

**PRESENT USE:** Vacant

**TAXES:** \$9,866.70 (2022)

**LEASE RATE:** \$19.50/SF  
Modified Gross

**PARCEL ID #:** 21-29-15-07362-003-0030

**TRAFFIC COUNT:** 14,996 VPD on S. Ft. Harrison

**NOTES:** Lovely setting for professional office or retail services. Brick walkways, parking spaces under old Oaks and open porches welcome customers. **Suite I:** is a first floor office suite with 686 SF of open floorplan with a bay window. **Suite C:** is a second story office suite with 750 SF that has lots of natural light, one bathroom, and 2 rooms for offices or conference, with views of the Belleair Golf Course. Excellent visibility with signage directly on S Ft Harrison Ave. with a high traffic count. Current tenants include a salon, attorney's office, engineering firm, an IT service company, and medical billing office. Suite C is uniquely positioned over the golf course.

**KEY HOOK #:** 24

**ASSOCIATE:** Marilyn Stuelke

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

**LISTING CODE:** LO-1105-3-03

**SHOWING INFORMATION:** Call listing associate to make an appointment.

### LEASING INFORMATION

**PROJECT SIZE:** 6,193 SF

**SPACE AVAILABLE:** Suite C – 750 SF, Office – 2<sup>nd</sup> Floor

**ESCALATION:** 3%

Suite I – 686 SF, Office – 1<sup>st</sup> Floor

**PARKING:** 18 total spaces

**OCCUPANCY:** Immediate

**RENT:** Suite C - 2<sup>nd</sup> Floor - \$1,218.75/Mo. + expenses  
Suite I – 1<sup>st</sup> Floor - \$1,114.75/Mo. + expenses

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		X

\* \$50.00 monthly fee for these expenses

**MINIMUM TERM:** 1 year with annual renewal

**SIGNAGE:** monument sign

