



**KLEIN & HEUCHAN, INC
REALTORS**

Commercial/Investment/Real Estate Services

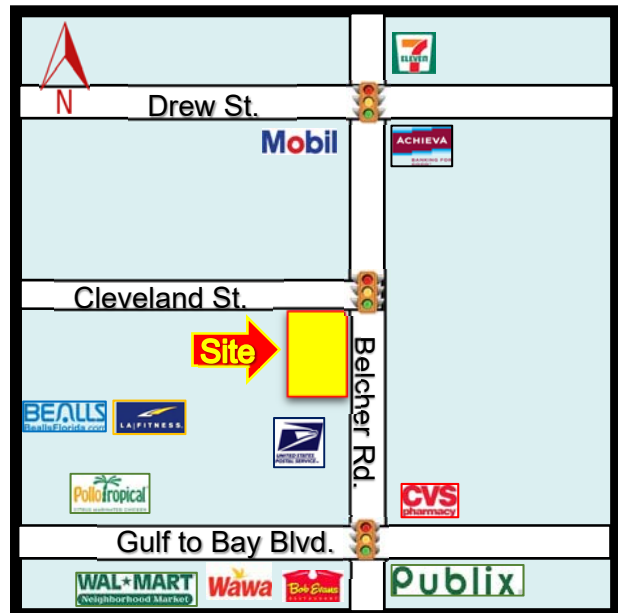
BELCHER COMMONS

FOR LEASE



**50 S. BELCHER RD.
CLEARWATER, FL 33765**

- GARDEN STYLE OFFICE PARK
- CONVENIENT LOCATION WITH A WIDE VARIETY OF SERVICES NEARBY INCLUDING PUBLIX, STARBUCKS & WAWA
- NEXT TO THE U.S. POST OFFICE
- ON SITE PROPERTY MANAGEMENT & MAINTENANCE
- TENANT LOUNGE ROOM WITH VENDING MACHINES
- MONUMENT SIGNAGE AVAILABLE
- **LEASE RATE: \$16.50 PSF MODIFIED GROSS**



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

www.kleinandheuchan.com



Revised: 3/25/2024

PROPERTY OVERVIEW

LO-1299

ADDRESS: 50 S. Belcher Rd.
Clearwater, FL 33765

LOCATION: Located just one block off Gulf to Bay Blvd, the property sits on the corner of Belcher Rd., Cleveland St. & Main Ave with parking lot access from all three.

LAND AREA: 7.01 acres
DIMENSIONS: 655' x 545' (irregular)

ZONING: GO – General Office (City of Clearwater)
LAND USE: R/OG – Residential / Office General
FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 112,241 SF office building

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1973 - Renovated 2004 & 2013

PARKING: 3.1/1,000

UTILITIES: Electric (Duke Energy)
Water & Sewer (Pinellas County Utilities)

PRESENT USE: General Office Building

TAXES: \$119,034.12 (2023)

PARCEL ID #: 13-29-15-00000-110-1310 & 1300

LEASE RATE: \$16.50 PSF Modified Gross

TRAFFIC COUNT: 19,500 VPD (Drew St. & Belcher Rd.)

NOTES: Well-maintained office park in a prime location close to shops, restaurants, banks, and medical services. Garden style buildings with direct suite entry from the outside and 24/7 access.

KEY HOOK #: N/A
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Marilyn Stuelke
LISTING CODE: LO-1299-3-23

SHOWING INFORMATION: Contact listing associate for appointment

LEASING INFORMATION

PROJECT SIZE: 112,241 SF

SPACE AVAILABLE: From: 1,012 SF – 3,422 SF

PARKING: 3.1/1,000

OCCUPANCY: Immediate

RENT: \$16.50 PSF Modified Gross

ESCALATION: 3%

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	
HVAC	X	

TERM: 3-5 years

SIGNAGE: Two monuments signs available