



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1208

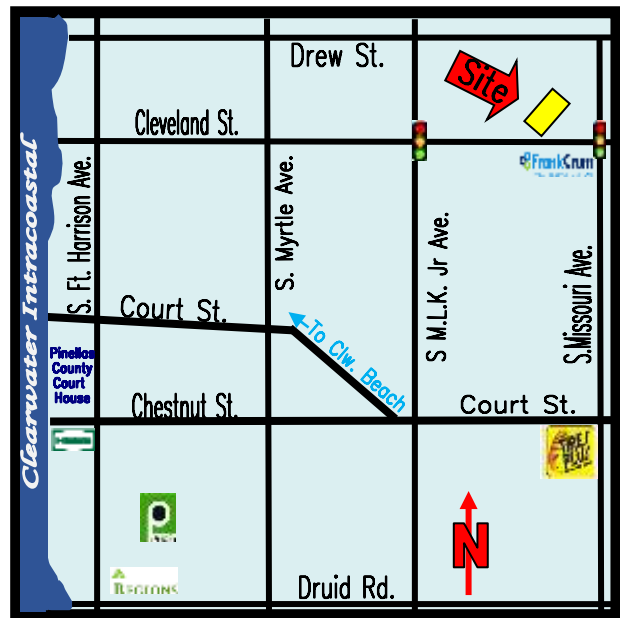
PROFESSIONAL OFFICE SUITES

FOR LEASE



1150 CLEVELAND STREET
CLEARWATER, FL 33755

- UPSCALE UNIQUE ARCHITECTURE
- LARGE FRONTAGE ON MAIN STREET OF CLEARWATER
- LOTS OF NATURAL LIGHT WITH LARGE WINDOWS/ATRIUM
- FREE PARKING WITH LARGE LOT
- LEASE RATE: \$17.50/SF
FULL SERVICE



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



ADDRESS: 1150 Cleveland St.
Clearwater, FL 33755

LOCATION: 4 blocks east of heart of Downtown
Clearwater, 1 block west of Missouri Ave.

LAND AREA: 150,132 SF (3.45 Ac)
DIMENSIONS: Irregular

ZONING: Downtown CBD – City of Clearwater
LAND USE: Commercial General
FLOOD ZONE: X – Non-Flood

IMPROVEMENTS: 47,503 SF

LEGAL DESCRIPTION: Lengthy, in Listing File

YEAR BUILT: 1984

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

PARKING: 120 spaces + street parking

PRESENT USE: Professional Office

TAXES: \$ 77,745.41 (2023)

LEASE RATE: \$17.50/SF Full Service

PARCEL ID #: 15-29-15-30798-000-0090

TRAFFIC COUNT: 5,000 V.P.D

NOTES: Join other professional office users at 1150 Cleveland Street, Suites from 1,099 SF – 4,646 SF. Every space is uniquely arranged around the atrium area maximizing the views. Some are open area, primarily and some suites are traditional, separate executive offices, conference rooms and reception areas. Floor Plans are available online and by request- large windows in most spaces, ADA bathrooms, No CAM charges, full service- generous parking.

KEY HOOK #: 22

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1208-3-23

SHOWING INFORMATION: Shown by appointment only, call Listing Agent to arrange showing

LEASING INFORMATION

PROJECT SIZE: 47,503 SF

SPACE AVAILABLE: 1,099 SF – 4,646 SF

PARKING: 120 spaces + street parking

OCCUPANCY: Immediate

ESCALATION: 3% Annually

RENT: \$17.50/SF Full Service*

<u>SUITE</u>	<u>SF</u>	<u>RENT/MONTH</u>
#200	2,939	\$4,286.00
#210	2,620	\$3,821.00
#220	1,253	\$1,827.00
#302	1,099	\$1,603.00
#303	2,659	\$3,878.00
#400	4,646	\$6,775.00
#410	1,776	\$2,590.00
#420	1,819	\$2,653.00

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes

X

Insurance

X

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X* Common Area included
Interior Suites are not included

Water

X

Management

X

Electric

X

MINIMUM TERM: Negotiable

SIGNAGE: Lobby Directory & Suite Door