



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

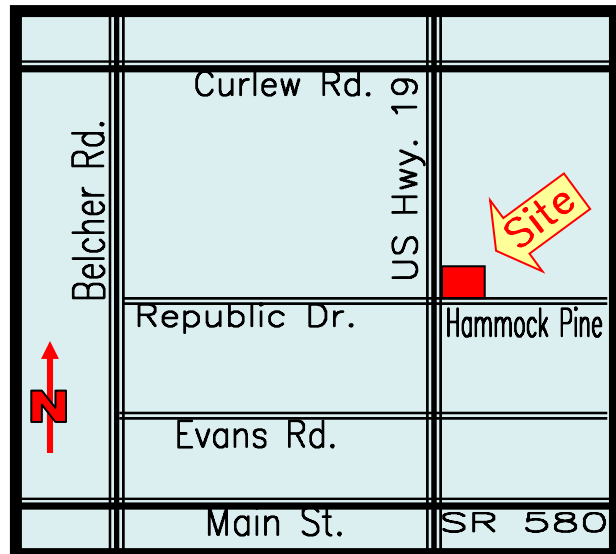
LO-583

CLASS "A" OFFICE SPACE FOR LEASE IN BANK BUILDING



28163 U.S. HWY. 19 N.
CLEARWATER, FL 33761

- CLASS "A" BUILDING ANCHORED BY HANCOCK WHITNEY BANK
- FULL SERVICE LEASE INCLUDES ELECTRIC & JANITORIAL
- TENANT SIGNAGE AVAILABLE ON THE PYLON
- **LEASE RATE: \$18/SF**
FULL SERVICE



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



Revised 7/30/2024

PROPERTY OVERVIEW

LO-583

ADDRESS: 28163 U.S. Hwy. 19 N.
Clearwater, FL 33761

LOCATION: North of S.R. 580/Main St., on east side
of U.S. Hwy. 19. @ Republic Dr.

LAND AREA: N/A
DIMENSIONS: N/A

ZONING: CP -1 Pinellas County
LAND USE: ROR - Residential Office Retail
FLOOD ZONE: "C" No Flood Insurance Required

IMPROVEMENTS: 26,320 SF

LEGAL DESCRIPTION: Lengthy - See listing file.
UTILITIES: Electric - Duke Energy
Water - City of Clearwater

YEAR BUILT: 1986
PARKING: 4 / 1,000

TAXES: \$59,380.324 (2023)
PARCEL ID #: 19 28 16 00000 430 0600

PRESENT USE: Office Building / Bank
with Drive-thru service

TRAFFIC COUNT: 75,552 VPD

LEASE RATE: \$18/SF - Full Service

NOTES: **Suite 200**, 1,386 SF. Excellent leasing opportunity to make your presence known in the financial district of Countryside. Unique Mediterranean style building with beautiful architectural features. U.S. 19 address with high visibility. Tenant signage available on the Pylon. Full service lease rate. Do not miss this opportunity!

KEY HOOK #: 49
K&H SIGNAGE: 4 x 6

ASSOCIATE: Laura Gardiner @ 727-797-2196
LISTING CODE: LO-583-3-06

SHOWING INFORMATION: Call listing office to set appointment

LEASING INFORMATION

PROJECT SIZE: 26,320 SF (Rentable SF)

OCCUPANCY: October 1, 2024

ESCALATION: 4%

PARKING: 4/1,000

RENT: FROM: \$18/SF - Full Service

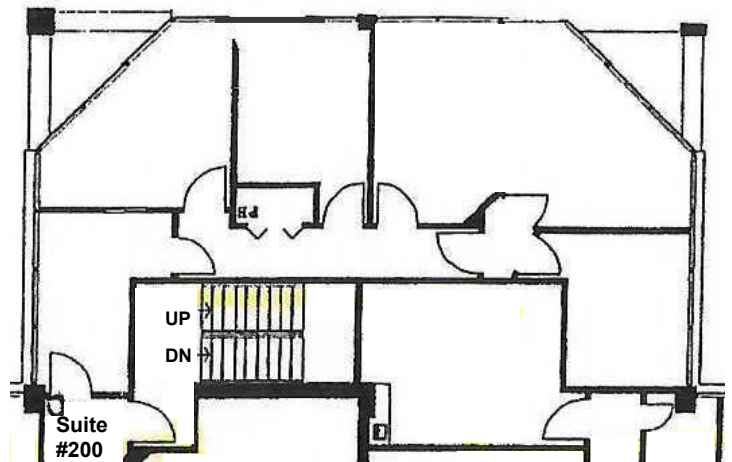
SPACE AVAILABLE:

Suite #200 - 1,386 RSF @ \$2,079.00/MO.

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 | |



MINIMUM TERM: 3 Years

Suite # 200
1,386 RSF

SIGNAGE: Directory and On Site