



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

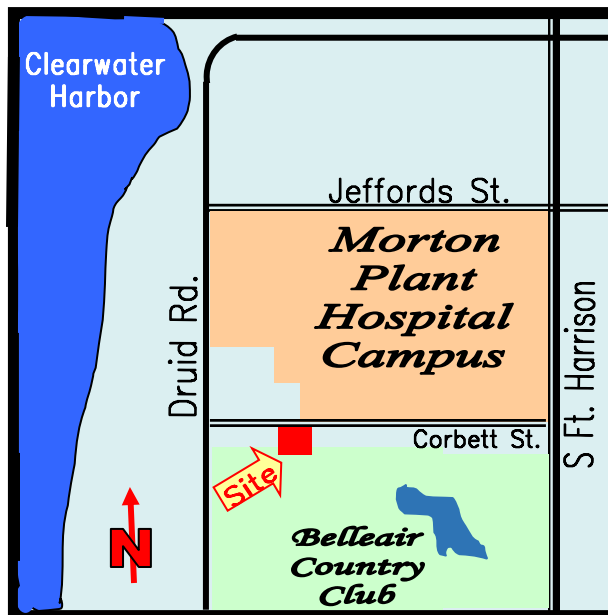
LO-1303

PROFESSIONAL OFFICE FOR SUB-LEASE



**417 CORBETT ST.
CLEARWATER, FL 33756**

- CLOSE TO MORTON PLANT HOSPITAL
- EXCELLENT LOCATION
- FULLY RENOVATED BUILDING
- 3,496 SF
- 14 OFFICES & 4 RESTROOMS
- **SUB-LEASE RATE: \$17.50/SF
MODIFIED GROSS**



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Revised: 8/16/2024

PROPERTY OVERVIEW

LO-1303

ADDRESS: 417 Corbett St.
Clearwater, FL 33756

LOCATION: From Druid Rd., south on S. Ft. Harrison Ave. Right on Corbett St., to property on left.

LAND AREA: 3,500 SF .287 AC
DIMENSIONS: 100'X 125'

ZONING: "O" – Office – City of Clearwater
LAND USE: R/OG Residential Office General
FLOOD ZONE: "X" Non-Flood

IMPROVEMENTS: 3,510 SF 1-story
Block office building

LEGAL DESCRIPTION: In listing file.

YEAR BUILT: 1983

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

PRESENT USE: Office

TRAFFIC COUNT: 15,391 vpd @ Ft. Harrison & Corbett

TAXES: \$7,517.72 (2023)

SUB-LEASE RATE: \$5,118.75/ Month
Modified Gross

PARCEL ID #: 21-19-15-06462-025-0160

NOTES: Exceptional medical or general office space close to Downtown Clearwater and Morton Plant Hospital. Building is currently available for lease. This fully renovated office has a great layout with high ceilings in the waiting room and a large reception area for staff. There are a total of 14 offices, 4 baths, conference room, office break room with kitchen area and many other flex rooms and storage. Entire space totally remodeled and ready to move-in. Minimum 5 year term.

KEY HOOK #: 14

ASSOCIATES: Joe Santolucitio

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1303-2-32

SHOWING INFORMATION: Contact listing associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 3,510 SF

SPACE AVAILABLE: 3,496 SF

PARKING: 13 parking spaces

OCCUPANCY: Immediate

ESCALATION: 2% / year

RENT: \$5,118.75/ Month, Modified Gross

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: 5 year

SIGNAGE: Pylon sign & building

