



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

Commercial/Investment/Real Estate Services

LO-975

# OFFICE SPACE

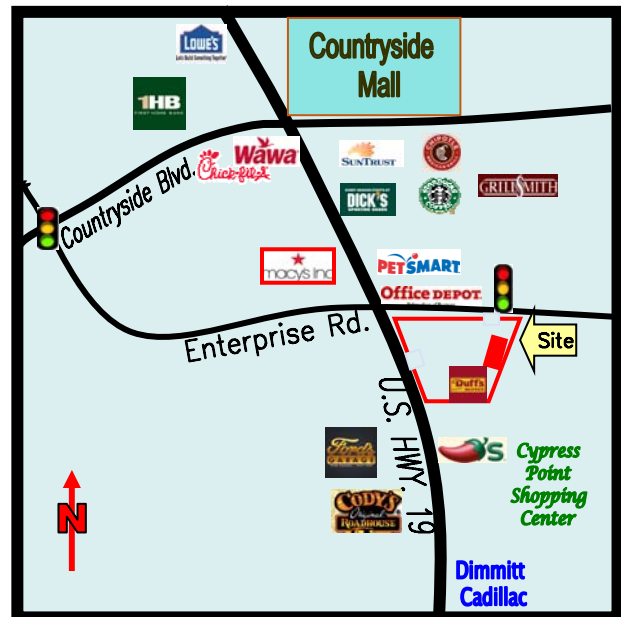
## FOR LEASE



**26133 U.S. HIGHWAY 19 N.**  
**SUITE #300**  
**CLEARWATER, FL 33763**

- GREAT COUNTRYSIDE LOCATION
- TRAFFIC LIGHT ENTRANCE
- HIGH PROFILE PROPERTY
- ON-SITE RESTAURANT
  - DUFF'S BUFFETT
- 1,769 SF AVAILABLE

**LEASE RATE: \$18.50/SF**  
**FULL SERVICE LEASE**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 26133 U.S. Hwy 19 N.  
Clearwater, FL 33763

**LOCATION:** SE Corner of Enterprise Rd., & US Hwy., 19, Countryside Area.

**LAND AREA:** 4.23 MOL  
**DIMENSIONS:** Irregular

**ZONING:** C – City of Clearwater  
**LAND USE:** CG – City of Clearwater  
**FLOOD ZONE:** “X” No Flood Insurance Required

**IMPROVEMENTS:** 43,272 SF Total  
**YEAR BUILT:** 1983

**LEGAL DESCRIPTION:** Lengthy, see listing office

**PARKING:** 277 spaces

**UTILITIES:** Sewer, Water, & (Gas) City of Clearwater  
Electric – Duke Energy

**PRESENT USE:** Office

**TAXES:** \$76,398.74 (2024)

**LEASE RATE:** \$18.50 Full Service

**PARCEL ID:** 31/28/16/00000/110/0700

**TRAFFIC COUNT:** 66,577 U.S. 19/7,745 Enterprise Rd.

**NOTES:** Stately 4-story office building in Countryside. This building is well maintained with updated common areas. Strategic and convenient location from service road on US 19 or traffic light entrance from Enterprise Road. Close proximity to Countryside Mall. Join other Tenants on-site: Duff’s Buffet, Hair Salon, State Farm Insurance & 4- story office building.

**KEY HOOK #:** 1

**ASSOCIATE:** Laura Martins Gardiner

**K&H SIGNAGE:** 3’ x 4’

**LISTING CODE:** LO-975-3-06

**SHOWING INFORMATION:** Contact Listing Associate.

**LEASING INFORMATION**

**PROJECT SIZE:** 43,272 SF

**OCCUPANCY:** Immediate

**SPACE AVAILABLE:**

Suite # 300- 1,769 SF - \$2,727.21/MO.

**PARKING:** 277 spaces      **ESCALATION:** 4%

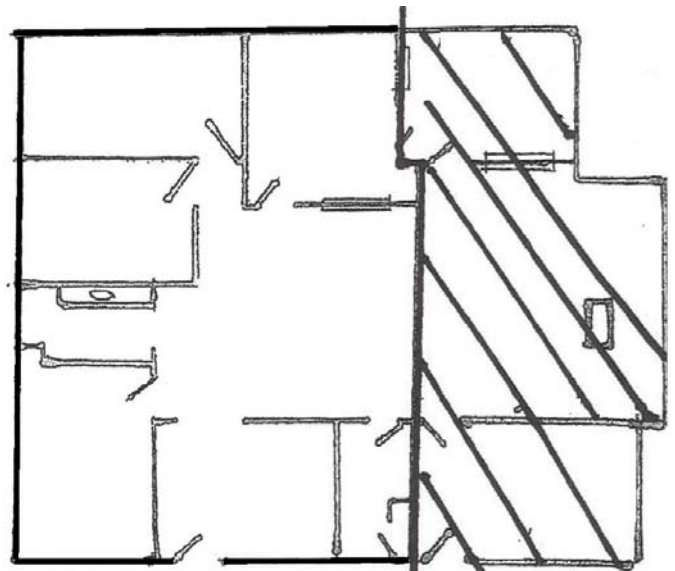
**RENT:** \$2,727.21/Month - Full Service

**OTHER CHARGES**

	<b>LESSOR</b>	<b>LESSEE</b>
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	
Janitorial	X	

**MINIMUM TERM:** 3 years

**FLOORPLAN:**



Suite # 300  
1,769 SF  
1st Floor