



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

Commercial/Investment/Real Estate Services

LO-618

## EXECUTIVE CENTER FOR LEASE



**25400 U.S. HWY. 19 N.**  
**CLEARWATER, FL 33763**

- COUNTRYSIDE LOCATION
- FULL-SERVICE LEASE INCLUDES ELECTRICAL & JANITORIAL
- ON-SITE MANAGEMENT & MAINTENANCE
- 859 SF, 1,617 SF & 6,396 SF
- PARKING 4/1000
- ON-SITE DAY CARE
- **LEASE RATE: \$17.50/ SF**  
**FULL SERVICE**



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



Rev. 10/7/25

**PROPERTY OVERVIEW**

LO-618

**ADDRESS:** 25400 U.S. Hwy. 19 N.  
Clearwater, FL 33763**LOCATION:** West side of US 19, south of Enterprise Rd.**LAND AREA:** 9 Acres**ZONING:** O - Office - City of Clearwater**DIMENSIONS:** N/A**LAND USE:** General Office**FLOOD ZONE:** "X" No- Flood Insurance Required**IMPROVEMENTS:** 55,000 SF**LEGAL DESCRIPTION:** Lengthy - See listing file.**YEAR BUILT:** 1976**UTILITIES:** Electric - Duke Energy  
Water - City of Clearwater**PARKING:** 4/1,000**TAXES:** \$ 89,529.79 (2024)**PRESENT USE:** Office Building**PARCEL ID #:** 162831000004100100**LEASE RATE:** \$17.50/SF - Full-Service**TRAFFIC COUNT:** 72,500 VPD**NOTES:** Great leasing opportunity for office users. **Suite 170** is 859 SF, with 3 private offices, open space and break area. **Suite 185** is 1,617 SF with reception area, 5 private offices, storage and break area. Ideal for any user, **Suite 162** is 6,396 SF. This space has a reception area, a large conference room, a combination of offices and open space. It also has a break area with seating, and in the suite bathrooms. This suite could also be divided into two spaces 3,996 SF and 1,926 SF.**KEY HOOK #:** See Dawn - Mgmt. Office**ASSOCIATE:** Dawn Kutz 727-797-2196**K&H SIGNAGE:** 4 x 6**LISTING CODE:** LO-618-3-06**SHOWING INFORMATION:** Call listing associate to schedule an appointment.**LEASING INFORMATION****PROJECT SIZE:** 55,000 SF**SPACE AVAILABLE:**

Suite #170 - 859 SF \$ 1,252.71/MO.

Suite #185 - 1,617 SF \$2,358.12/MO.

Suite #162 - 6,396 SF (can be divided)

**PARKING:** 4 / 1,000**OCCUPANCY:** 1/1/2026**RENT:** \$17.50/SF - Full Service**ESCALATION:** 3%**OTHER CHARGES**

Real Estate Taxes

**LESSOR LESSEE**

Insurance

Insurance: Personal Property &amp; Liability

Trash

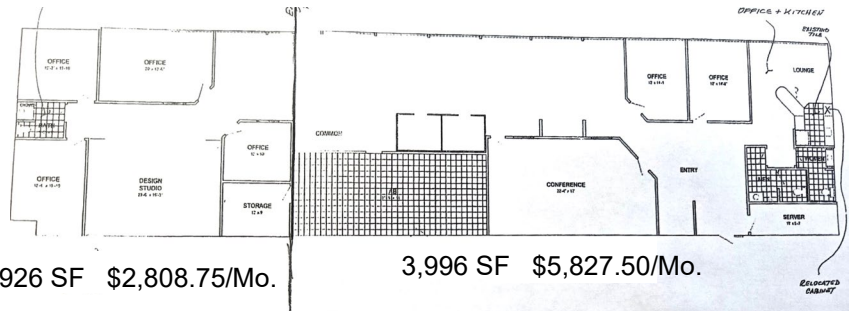
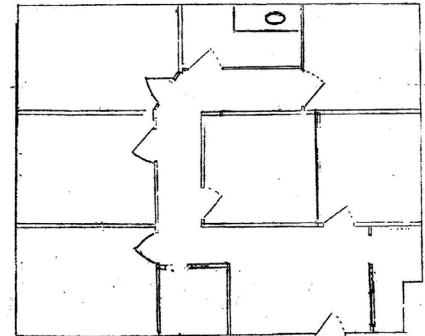
Exterior Maintenance

Interior Maintenance

Water

Management

Electric

**Suite #185****1,617 SF****MINIMUM TERM:** 3 Year**SIGNAGE:** Directory and On Site

1,926 SF \$2,808.75/Mo.

3,996 SF \$5,827.50/Mo.

**SUITE #162 - 6,396 SF**

The information contained herein was gathered from sources believed reliable; however, Klein &amp; Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.