



CLEARWATER, FL

Highly Recognizable Landmark Office Building | Belleair Landing



Contents

08	Highlights
16	Location



1465 S FORT HARRISON AVE

Highly Recognizable Landmark Office Building | Belleair Landing

1465 S FORT HARRISON AVENUE | CLEARWATER, FL 33756

2-Story Built in 1989

BUILDING

16

OFFICE SUITES

1.61

ACRES

98 Parking Spaces

PARKING

23,841 Sq. Ft.

TOTAL SQUARE FEET

\$6,000,000

OFFERED AT

Free-Standing, 2-Story Building

Belleair Landing is a highly recognizable landmark office building ideally positioned at the signalized corner of S. Fort Harrison Avenue and Bellevue Boulevard, directly across from the Belleair Country Club Golf Course. This iconic two-story professional property features 16 office suites and is home to a diverse mix of well-established local and national businesses. The building is anchored by the beloved Wildflower Café, a popular destination for both year-round residents and seasonal visitors. Constructed of solid concrete, the property offers abundant on-site parking and has benefited from numerous recent capital improvements, including a newer roof, fresh exterior paint, a newly paved parking lot, and lush, updated landscaping. Inside, the impressive lobby creates a warm and welcoming atmosphere, featuring an elevator and sweeping staircase—an environment professionals are proud to call home.

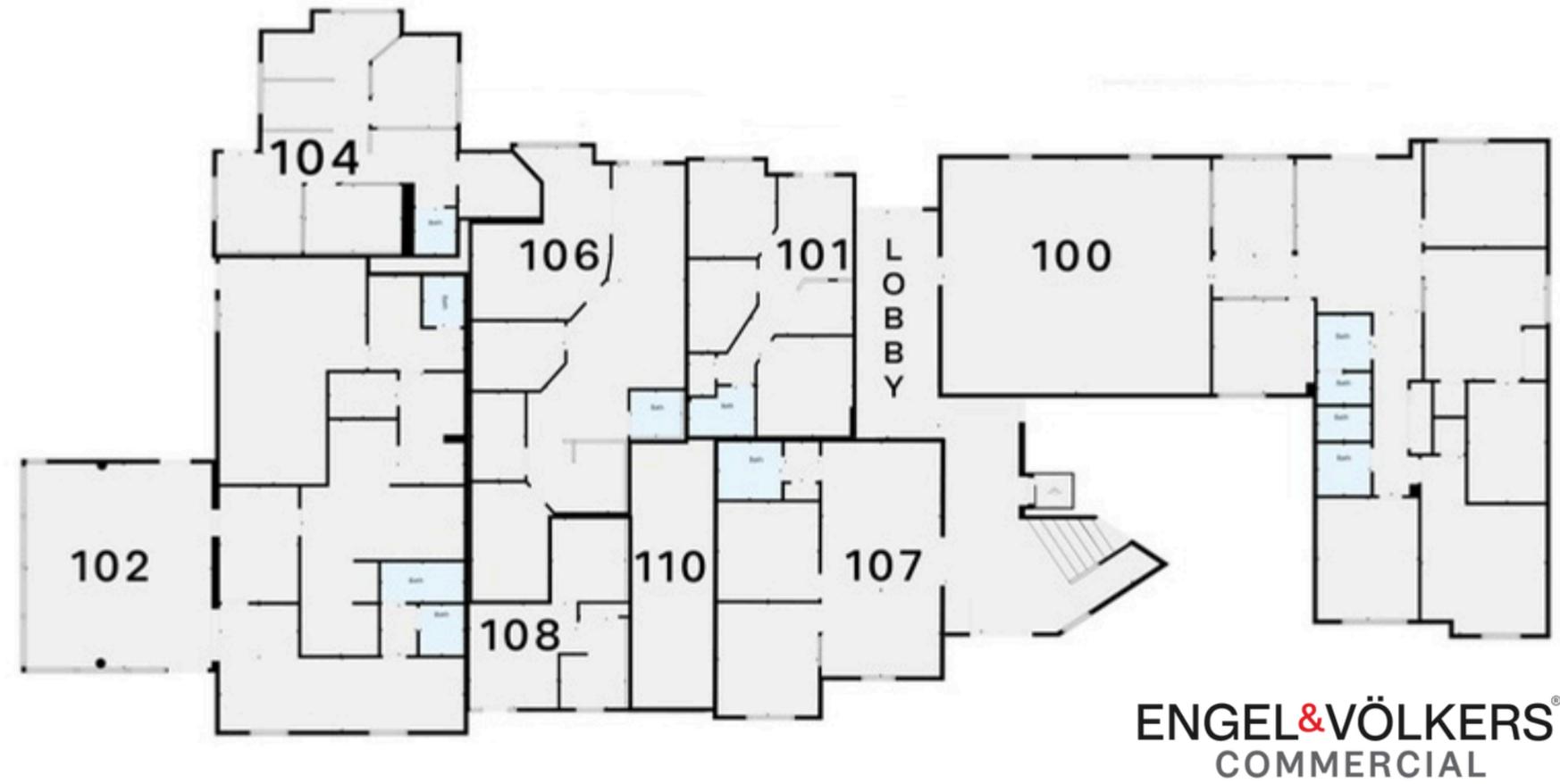
Located just outside of Belleair in one of Pinellas County's most visible and sought-after corridors, Belleair Landing stands out with its stately architecture and signature blue exterior, making it one of the area's most recognizable commercial properties. Additional highlights include prominent building signage and a tall, illuminated pylon sign providing outstanding exposure along heavily traveled Fort Harrison Avenue, the primary thoroughfare connecting Largo and Clearwater. Centrally located near the Pinellas Trail, Pelican Golf Club, and just minutes from world-famous Clearwater Beach, this is a rare opportunity for an owner-user or investor to acquire a premier office asset in an exceptional location.

Key Facts

- 1 Iconic corner location
- 2 Recognizable landmark building
- 3 16 professional office suites
- 4 Anchored by Wildflower Café
- 5 Recently improved and well maintained
- 6 Outstanding visibility and signage
- 7 Just a few blocks from Morton Plant Hospital

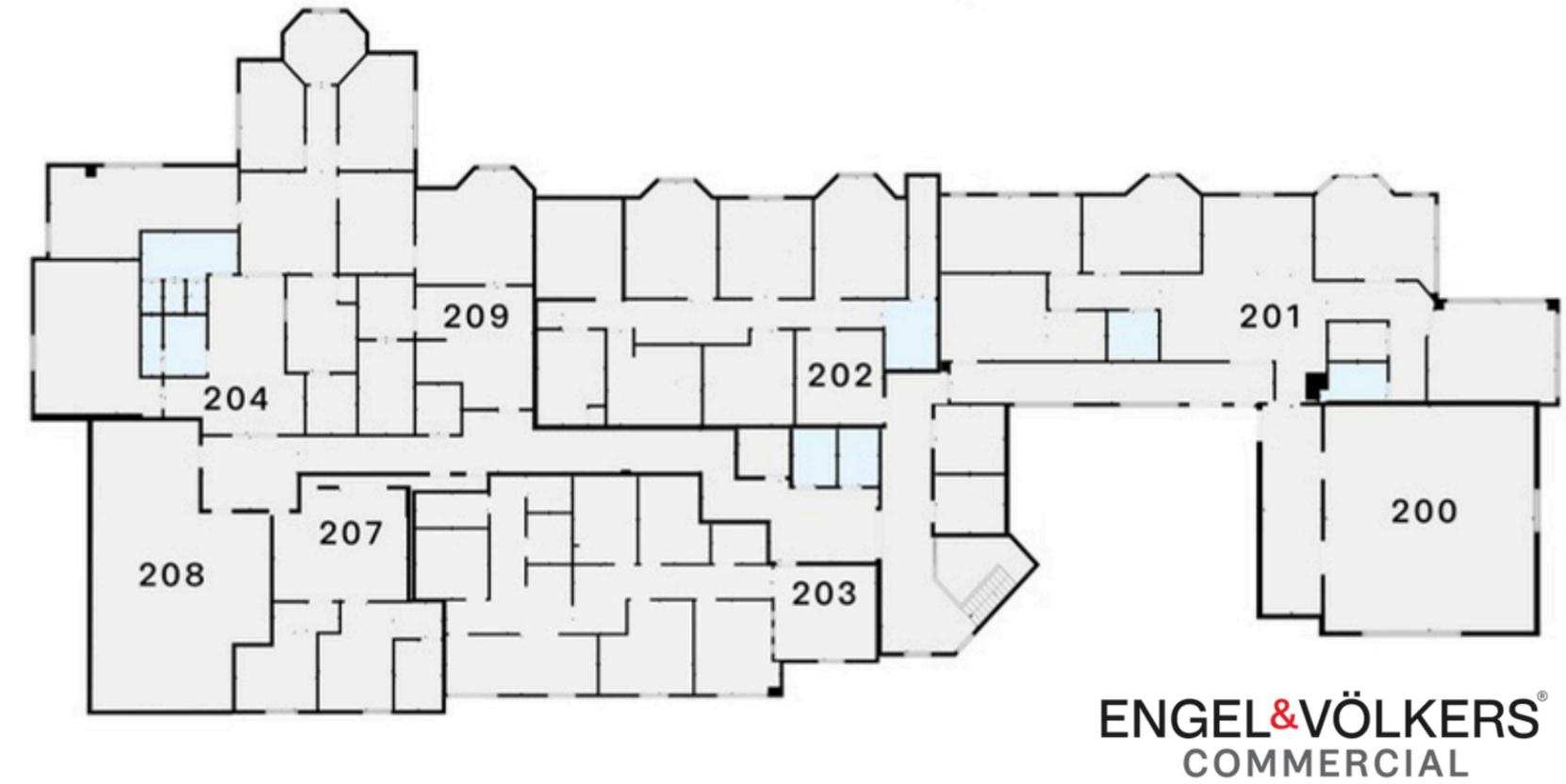


Floor Plan - First Floor



Floor plans are approximate and provided for illustrative purposes only. Layout, features, and details may vary and should not be relied upon.

Floor Plan - Second Floor



Floor plans are approximate and provided for illustrative purposes only. Layout, features, and details may vary and should not be relied upon.

An aerial photograph of a suburban neighborhood. In the upper left, a large blue lake is visible. To its right is a green baseball field. The rest of the image shows a residential area with numerous houses, many with swimming pools, and several schools. A prominent blue school building is in the lower center. The word "Highlights" is overlaid in white text on the left side.

Highlights

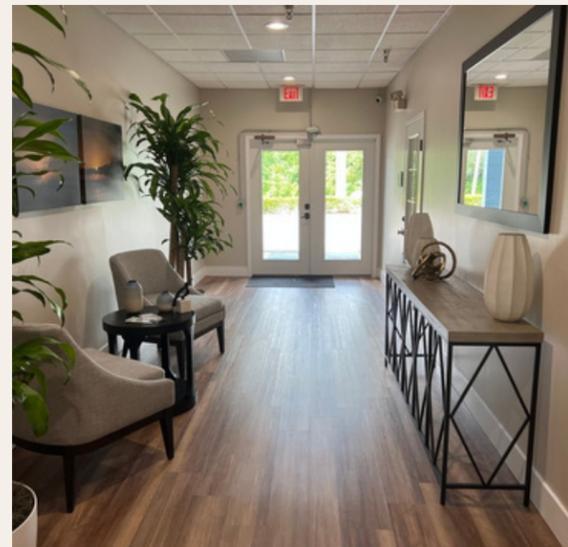
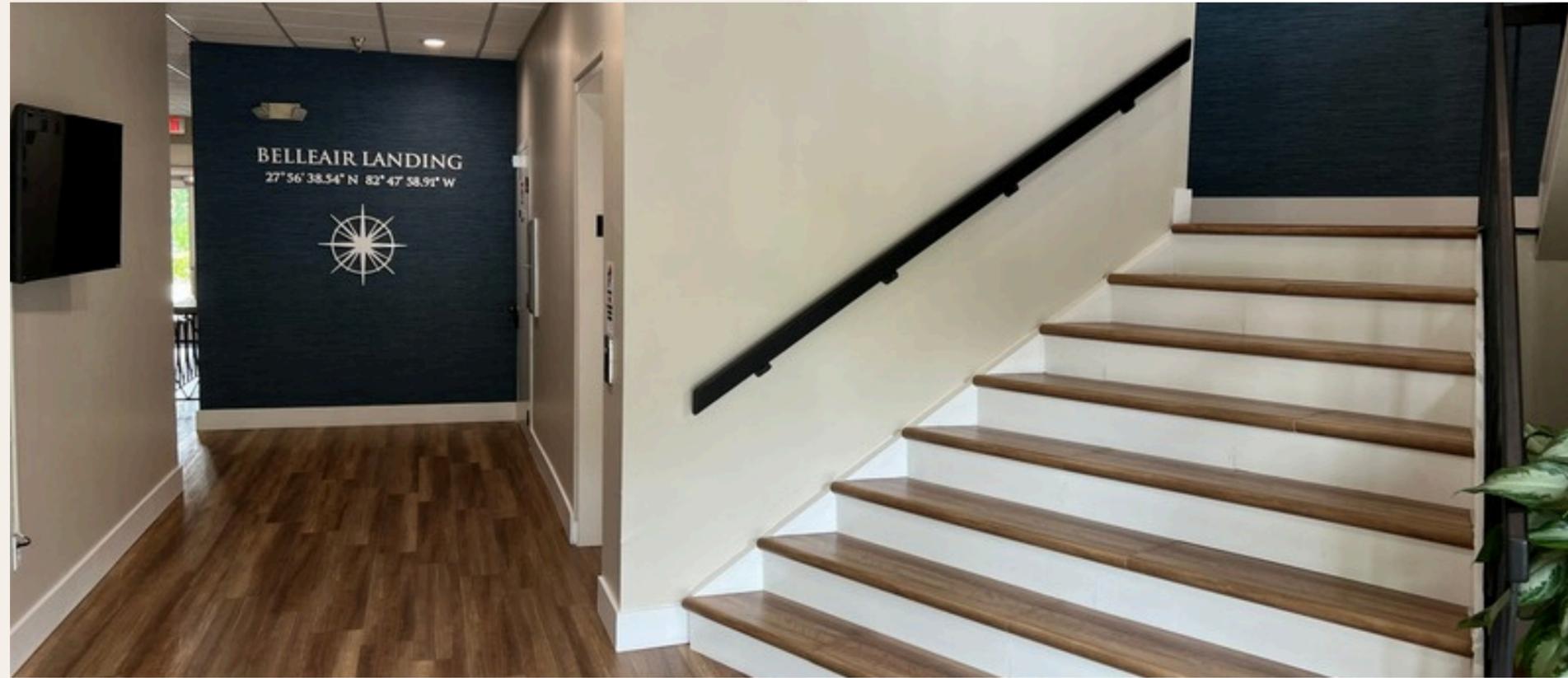
Exterior Features

- 1 Distinctive blue-and-white exterior
- 2 Lush landscaping
- 3 Prominent corner placement
- 4 Illuminated pylon sign
- 5 Large street frontage



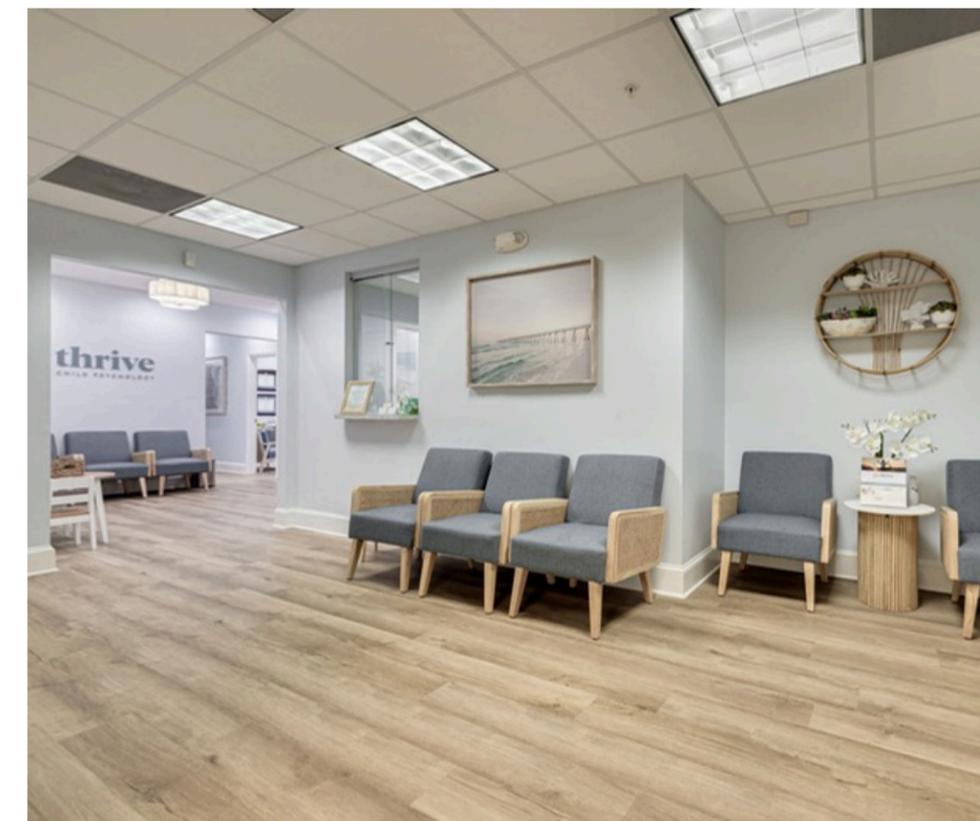
Main Lobby

- 1 Impressive, light filled lobby
- 2 Sweeping central staircase
- 3 Elevator access
- 4 Well-maintained common areas
- 5 Professional, welcoming entry experience
- 6 Secure after hours access



Suites

- 1 Suite sizes range from 450 sq. ft. to 2,790 sq. ft.
- 2 Lease rates \$21-\$27/SF
- 3 Pylon sign and building signage
- 4 Professional and medical use
- 5 Suites are remodeled with modern updates
- 6 Tenants include Edward Jones, Thrive Child Psychology, Unify Financial, ACR Title 8, Urban Coast, Real Estate Firm of Florida and Wildflower Café
- 7 Large 2,179 sq. ft. remodeled space, move-in ready for possible owner-occupant



Location

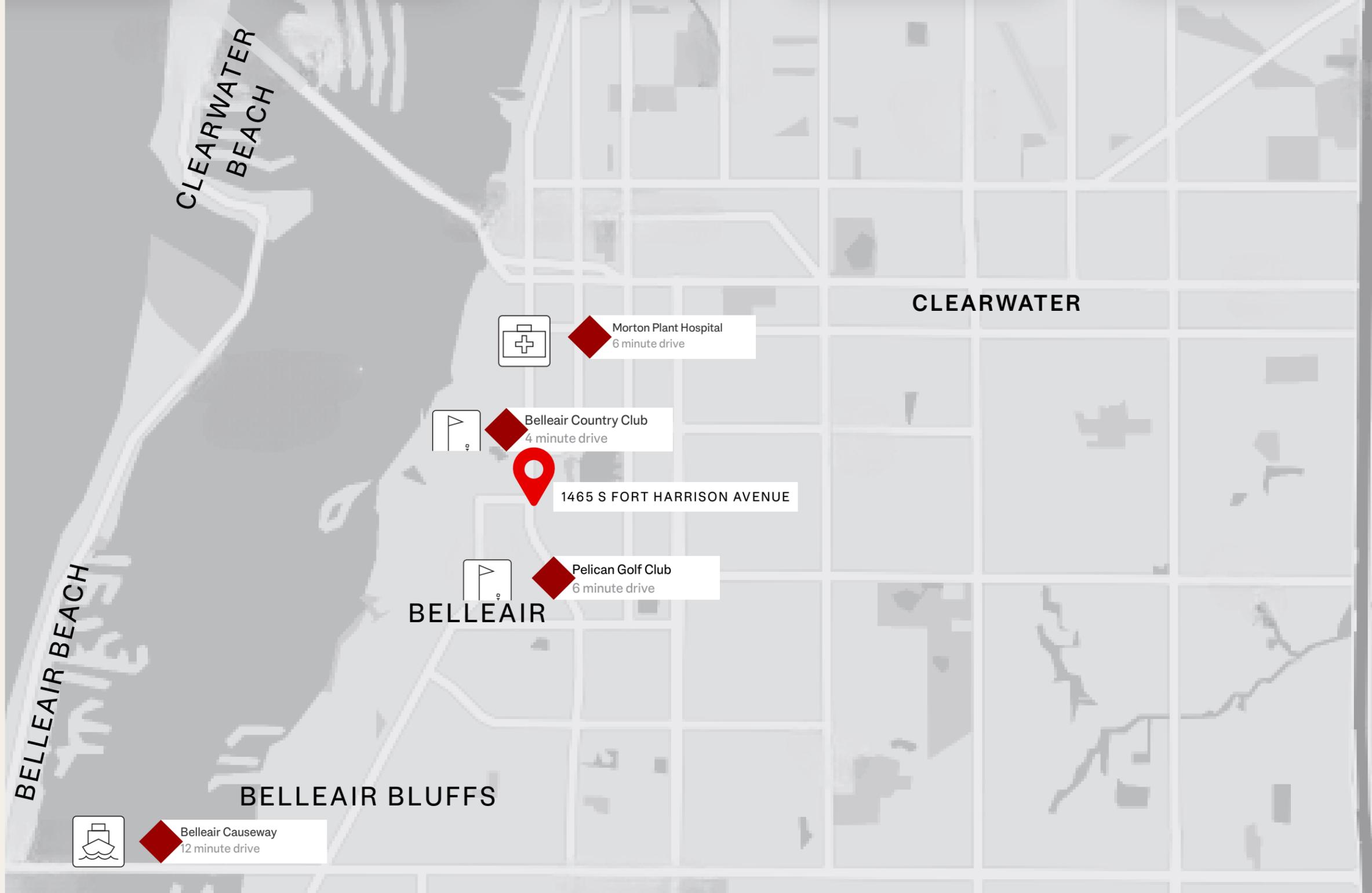
Located at the crossroads of Clearwater and Belleair, this area offers the best of both coastal communities.

Clearwater delivers a vibrant Gulf Coast lifestyle, celebrated for its sugar-white beaches, turquoise waters, and access to boating, waterfront parks, dining, and cultural attractions.

Just moments away, Belleair adds an element of timeless elegance, known for its tree-lined streets, historic character, and refined residential atmosphere. Together, these neighboring enclaves create a rare blend of coastal vitality and quiet sophistication, offering residents effortless access to beaches, golf, waterfront living, and the conveniences of Tampa Bay, all within an established and highly desirable setting.

Clearwater | Florida

This property is positioned along a highly visible corridor between Clearwater and Belleair, surrounded by established local businesses and professional offices. The property offers convenient access to Clearwater Beach, Belleair, the Pinellas Trail, and major north-south routes throughout Pinellas County.



Population

3,385,153

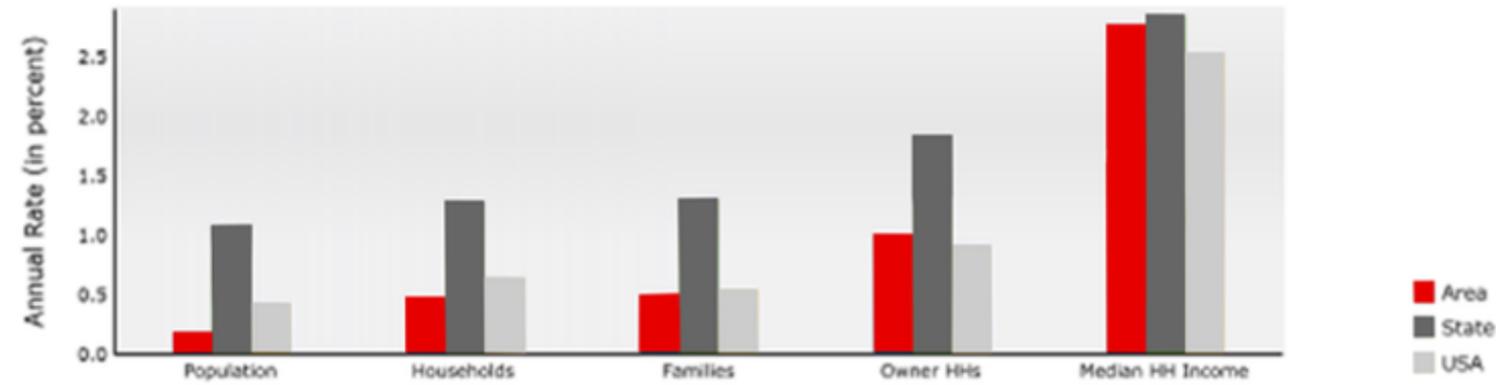
POPULATION OF TAMPA BAY AREA

117,292

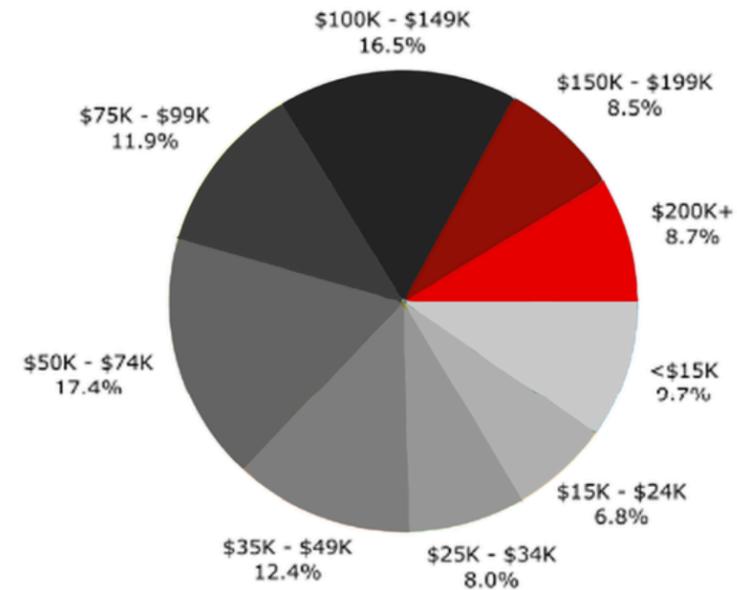
POPULATION OF CLEARWATER

Demographics

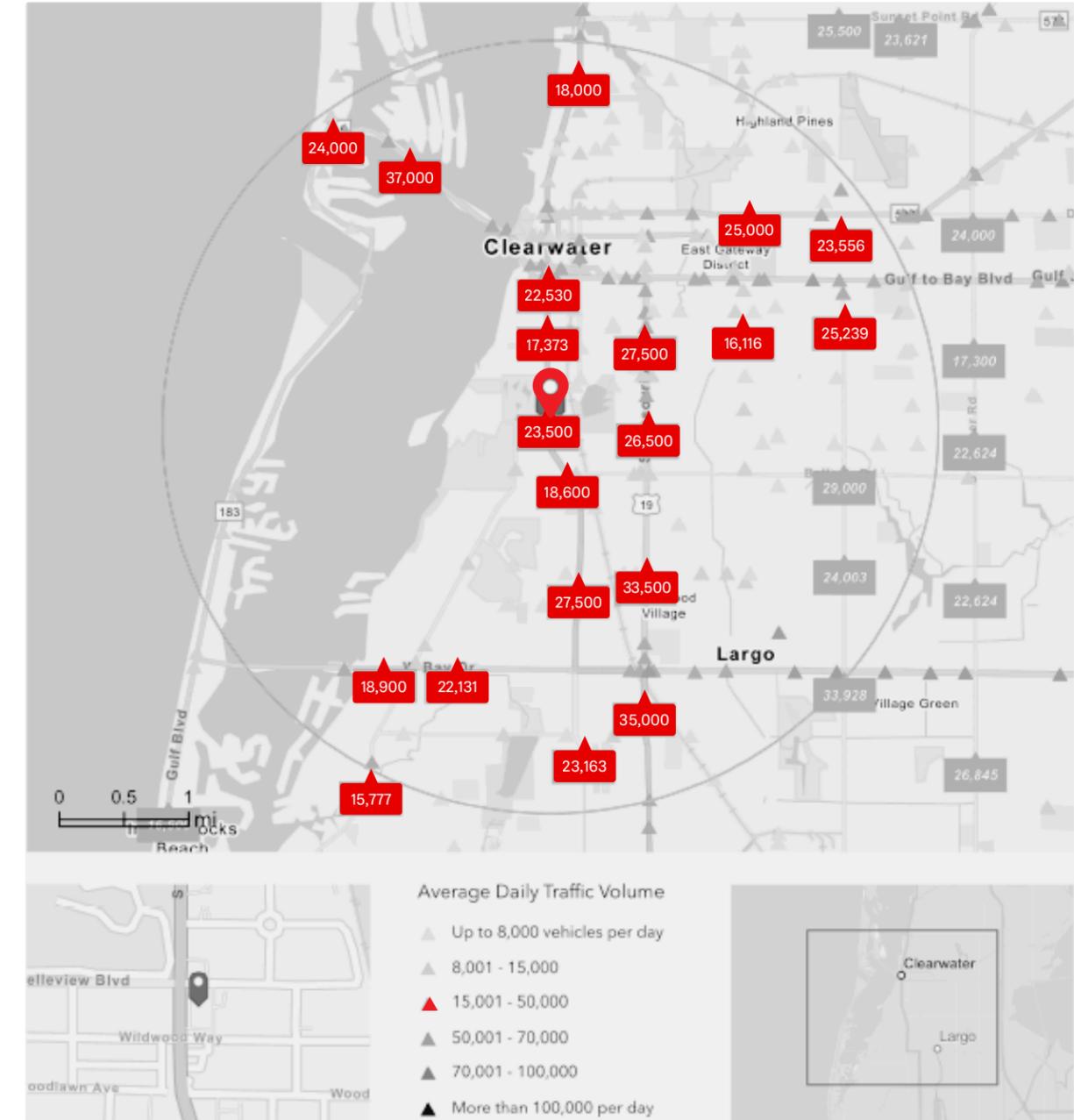
Trends 2025-2030



2025 Household Income



Traffic Report

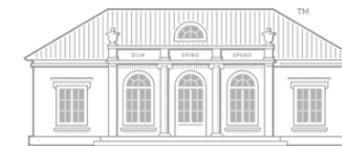




Primary Contact



Kelly Montgomery-Kepler
Broker/License Partner
727-515-6887
Kelly.Kepler@evrealstate.com
keplercre.com



ENGEL & VÖLKERS BELLEAIR
2510 West Bay Drive | Belleair Bluffs | FL 33770
O +1 727-515-6887 | M +1 727-461-1000
kelly.kepler@evrealstate.com | kellykepler.evrealstate.com