



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

Commercial/Investment/Real Estate Services

LO-975

# OFFICE SPACE FOR LEASE



**26133 U.S. HIGHWAY 19 N., SUITE #400  
CLEARWATER, FL 33763**

- 7,898 SF AVAILABLE
- GREAT COUNTRYSIDE LOCATION
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- HIGH PROFILE PROPERTY
- ON-SITE RESTAURANT  
❖ DUFF'S BUFFETT
- TOP OF BUILDING SIGNAGE CAN BE AVAILABLE
- **LEASE RATE: \$19.50/SF  
FULL-SERVICE**



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 - 5 / 1,000

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

**PRESENT USE:** Office

**TAXES:** \$78,678.33 (2025)

**LEASE RATE:** \$19.50 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. Excellent parking and visibility. 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.

**KEY HOOK #:** None

**ASSOCIATE:** Dawn Kutz

**K&H SIGNAGE:** 3' x 4'

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

**SHOWING INFORMATION:** Contact Listing Associate, to arrange showing.

### LEASING INFORMATION

**PROJECT SIZE:** 43,272 SF

**OCCUPANCY:** April 1, 2026

**SPACE AVAILABLE:** Suite # 400 – 7,898 SF

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

**RENT:** \$ 19.50/SF, Full Service

#### **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	
Janitorial	X	

### FLOORPLAN:

