



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1031

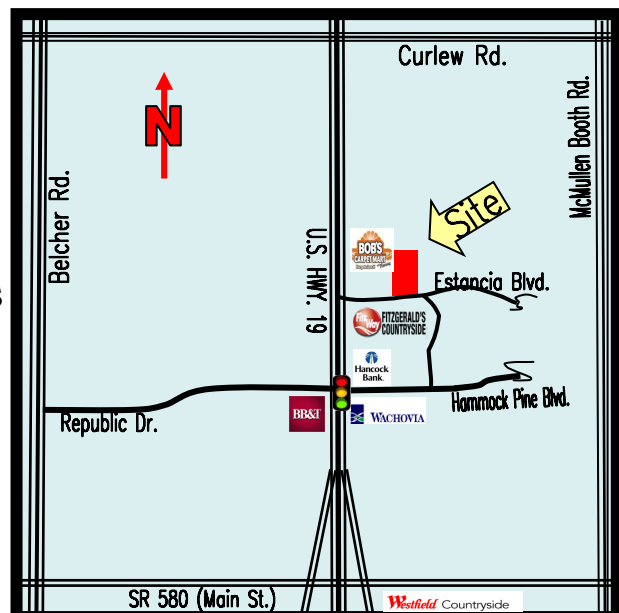
OAK CREEK - COUNTRYSIDE

OFFICE FOR LEASE



**2430 ESTANCIA BLVD.
CLEARWATER, FL 33761**

- COUNTRYSIDE LOCATION
- PARK – LIKE CAMPUS
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- VERY QUIET SURROUNDINGS
- SUITE 205 - 1,010 SF
- **LEASE RATE \$18.75/SF**
MODIFIED GROSS
INCLUDES ELECTRIC



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



ADDRESS: 2430 Estancia Blvd.
Clearwater, FL 33761

LAND AREA: 2.18 acres
DIMENSIONS: Irregular

YEAR BUILT: 1986

IMPROVEMENTS: 4 buildings total
19,180 SF useable

PARKING: 5/1000 SF (95 spaces)

PRESENT USE: Office

LEASE RATE: \$18.75/SF Modified Gross
\$1,578.13/Month + Tax

LOCATION: .7 mile north of S.R. 580 / Main St.,
on east side of U.S. 19 between Fitzgerald Jeep &
Bob's Carpets.

ZONING: CP-1 Pinellas County

LAND USE: ROR

FLOOD ZONE: "X" No Flood Insurance Required

LEGAL DESCRIPTION: Lengthy - In Listing File

UTILITIES: Electric - Duke Energy,
Trash - Republic Waste, Water & Sewer - Pinellas
County Utilities

PARCEL ID #: 19-28-16-00000-430-0210

TAXES: \$34,851.68 (2024)

TRAFFIC COUNT: 72,000 VPD - U.S. 19

NOTES: Very convenient location just off U.S. Hwy. 19 about ½ mile north of S.R. 580/Main St. Countryside Westfield Mall on east side of 19. The park campus is covered by century oaks and has convenient parking at the front door to the offices. Estancia Blvd., connects with Hammock Pine Blvd., and has traffic light at U.S. 19 providing easy exit both north & south. Recent interior renovation, LVP flooring, state of the art LED lighting and paint. US 19 is currently undergoing renovations in this area.

KEY HOOK#: Lock Box on door

SIGNAGE: 3 x 4

ASSOCIATE: Tom Duncan /Mobile: (727) 424-5666 or
Email: tom.duncan@khrfl.com

LISTING CODE: LO-1031-3-21

SHOWING INFORMATION: Contact listing agent to make appointment. Call for Lock Box code.

LEASING INFORMATION:

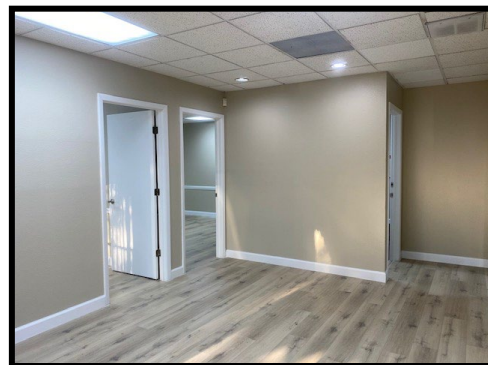
PROJECT SIZE: 19,180 SF

OCCUPANCY: Immediate

ESCALATION: 4% Annual

PARKING: 5/1000

SPACE AVAILABLE: Suite # 205 - 1,010SF
Rent includes Electric



Open for details,
floor plan & photos

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 - Building	X	
Electric - Unit	X	

**Increases over Base Year passed through to Lessee.

MINIMUM TERM: 3 year

SIGNAGE: On unit Front

FLOOR PLAN:

