## CENTURY 21 COMMERCIAL Circle



# \$29/sqft NNN



### 915 Chestnut Street Clearwater, Fl 33756

Century 21 Circle is pleased to announce a large first floor medical/office space available beginning February 2025, right on Gulf to Bay Blvd in Downtown Clearwater! The available lease space on the first floor includes 11 closed-door offices, 6 open-air desk spaces, a lobby/ waiting area and greeting station, an oversized conference room, an additional 19'x21' open space, a kitchenette, storage, an outdoor lounge space, and private bathrooms. Renovations will be underway soon to renovate the entry and waiting area. Other occupants in the building will be a pharmacy adjacent on the first floor, as well as an urgent care office upstairs. Be the first to secure this long-term lease location and price before the city completes ongoing and projected renovation projects and the city booms larger than ever before!



#### OCCUPANCY

February 2025

LEASE SPACE SIZE 4,600+/- SQFT

YEAR BUILT

1988

LEASE SPACE CONTENTS 11 Closed Offices

LAND AREA

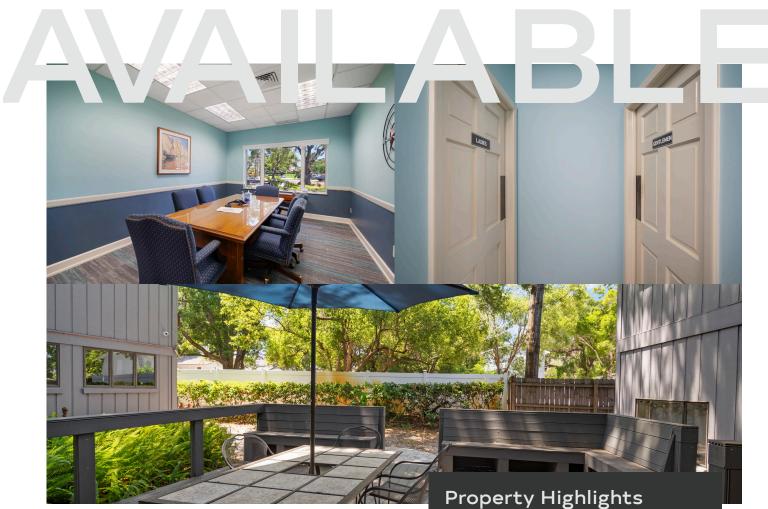
.96 acres shared parcel



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- Pharmacy and Urgent Care practices onsite.
- All other areas of building are leased
- 5 mile radius population is 233,389
- 10 year population growth has been by 9.24%
- Nearby average household income \$72,716
- Existing Zoning: 'D' Downtown District
- Office located in an opportunity zone.
- New "Imagine Clearwater" project underway!