

COMMERCIAL

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

LAND AREA
.96 acres shared parcel

Tiffany Michael
8139245333
SL3392757
Tiffany.Michael@c21circle.com
<https://tiffanymichael.c21circle.com/>

LEASE SPACE CONTENTS
11 Closed Offices

AVAILABLE



Property Highlights

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Clearwater, FL 33756**



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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!