



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

Commercial/Investment/Real Estate Services

LO-618

# EXECUTIVE CENTER FOR LEASE



**25400 U.S. HWY. 19 N.**  
**CLEARWATER, FL 33763**

- COUNTRYSIDE LOCATION
- FULL SERVICE LEASE INCLUDES ELECTRICAL & JANITORIAL
- ON-SITE MANAGEMENT & MAINTENANCE
- **991** SF & 5,214 SF
- PARKING 4/1000
- ON-SITE DAY CARE
- **LEASE RATE: \$17.50/ SF**  
**FULL SERVICE**



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

www.kleinandheuchan.com



**ADDRESS:** 25400 U.S. Hwy. 19 N.  
Clearwater, FL 33763

**LOCATION:** West side of US 19, south of Enterprise Rd.

**LAND AREA:** 9 Acres  
**DIMENSIONS:** N/A

**ZONING:** O - Office - City of Clearwater  
**LAND USE:** General Office  
**FLOOD ZONE:** "X" No- Flood Insurance Required

**IMPROVEMENTS:** 55,000 SF

**LEGAL DESCRIPTION:** Lengthy - See listing file.

**YEAR BUILT:** 1976

**UTILITIES:** Electric - Duke Energy  
Water - City of Clearwater

**PARKING:** 4/1,000

**TAXES:** \$ 65,000 (2021)  
**PARCEL ID #:** 162831000004100100

**PRESENT USE:** Office Building

**LEASE RATE:** \$17.50/SF - Full Service

**TRAFFIC COUNT:** 72,500 VPD

**NOTES:** Excellent leasing opportunity for office users requiring 991 SF or 5,214 SF. **Suite 136** is 5,214 SF. Spacious suite with an open floor plan and 8 perimeter offices. Floor plan can be divided to accommodate a user for approximately 2,000 SF. **Suite 113** is 991 SF with reception area private office and large open space. This would be a great unit for a physical therapist. Both suites have floor to ceiling windows that provide plenty of natural light. The Executive Center Office Park is a one story campus style office park with on-site leasing and management.

**KEY HOOK #:** See Laura - Mgmt. Office

**ASSOCIATE:** Laura Gardiner @ 727-797-2196

**K&H SIGNAGE:** 4 x 6

**LISTING CODE:** LO-618-3-06

**SHOWING INFORMATION:** Call listing associate to schedule an appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 55,000 SF

**SPACE AVAILABLE:** Suite #113 - 991 SF  
Suite #136 - 5,214 SF

**PARKING:** 4 / 1,000

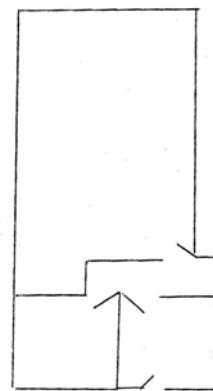
**OCCUPANCY:** Immediate

**RENT:** \$17.50/SF - Full Service

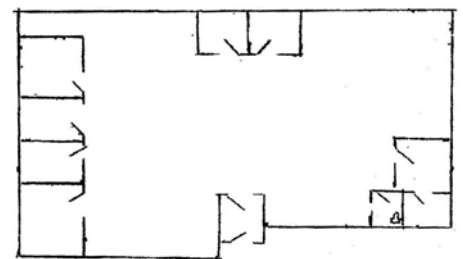
**ESCALATION:** 3%

**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	



**Suite #113**  
**991 SF**



**SUITE #136**  
**5,214 SF**

**MINIMUM TERM:** 3 Year

**SIGNAGE:** Directory and On Site