

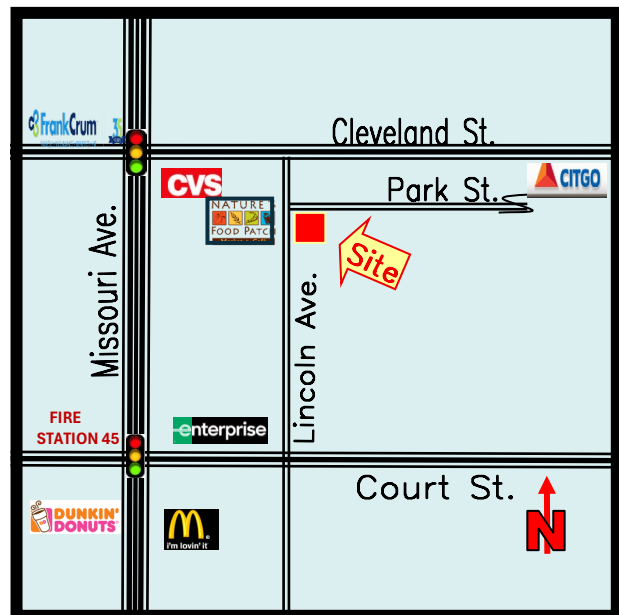


# ICONIC OFFICE BUILDING FOR LEASE



**1253 / 1255 PARK ST.  
CLEARWATER, FL 33756**

- FREE-STANDING OFFICE BUILDING
- 7,447 – 14,895 SF AVAILABLE
- 2-STORY WITH ELEVATOR
- LEASE WHOLE BUILDING OR ONE FLOOR
- BELOW MARKET RENT
- FREE RENT/TENANT IMPROVEMENT DOLLARS AVAILABLE!!
- **LEASE PRICE: \$10/SF  
MODIFIED GROSS**



**ADDRESS:** 1253 Park St.  
Clearwater, FL 33756

**LOCATION:** SE corner of Park St. & Lincoln Ave.

**LAND AREA:** 26,221 SF ±  
**DIMENSIONS:** 107' x 203' ± on north  
107' x 148' ± on south  
**IMPROVEMENTS:** 14895 SF effective

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

**YEAR BUILT:** 1957 / 1976  
**PARKING:** 49 spaces (7 covered)

**LEGAL DESCRIPTION:** Lengthy in listing office.

**PRESENT USE:** Professional Offices

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

**LEASE PRICE:** \$10/SF Modified Gross

**TAXES:** \$10,703.43 (2025)  
**PARCEL ID #:** 15 29 15 38574 004 0080 & 0090 / 0170 / 0180 / 0160

**NOTES:** Iconic office building, available immediately for lease. Free-Standing office building lease whole building or one floor. Motivated Landlord. Space has a mix of open areas and offices. Landlord will consider tenant improvement dollars and free rent for long term strong tenant. Well located close to downtown, shops, restaurants, beaches and BayCare Sound.

**KEY HOOK #:** None

**ASSOCIATE:** Angel Calkins (727) 483-2512 & Joe Santolucito

**SIGNAGE:** 3 x 4

**LISTING CODE:** LO-1341-03-14/32

**SHOWING INFORMATION:** Call listing Associate to set appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 14,895 SF

**SPACE AVAILABLE:** 14,895 SF

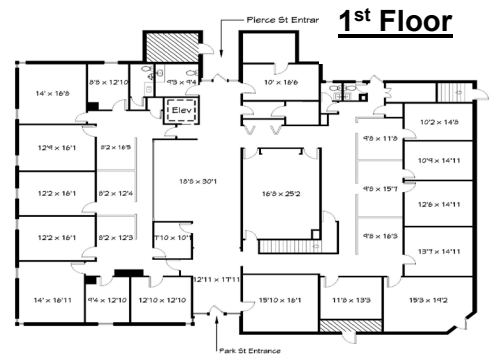
**PARKING:** 49 spaces

**OCCUPANCY:** Immediately

**LEASE RATE:** \$10.00/SF  
Modified Gross

**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



**MINIMUM TERM:** 5 years

**SIGNAGE:** Available on building