



**PROPERTY  
SOLUTIONS**

Licensed Real Estate Broker

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## Professional Building for Sale or Lease



565 S. Hercules Ave, Clearwater FL, 33764

- ❖ Approximately 3,000 sq ft
- ❖ Asking Price: \$869,000
- ❖ Lease Rate: \$24.00 MG
- ❖ Prime location just off Gulf to Bay Blvd providing easy access to major traffic routes and exceptional accessibility.



## Property Overview

This freestanding professional building is in a central Clearwater location with easy access to major roads and close to the lighted intersection of S Hercules Ave and Gulf to Bay Blvd. The layout includes eight private offices, a lobby/reception area, open workspace, a conference room, and a breakroom, making it a great fit for a variety of office users.

- ❖ Monthly association dues: \$924, includes exterior maintenance, property insurance, parking lot, landscaping, and roofs.
- ❖ New roofs throughout the property
- ❖ Functional layout with 8 private offices
- ❖ Well-suited for a variety of office users

