



JUST COMPLETED!
**MASSIVE
\$3.5 MILLION
RENOVATION**

OFFICE SPACE FOR LEASE IN DOWNTOWN CLEARWATER

ATRIUM AT CLEARWATER

601 CLEVELAND STREET, CLEARWATER, FLORIDA 33755



HEATHER LIST

(813) 340-9136 mobile | hlist@ciminelli.com

PROPERTY OVERVIEW

Atrium at Clearwater is one of the few high-rise office buildings in Downtown Clearwater offering unparalleled views of the city and the waterside. Amenities include beautiful common areas, an open atrium lobby with water features, on-site deli, attached parking garage, open floor plans, and property management on-site. Competitive rates and short-term leases.



Address	601 Cleveland St, Clearwater, FL 33755
Property Type	Office
Property Size	130,000 SF
Floors	9
Class	A
Year Built	1985, Renov 2023/2024
Parking	3.2/1,000 (Attached parking garage)



Distinctive green glass office building known as one of Clearwater's downtown prestigious addresses



Covered skyway bridge connects the building to the parking garage



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PROPERTY HIGHLIGHTS



MASSIVE \$3.5 MILLION RENOVATIONS

- *New roof on building
- *New HVAC system on each floor
- *Parking garage renovations
- *Reseal of all exterior glass
- *Updated lobby water features



BREATHTAKING ATRIUM

Greeted with a beautiful 2-story glass atrium with water features



AMPLE FREE COVERED PARKING

Free attached renovated parking garage, accessible to building via skyway bridge



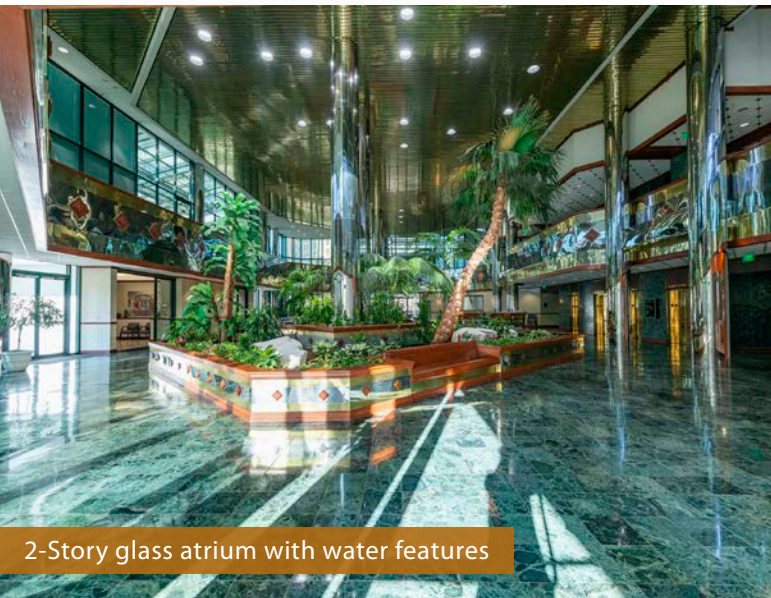
DOWNTOWN & WATERSIDE VIEWS

Unparalleled views of the city, the Gulf of Mexico, and Clearwater beaches

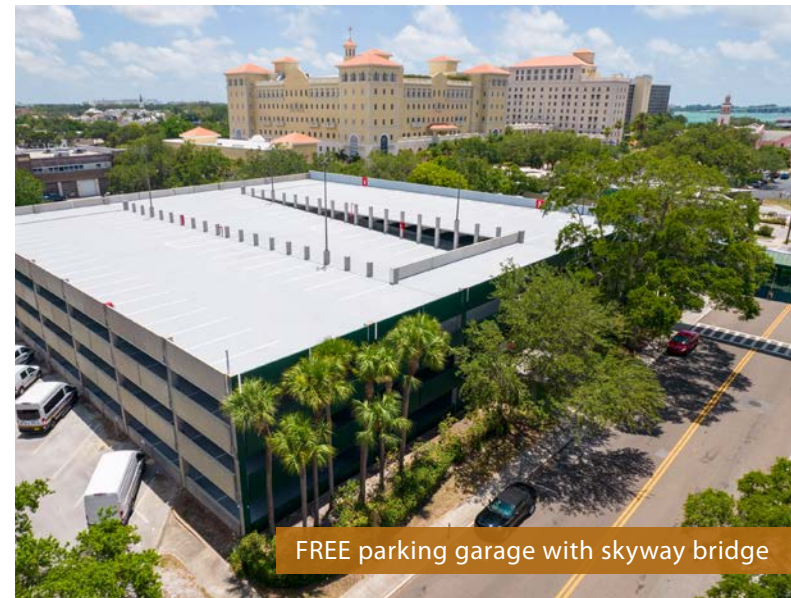


WIDE RANGE OF SUITE SIZES

Efficient floor plates and executive suites to meet your needs



2-Story glass atrium with water features



FREE parking garage with skyway bridge



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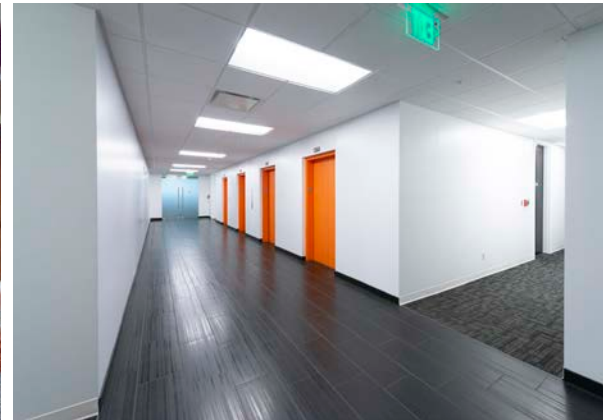
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COMMON AREAS

Atrium at Clearwater's interior and common areas are immaculate and impressive to both tenants and visitors. Some of the various floors are uniquely designed, offering distinct aesthetics. These designs add to the building's overall charm and provide a unique experience.



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LOCATION HIGHLIGHTS

Situated in the heart of Downtown Clearwater just off Hwy 60. Easy travel to north & south Pinellas County, Clearwater beaches, St Petersburg/Clearwater International Airport, and Tampa. Conveniently located within steps of government offices, restaurants, shops, hotels, and a short distance to Morton Plant Hospital and Belleair Country Club.

FOOD/DINING

- Chiang Mai Thai & Sushi
- Clear Sky on Cleveland
- Cleveland Street Market
- Downtown Pizza Sports Bar
- Emily's Restaurant
- Grahame's Gourmet Cafe (on-site)
- Mana Mana Middle Eastern
- Mr. Submarine-Mr Gyros
- Near the Beach EatZ
- Olive and Thyme
- Publix
- Soul Sicilian Fusion
- Tequila's Mexican Grill
- Top Nosh Street Food

POINTS OF INTEREST

- Clearwater City Commission
- Clearwater Health Department
- Clearwater Historical Society Museum
- Coachman Park
- Nancy & David Bilheimer Capitol Theatre
- Pinellas County Clerk of the Circuit
- Pinellas County IS Department
- Pinellas County Legislative
- Station Square Park

LODGING

- Residence Inn Clearwater Downtown
- Tropical Inn & Suites
- The Florida Inn



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For leasing inquiries, contact:



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