



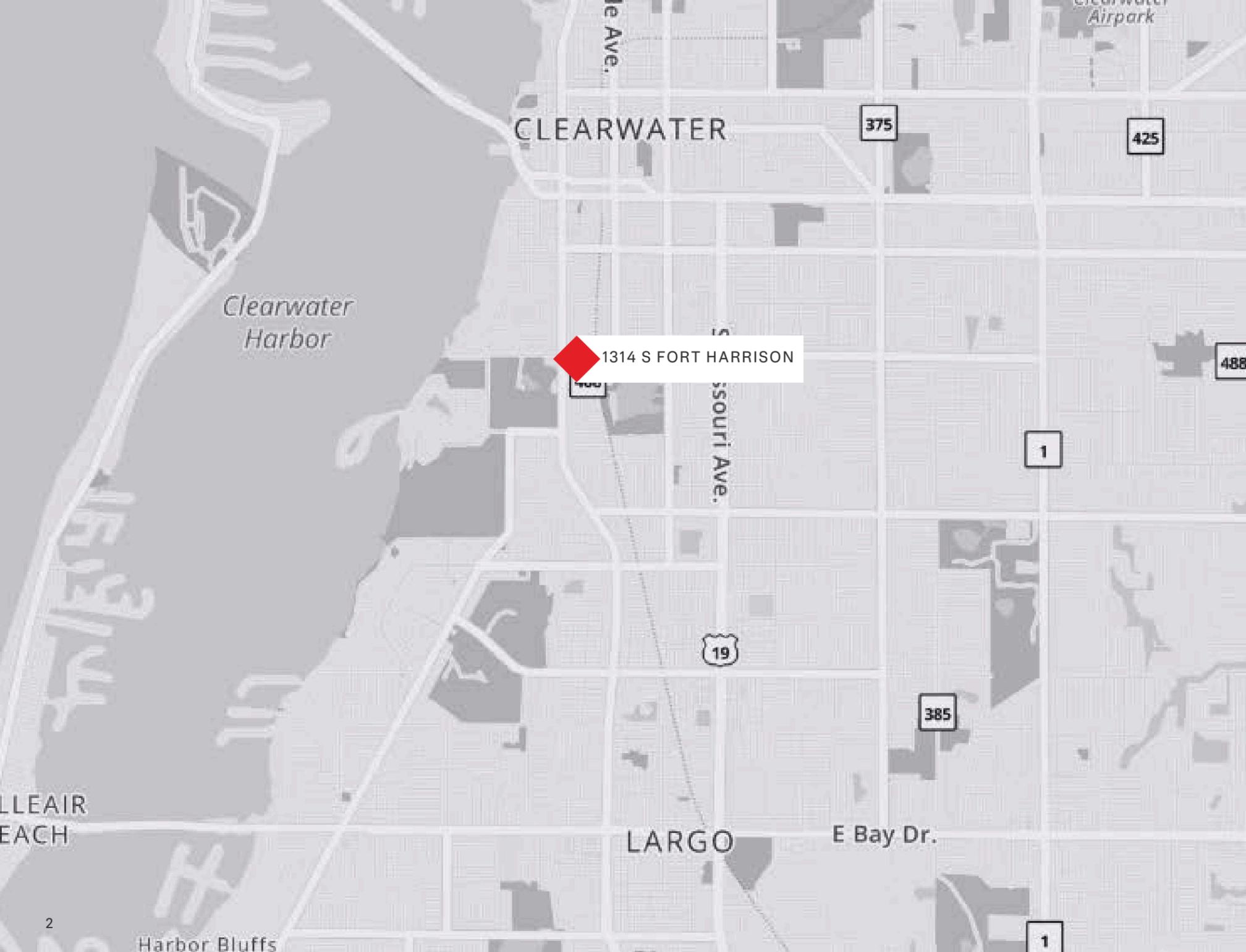
CLEARWATER, FL

Move-in-Ready Class A Office Building



Contents

6	Highlights
12	Location



Move-in-Ready Class A Office Building

1314 S FORT HARRISON AVE | CLEARWATER, FL

Office
BUILDING TYPE

1982
YEAR BUILT

14
PRIVATE OFFICES

20
PARKING SPACES

4,565 sq. ft.
SQUARE FEET

0.45
LOT SIZE ACRES

\$1,549,000
OFFERED AT

Move-in Ready Office Building

Move-in ready Class A office building on the edge of the prestigious Belleair area in Clearwater, FL. Located directly on highly visible S. Ft Harrison Avenue less than 1 block to Morton Plant Hospital. Perfect for Corporate Headquarters or a Medical group. The building has a reception area, 2 Conference Rooms, 14 Private Offices, cubicle workstations and 4 bathrooms, 1 eat-in kitchen and 20 parking spaces. The large executive office suite has its own restroom with a shower and view of the golf course. Great owner/user property but would also make a great investment. Adjacent to Belleair Country Club Golf Course and near the Pelican Golf Club in Belleair. Not in a flood zone and close proximity to Clearwater Beach and St. Pete-Clearwater Airport and about 30 minutes to Tampa International Airport.

Key Facts

- 1 Perfect for corporate headquarters or a medical group
- 2 Reception area
- 3 2 Conference rooms
- 4 14 Private offices
- 5 Cubicle workstations



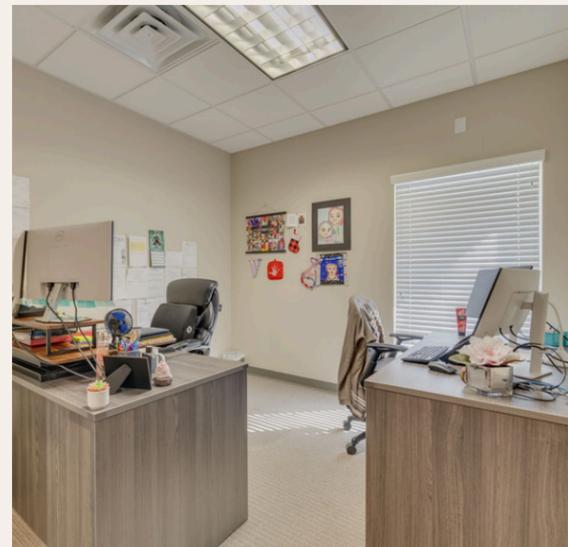
Floor Plan

Highlights



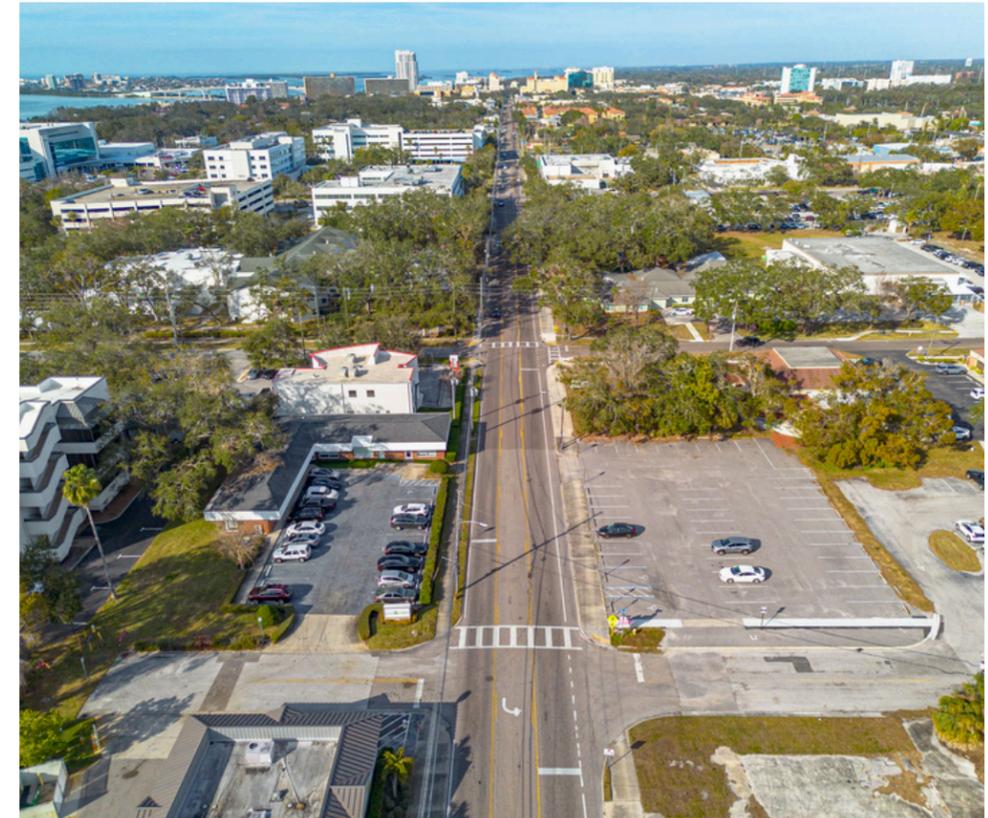
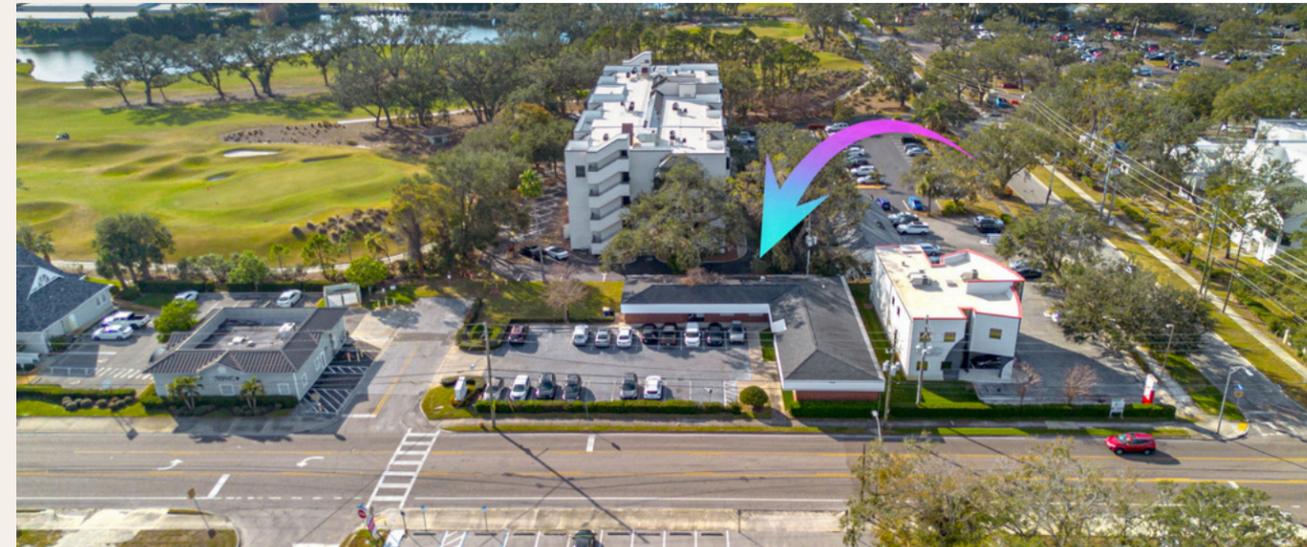
Interior

- 1 Reception Area
- 2 2 Conference rooms
- 3 14 Private offices
- 4 Cubicle workstations
- 5 1 Eat-in kitchen
- 6 4 Bathrooms
- 7 Executive office space has private restroom with shower and views of the golf course



Exterior

- 1 Located on highly visible S. Ft Harrison Avenue
- 2 Less than 1 block to Morton Plant Hospital
- 3 20 Parking spaces
- 4 Adjacent to Belleair Country Club
- 5 Near the Pelican Golf Club
- 6 Close proximity to Clearwater Beach
- 7 Close proximity St. Pete-Clearwater Airport
- 8 30 Minutes to Tampa International Airport



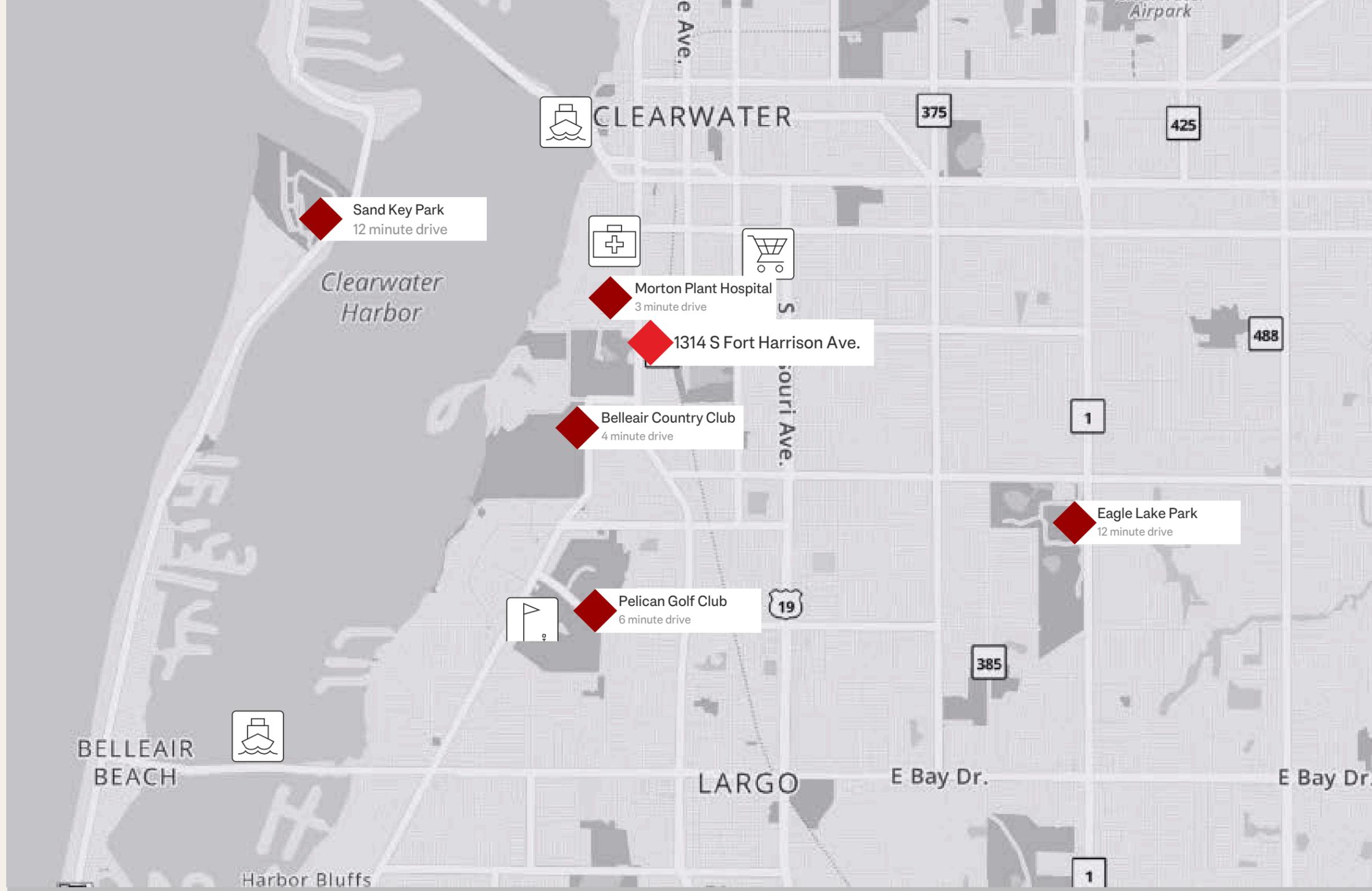


Location

Located on Florida's stunning Gulf Coast, Clearwater is renowned for its sugar-white sandy beaches, crystal-clear waters, and vibrant coastal lifestyle. Home to the award-winning Clearwater Beach, the area offers world-class boating, fishing, and water sports, along with a lively marina, waterfront dining, and boutique shopping.

Clearwater | Florida

This property is adjacent to Belleair Country Club Golf Course and near the Pelican Golf Club in Belleair. Close proximity to Clearwater Beach and St. Pete-Clearwater Airport.



Population of Clearwater

3,160,627

POPULATION OF TAMPA-ST

PETERSBURG-CLEARWATER

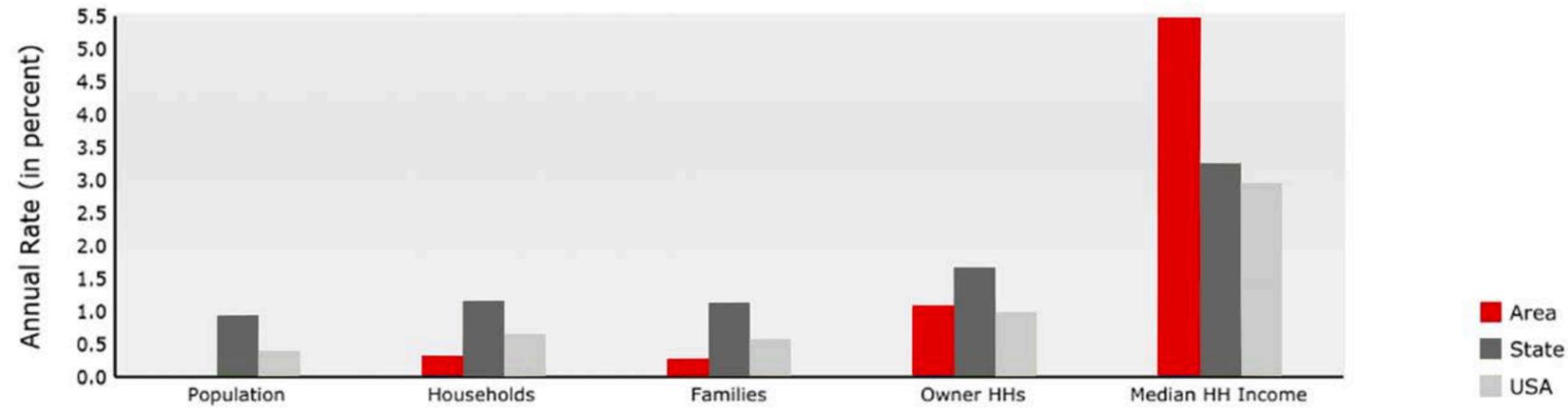
117,000

POPULATION OF CLEARWATER

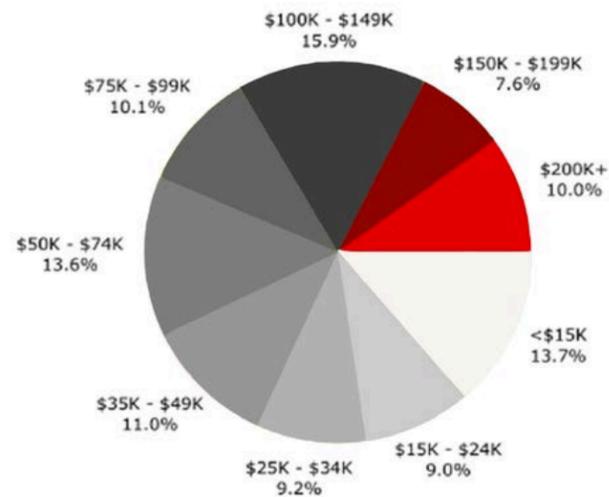
Demographics

The medium household income is significantly higher than that of the state of FL and of the nation.

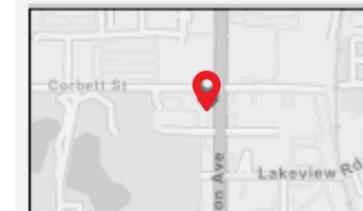
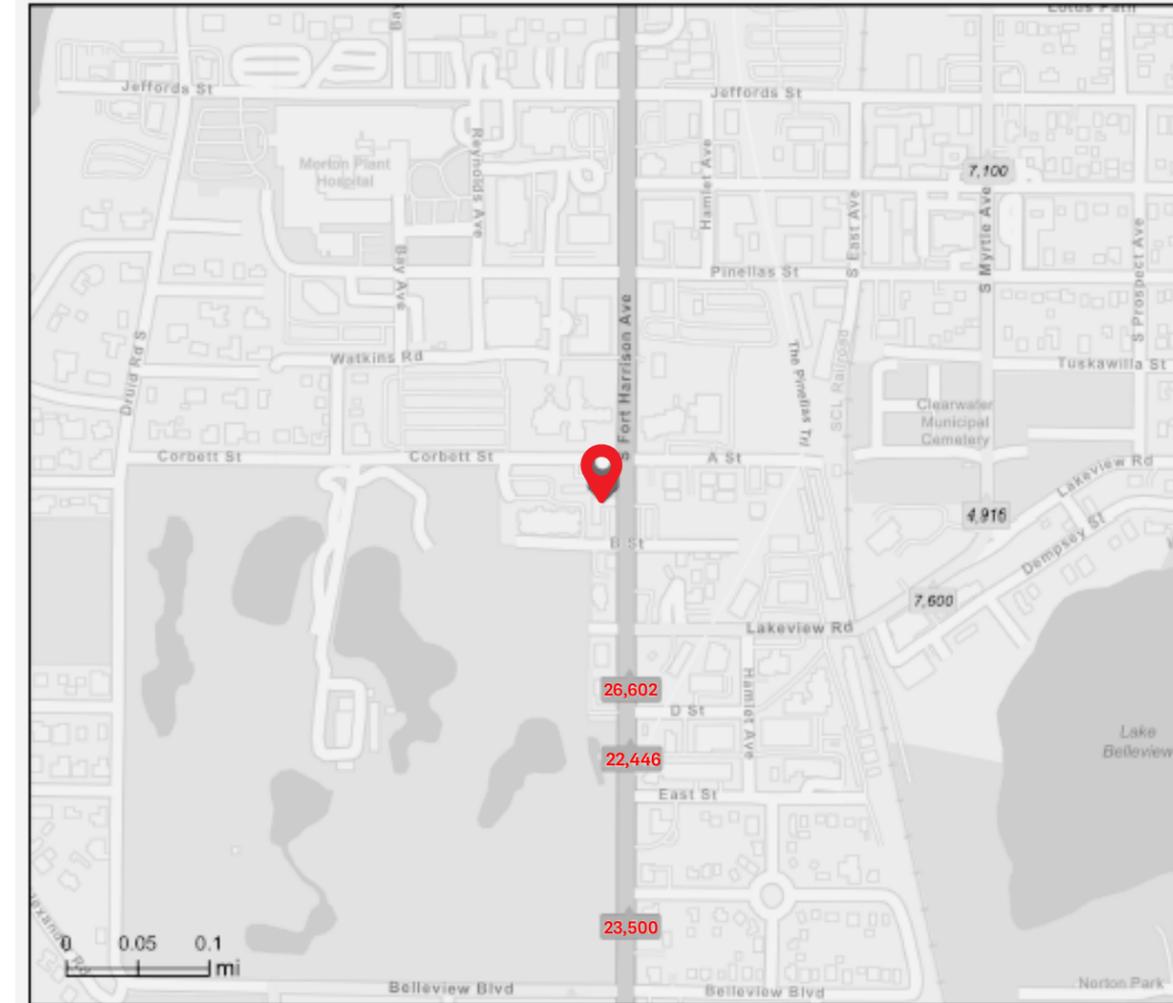
Trends 2024-2029



2024 Household Income



Traffic Report



Average Daily Traffic Volume
 Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

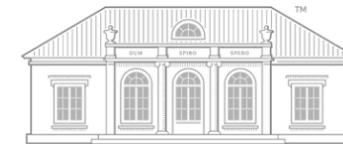




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