

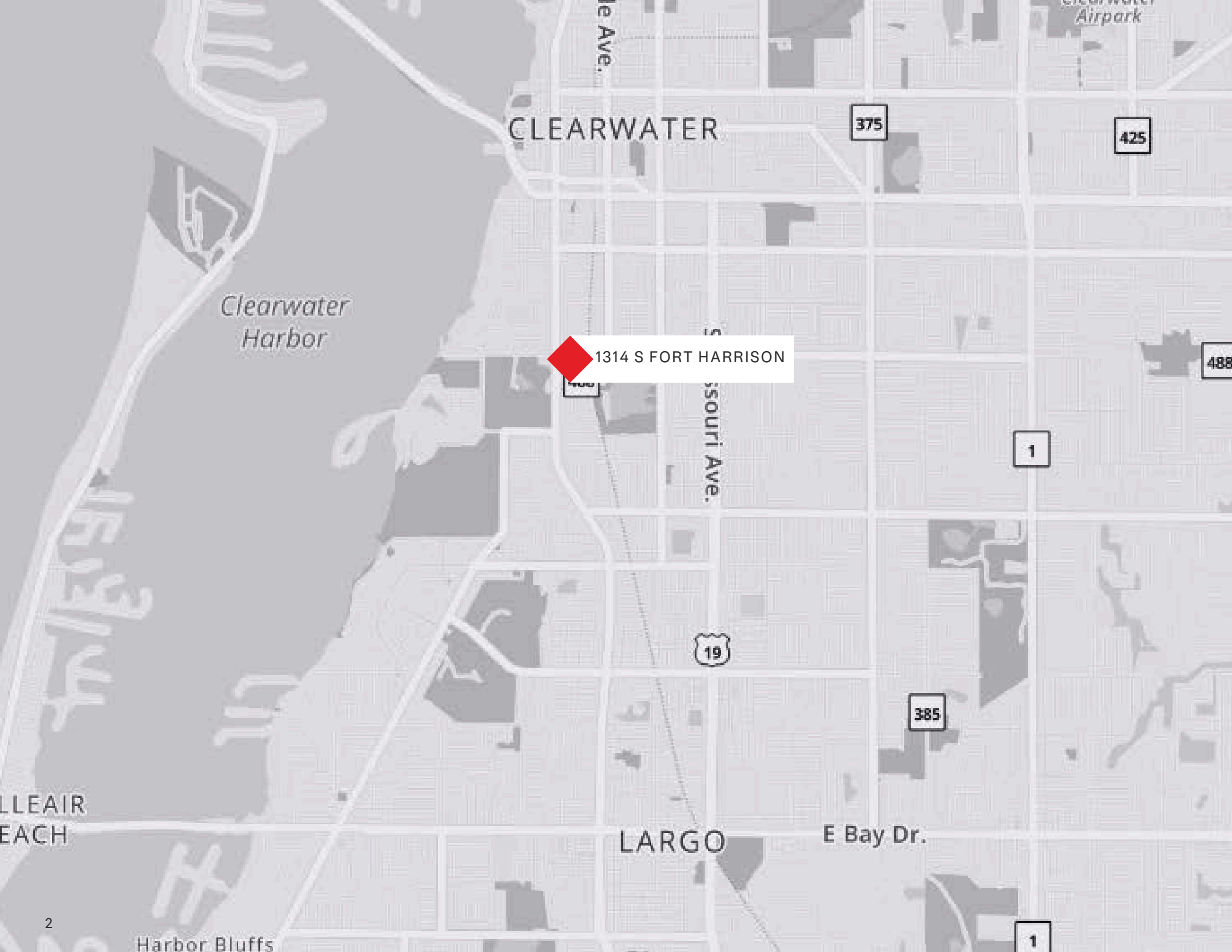


CLEARWATER, FL
Move-in-Ready Class A Office Building



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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

\$1,999,000
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



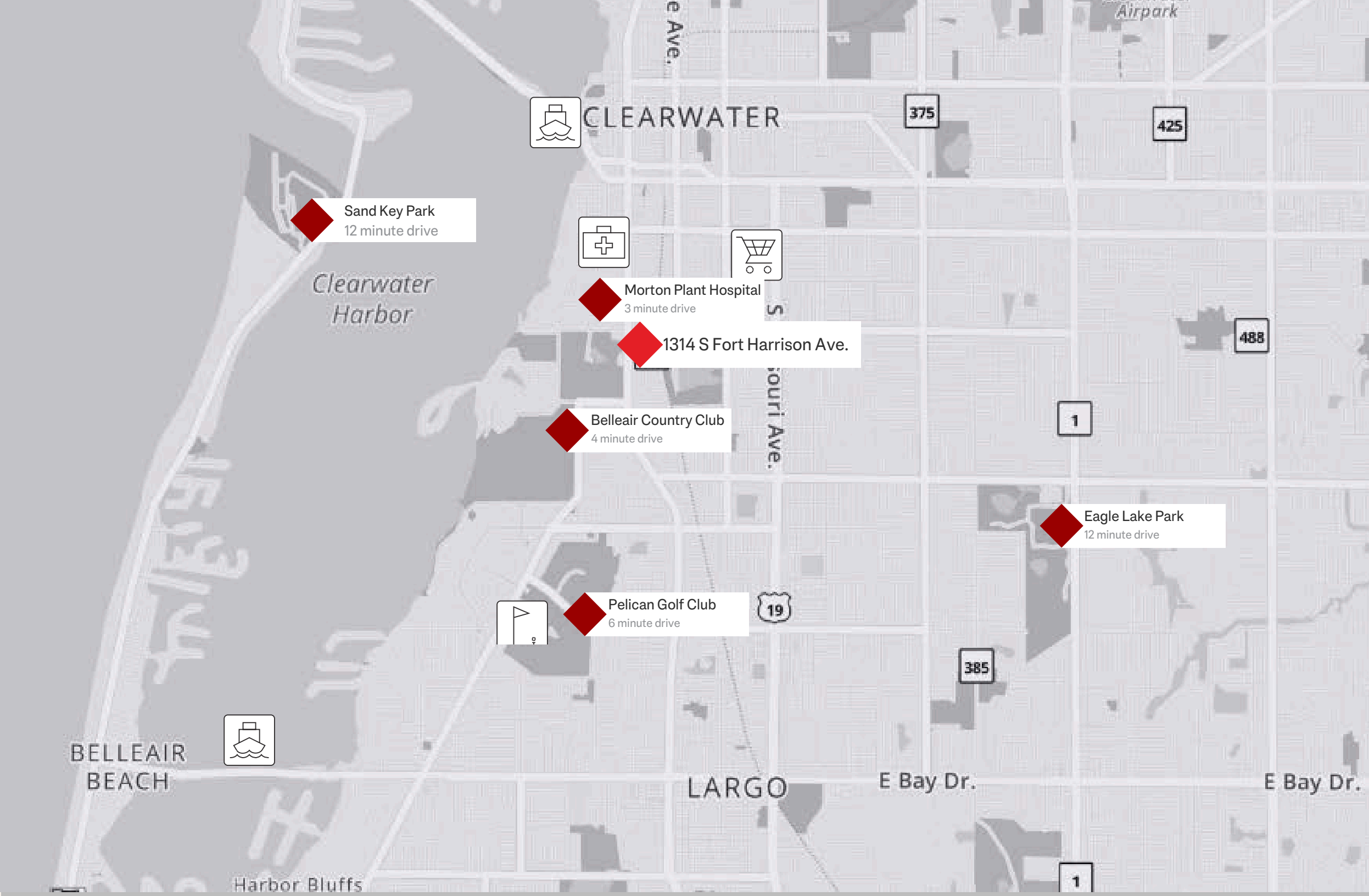
An aerial photograph of Clearwater Beach, Florida. The image shows a wide, sandy beach with many people and blue beach umbrellas. The ocean is a vibrant turquoise color. In the background, there are several high-rise buildings, including a prominent curved glass building in the foreground on the right. A long pier extends into the water on the left side of the beach. The overall scene is a bustling coastal town with a mix of natural beauty and urban development.

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

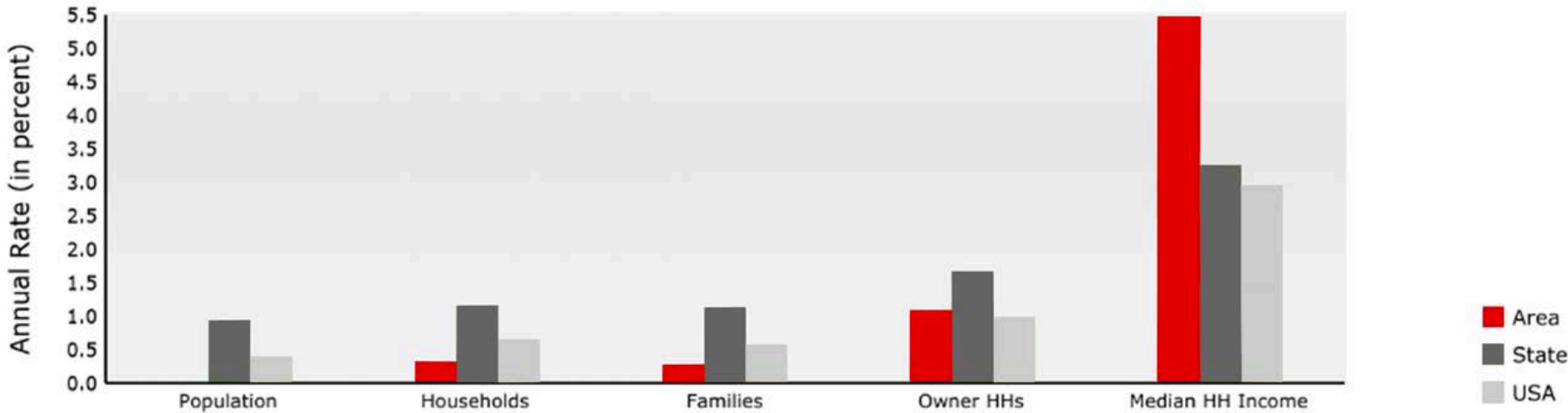
117,000

POPULATION OF CLEARWATER

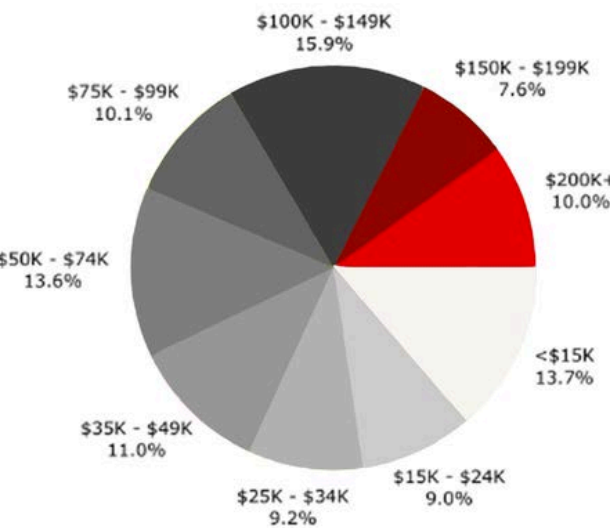
Demographics

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

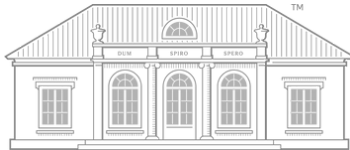
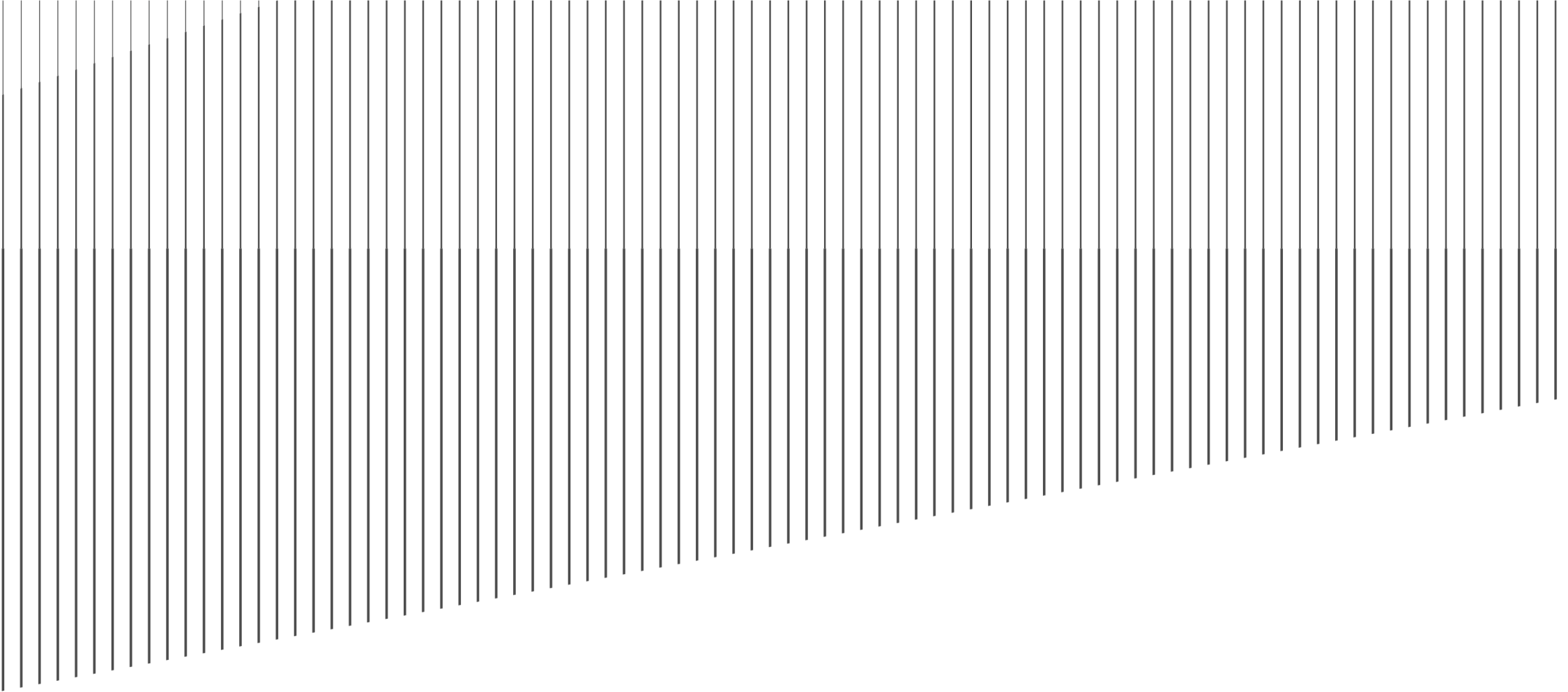




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