



Drew Street Suites

1822 Drew St, Clearwater, FL 33765

Matias Lenk

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(727) 266-3995



Drew Street Suites

\$17.00 - \$20.00 /SF/YR

Newly remodeled, ready for occupancy. Office use, or Flex use. Build out/ customization available.

This single-story office building has just undergone a complete re-build and renovation. It encompasses modern industrial design and finishes with luxury common areas and facilities. The building is comprised of 8 suites averaging 1250-1300sf that can be adjoined or leased individually. Each suite has use of the common areas and can be accessed via the mag secured entrances or via their private individual entry/exits. A variety of options are available, and opportunities for modification to suit, terms negotiable. Building is ADA compliant.

Centrally located in Clearwater, this modern building offers frontage to Drew St which is a primary thoroughfare with 4 lanes of traffic. It is close in proximity to downtown Clearwater and Dunedin, the beaches and Hwy-60 and US-19. Easily accessible via both thoroughfares and less than 30 minutes from Tampa International Airport. Ample parking and 24 hour...

- Sought after location, great access and appeal. Ample parking and 24 hour access .



Rental Rate: \$17.00 - \$20.00 /SF/YR

Property Type: Office

Property Subtype: Office

Building Class: B

Rentable Building Area: 11,940 SF

Year Built: 1973

Walk Score ®: 79 (Very Walkable)

Transit Score ®: 30 (Some Transit)

Rental Rate Mo: \$1.50 /SF/MO

1st Floor Ste 103

| | |
|-----------------|-------------------|
| Space Available | 1,300 SF |
| Rental Rate | \$18.00 /SF/YR |
| Date Available | November 10, 2023 |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Corner Unit with interior and exterior access, newly renovated with flooring left open to fit tenant preference. Building is ADA compliant. Mag access within business hours via common areas, fob access afterhours or direct access via rear entry/fire exit. This is a full-service listing, the rental rate is inclusive of all exterior building and common-area maintenance, interior lobby areas, bathrooms, etc. There is no CAM applicable, the load factor is 1.2.

1st Floor Ste 104

| | |
|-----------------|-------------------|
| Space Available | 1,250 SF |
| Rental Rate | \$17.00 /SF/YR |
| Date Available | November 10, 2023 |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Open unit, white boxed ready for buildout. Building is ADA compliant. Mag access within business hours via common areas, fob access afterhours or direct access via rear entry/fire exit. This is a full-service listing, the rental rate is inclusive of all exterior building and common-area maintenance, interior lobby areas, bathrooms, etc. There is no CAM applicable, the load factor is 1.2.

1st Floor Ste 105

| | |
|-----------------|-------------------|
| Space Available | 1,250 SF |
| Rental Rate | \$17.00 /SF/YR |
| Date Available | November 10, 2023 |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Interior unit with dual entry, newly renovated with flooring left open to fit tenant preference. Building is ADA compliant. Mag access within business hours via common areas, fob access afterhours or direct access via rear entry/fire exit. This is a full-service listing, the rental rate is inclusive of all exterior building and common-area maintenance, interior lobby areas, bathrooms, etc. There is no CAM applicable, the load factor is 1.2.

1st Floor Ste 106

| | |
|-----------------|-------------------|
| Space Available | 1,300 SF |
| Rental Rate | \$18.00 /SF/YR |
| Date Available | November 10, 2023 |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Corner Unit with interior and exterior access, newly renovated with flooring left open to fit tenant preference. Building is ADA compliant. Mag access within business hours via common areas, fob access afterhours or direct access via rear entry/fire exit. This is a full-service listing, the rental rate is inclusive of all exterior building and common-area maintenance, interior lobby areas, bathrooms, etc. There is no CAM applicable, the load factor is 1.2.

1st Floor Ste 107

5

| | |
|-----------------|-------------------|
| Space Available | 1,250 SF |
| Rental Rate | \$18.00 /SF/YR |
| Date Available | November 10, 2023 |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Middle unit with interior and exterior access, newly renovated with flooring left open to fit tenant preference. Building is ADA compliant. Mag access within business hours via common areas, fob access afterhours or direct access via rear entry/fire exit. This is a full-service listing, the rental rate is inclusive of all exterior building and common-area maintenance, interior lobby areas, bathrooms, etc. There is no CAM applicable, the load factor is 1.2.

1st Floor Ste 108

6

| | |
|-----------------|-------------------|
| Space Available | 1,250 SF |
| Rental Rate | \$20.00 /SF/YR |
| Date Available | November 10, 2023 |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Front corner unit with lots of natural light offering interior and exterior access. Newly renovated with flooring left open to fit tenant preference. Building is ADA compliant. Mag access within business hours via common areas, fob access afterhours or direct access via rear entry/fire exit. This is a full-service listing, the rental rate is inclusive of all exterior building and common-area maintenance, interior lobby areas, bathrooms, etc. There is no CAM applicable, the load factor is 1.2.

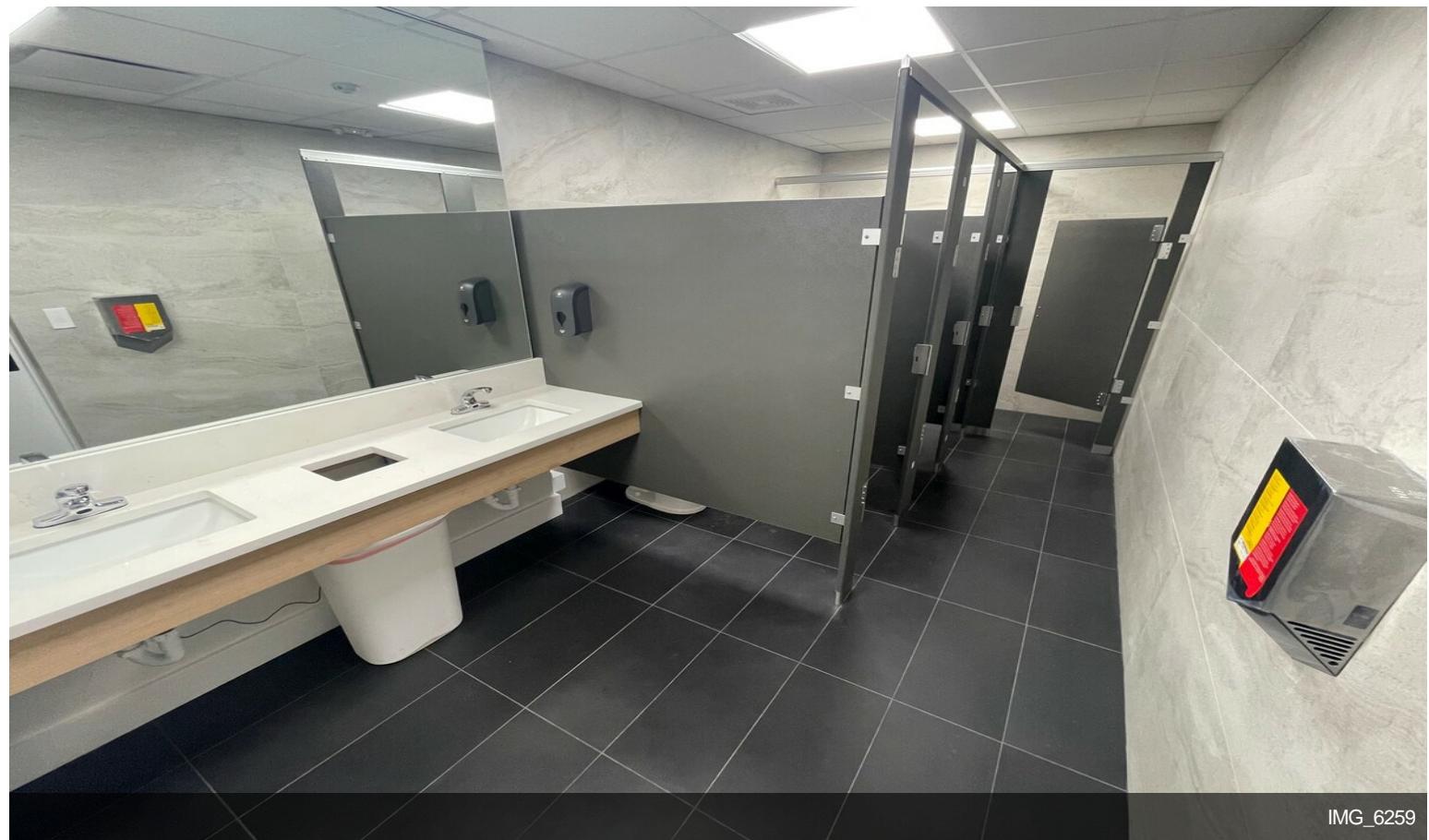


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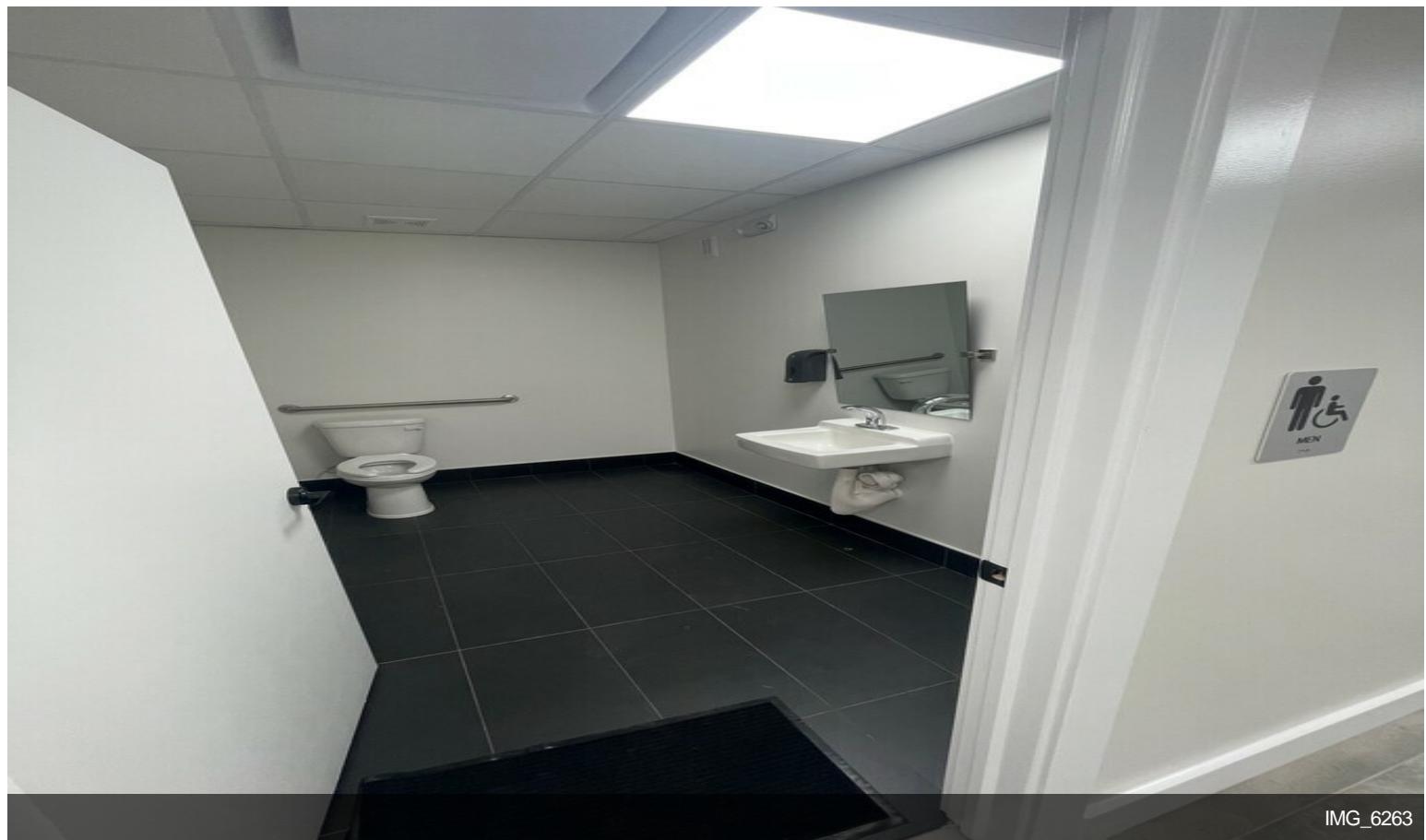
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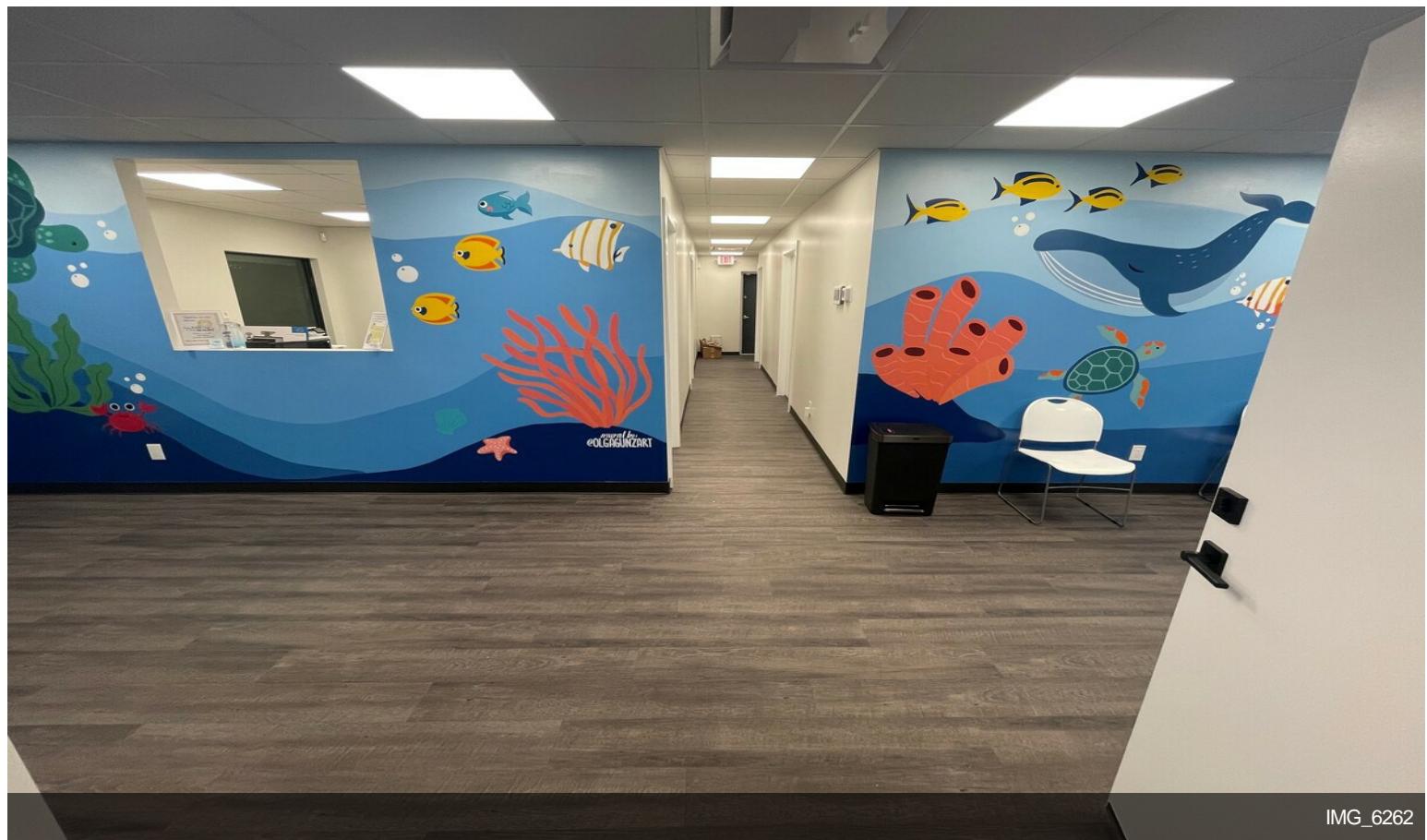
Property Photos



Property Photos

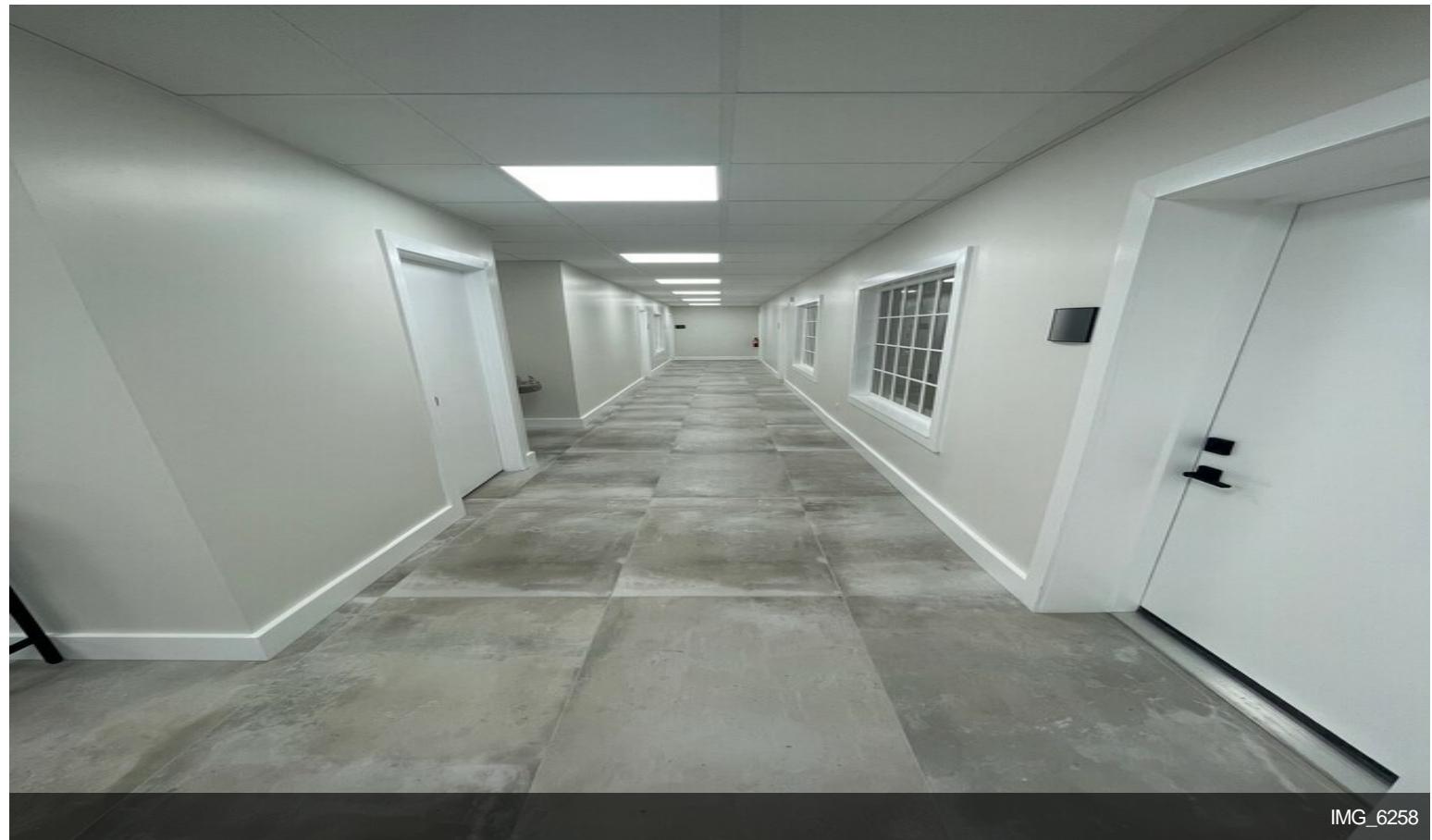
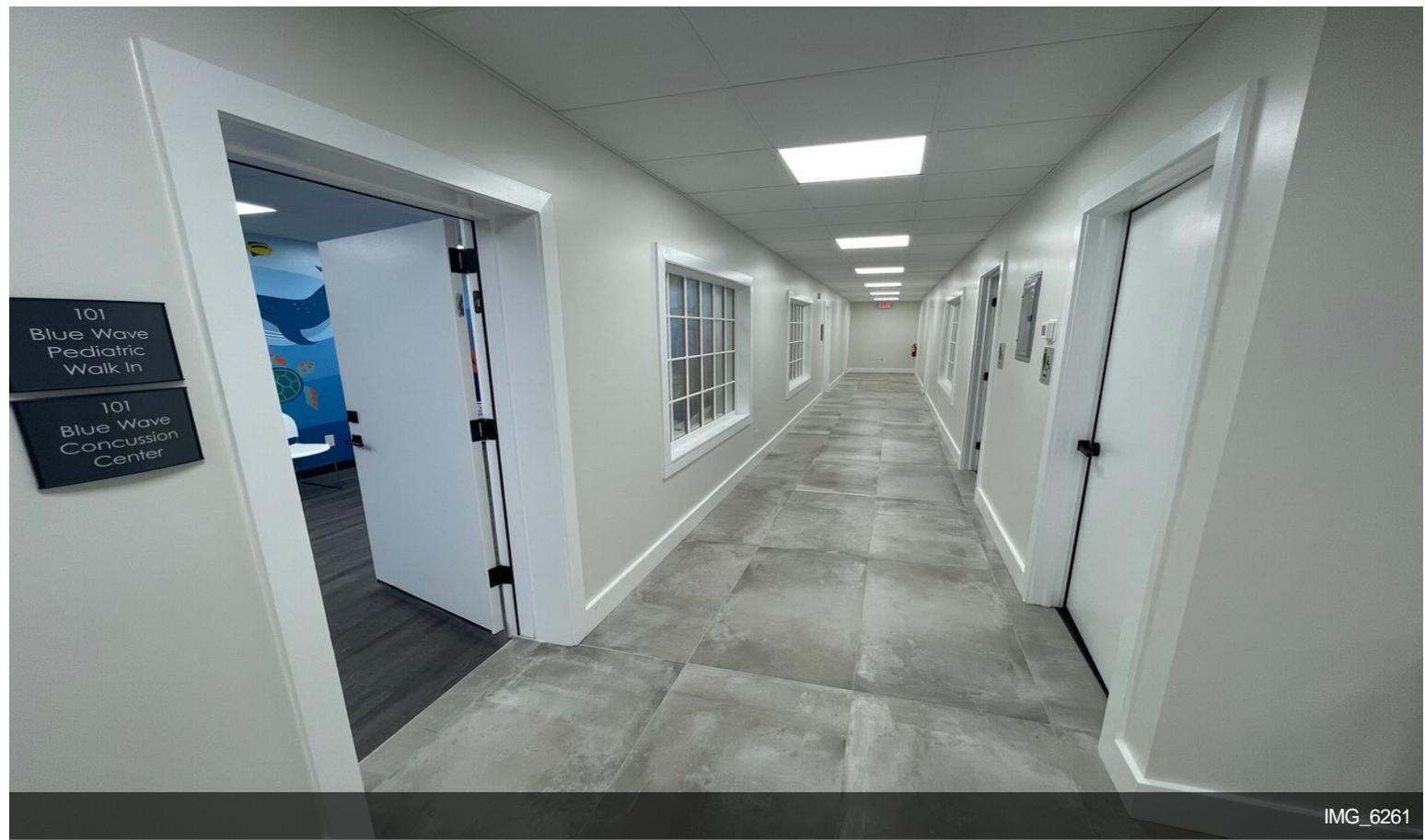


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Property Photos



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