



## 2561 Nursery Rd

2561 Nursery Rd, Clearwater, FL 33764



**Jaime Goujon**

Hill Valley Properties, LLC  
1211 Tech Blvd, Suite 109, Tampa, FL 33619  
[info@hillvalleycommercial.com](mailto:info@hillvalleycommercial.com)  
(813) 488-5520



## 2561 Nursery Rd

\$16.71 /SF/YR

Only 1 unit left!!!! \$1,999 month plus tax. Fantastic FULLY REMODELED end unit office suite for your business right off US 19 in Clearwater. French doors and plenty of natural light await you! Your clients will be impressed from the moment they pull up with the high end landscaping, upgraded lighting, and upscale painting and décor. The large Marquee offers plenty of space for the business to add their information. Inside you will find 4 private offices and one large office that could be a conference room or broken into 2 offices. Private bathroom, kitchenette, IT closet, and storage closet. Gorgeous porcelain tile all in warm neutral tones. This unit is 1,325 Sq feet. \$1999 month plus tax

3D Walkthrough Suite A:

<https://my.matterport.com/show/?m=iYsACPGamK...>

- Natural Light
- End Unit
- Conference Room
- sinks
- kitchen
- private bathroom

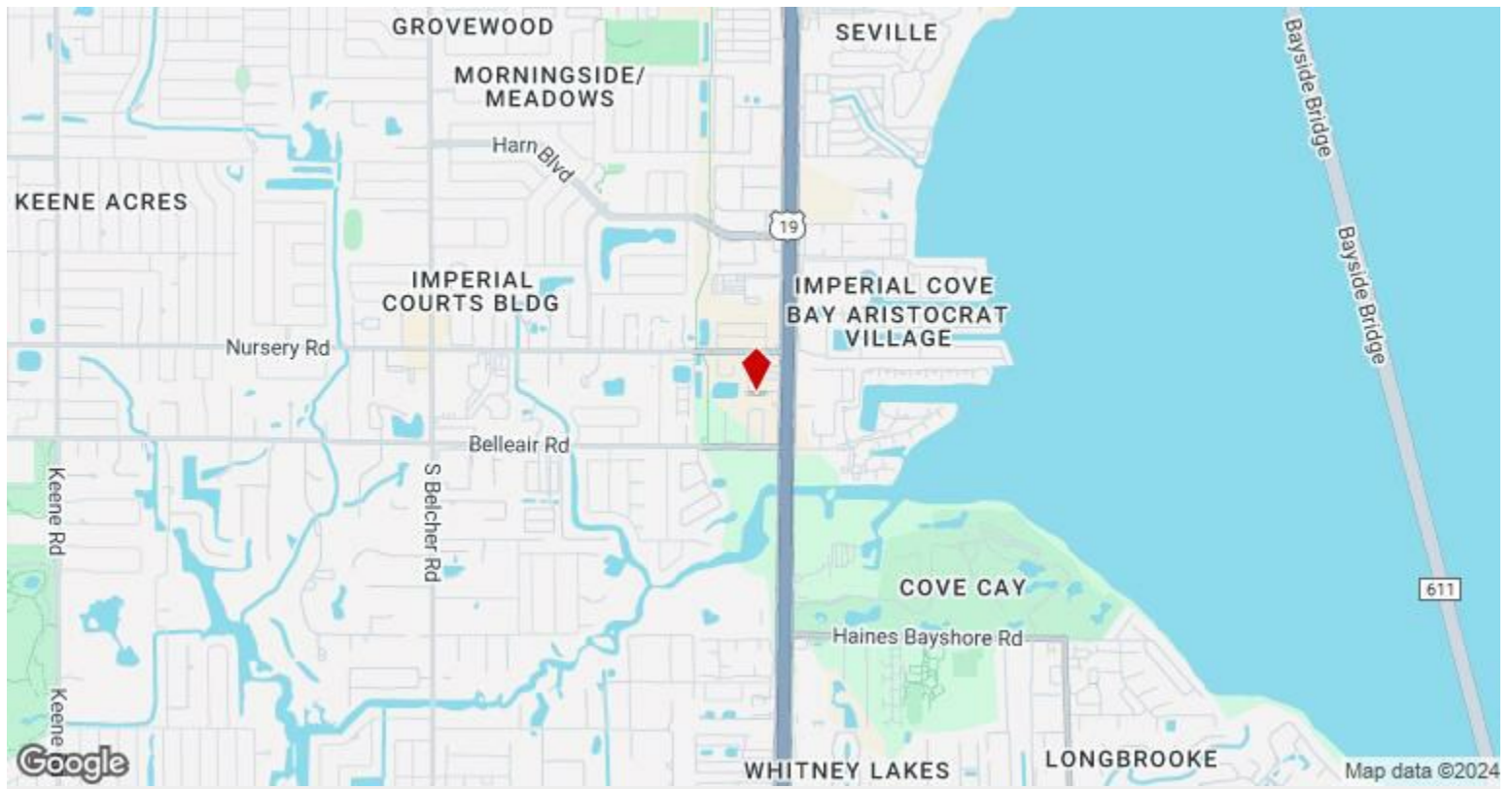


Rental Rate:	\$16.71 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	5,440 SF
Year Built:	1983
Walk Score ®:	48 (Car-Dependent)
Transit Score ®:	26 (Some Transit)
Rental Rate Mo:	\$1.39 /SF/MO

## 1st Floor Ste D

Space Available	1,500 SF
Rental Rate	\$16.71 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

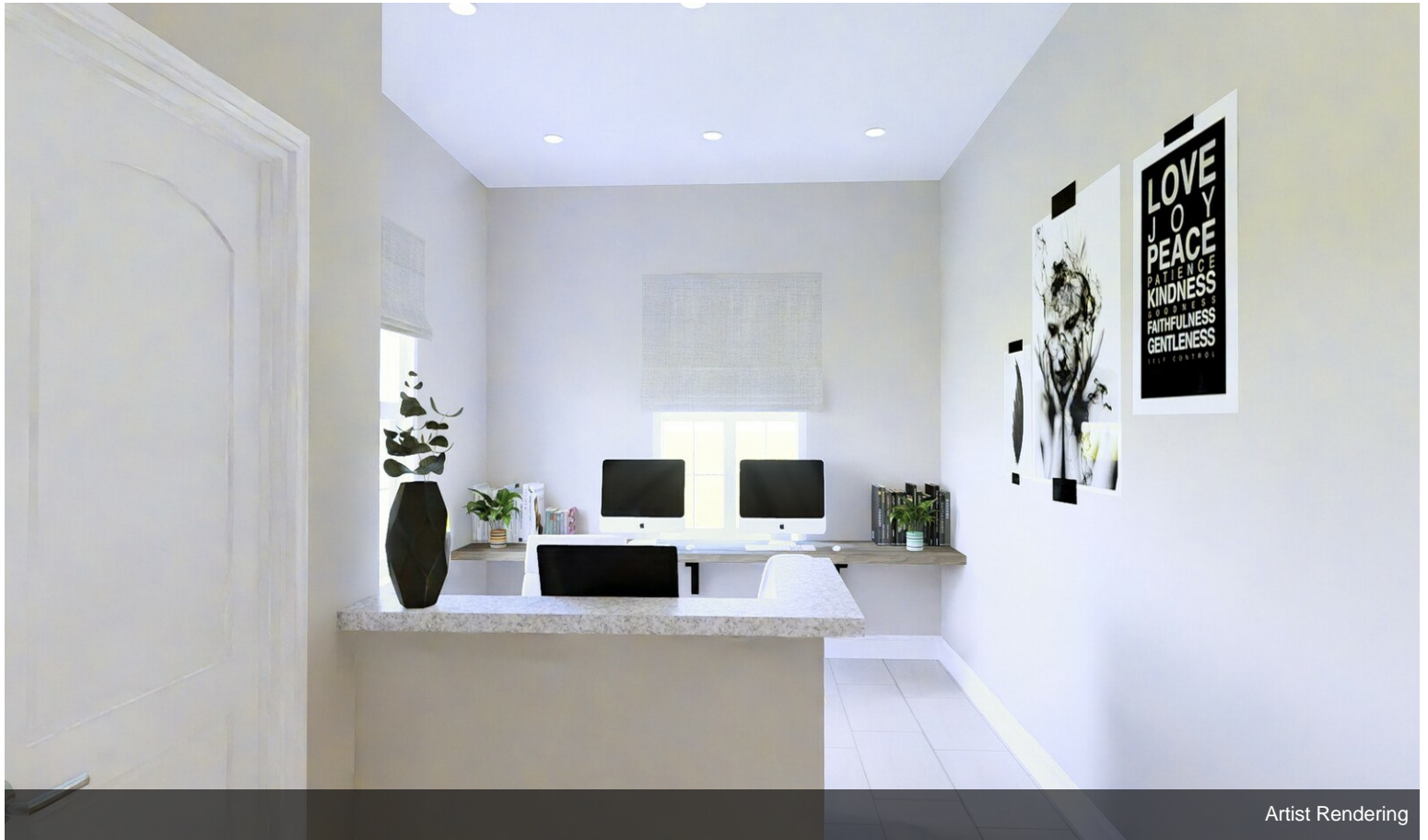
Fantastic upscale space for lease. The space has been completely remodeled with granite counter tops, LED can lighting in ceiling with dinners, new tiles floors, New HVAC, new electrical. ADA bathroom, kitchenette. Natural Light . Please contact agent for additional information.



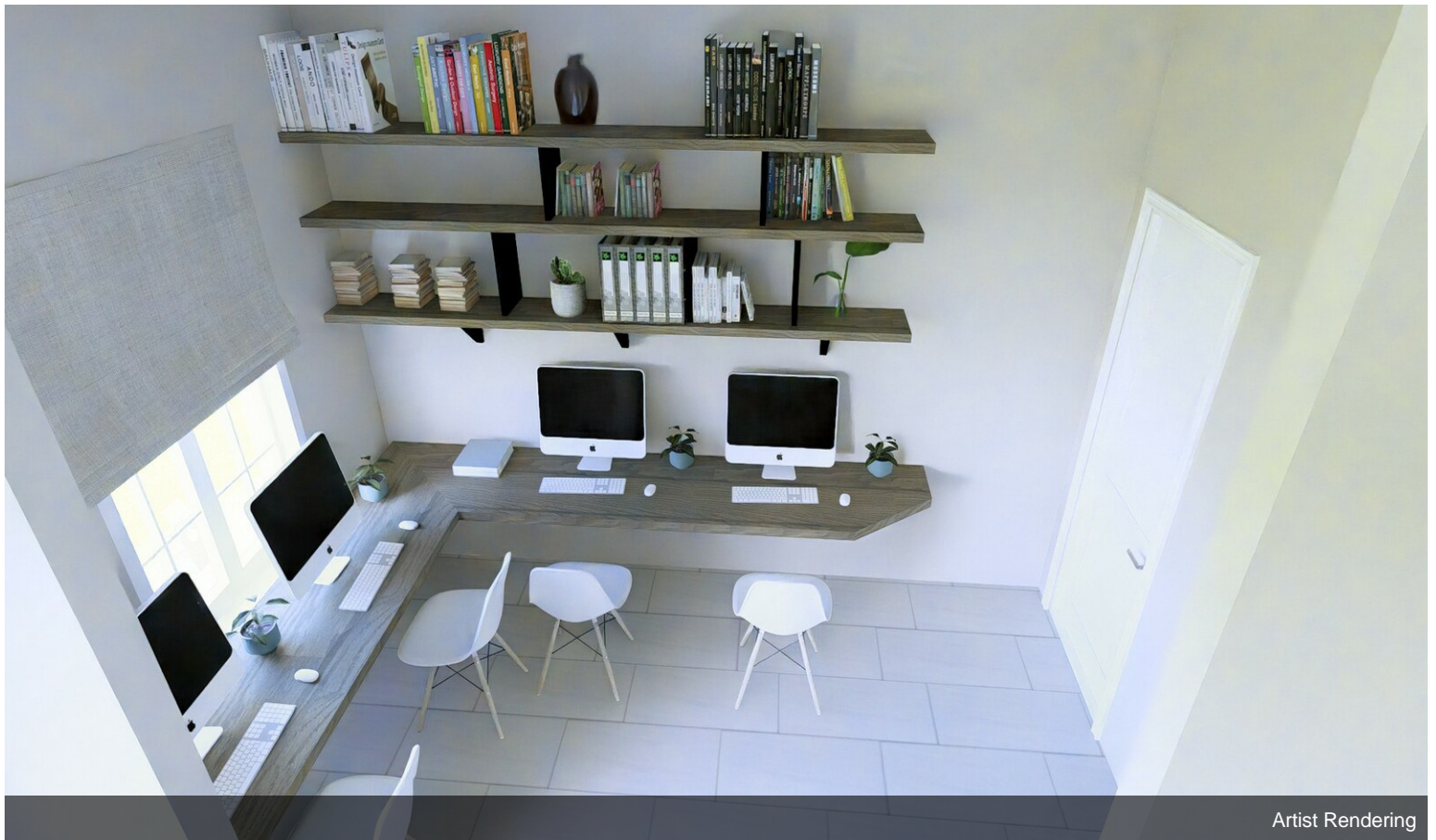
## 2561 Nursery Rd, Clearwater, FL 33764

Only 1 unit left!!!! \$1,999 month plus tax. Fantastic FULLY REMODELED end unit office suite for your business right off US 19 in Clearwater. French doors and plenty of natural light await you! Your clients will be impressed from the moment they pull up with the high end landscaping, upgraded lighting, and upscale painting and décor. The large Marquee offers plenty of space for the business to add their information. Inside you will find 4 private offices and one large office that could be a conference room or broken into 2 offices. Private bathroom, kitchenette, IT closet, and storage closet. Gorgeous porcelain tile all in warm neutral tones. This unit is 1,325 Sq feet. \$1999 month plus tax  
3D Walkthrough Suite A: <https://my.matterport.com/show/?m=iYsACPGamK>

# Property Photos



Artist Rendering

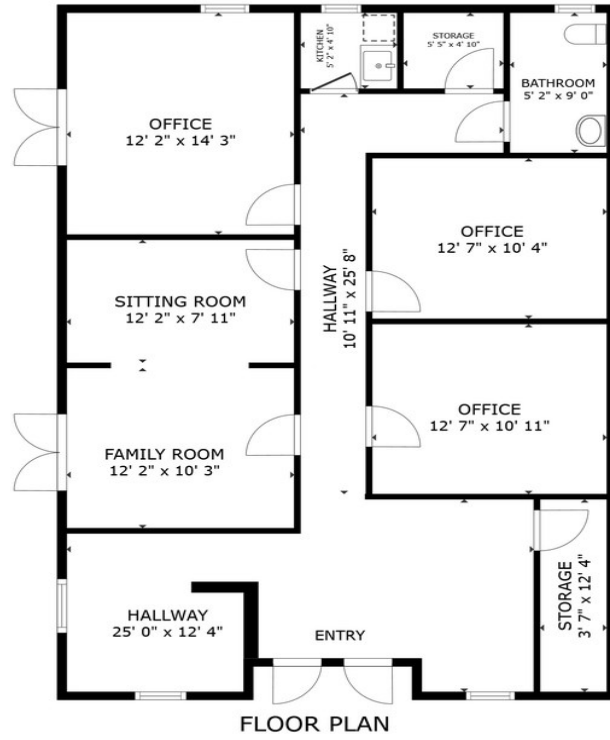


Artist Rendering

# Property Photos



# Property Photos

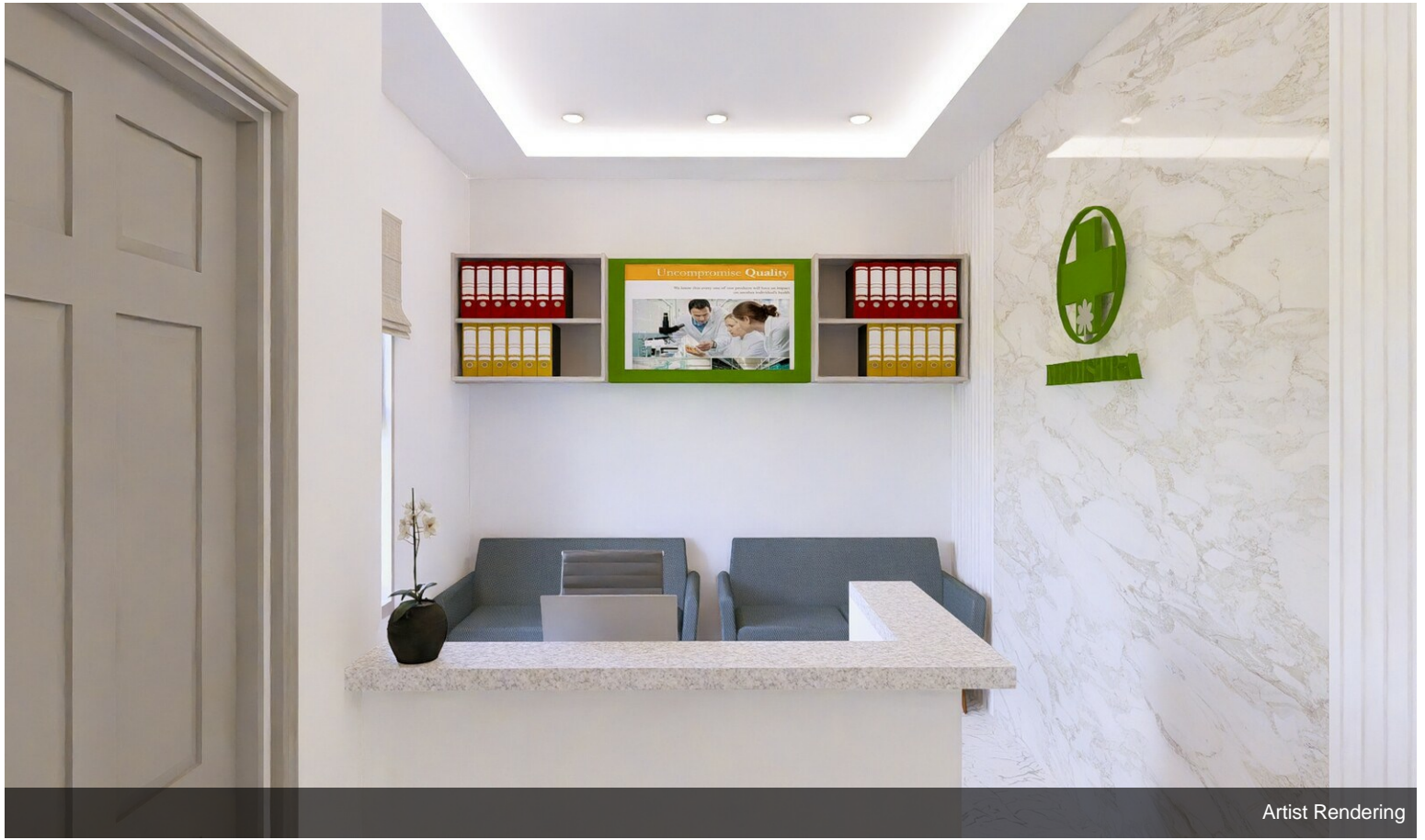


C

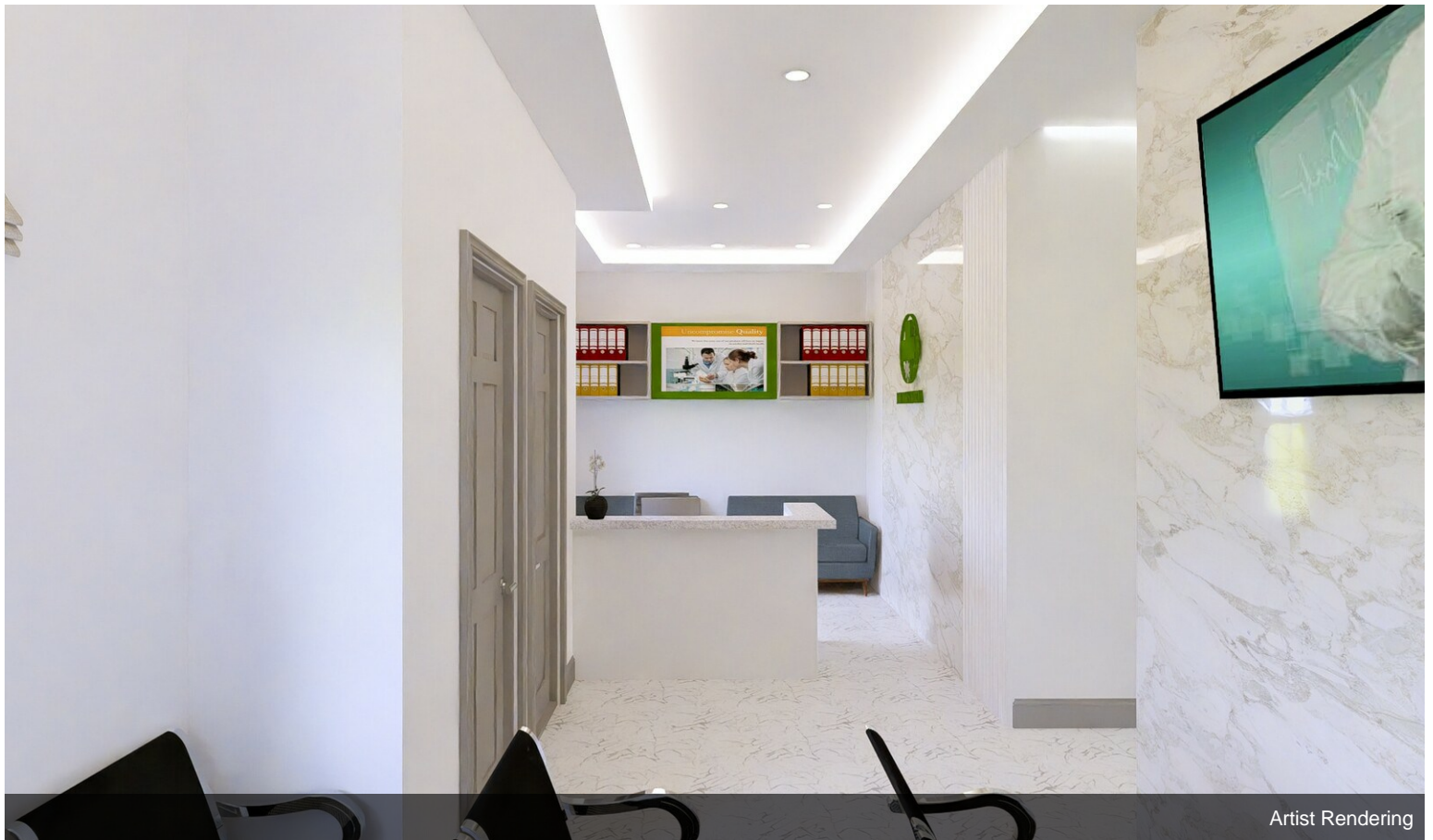


Artist Rendering

# Property Photos



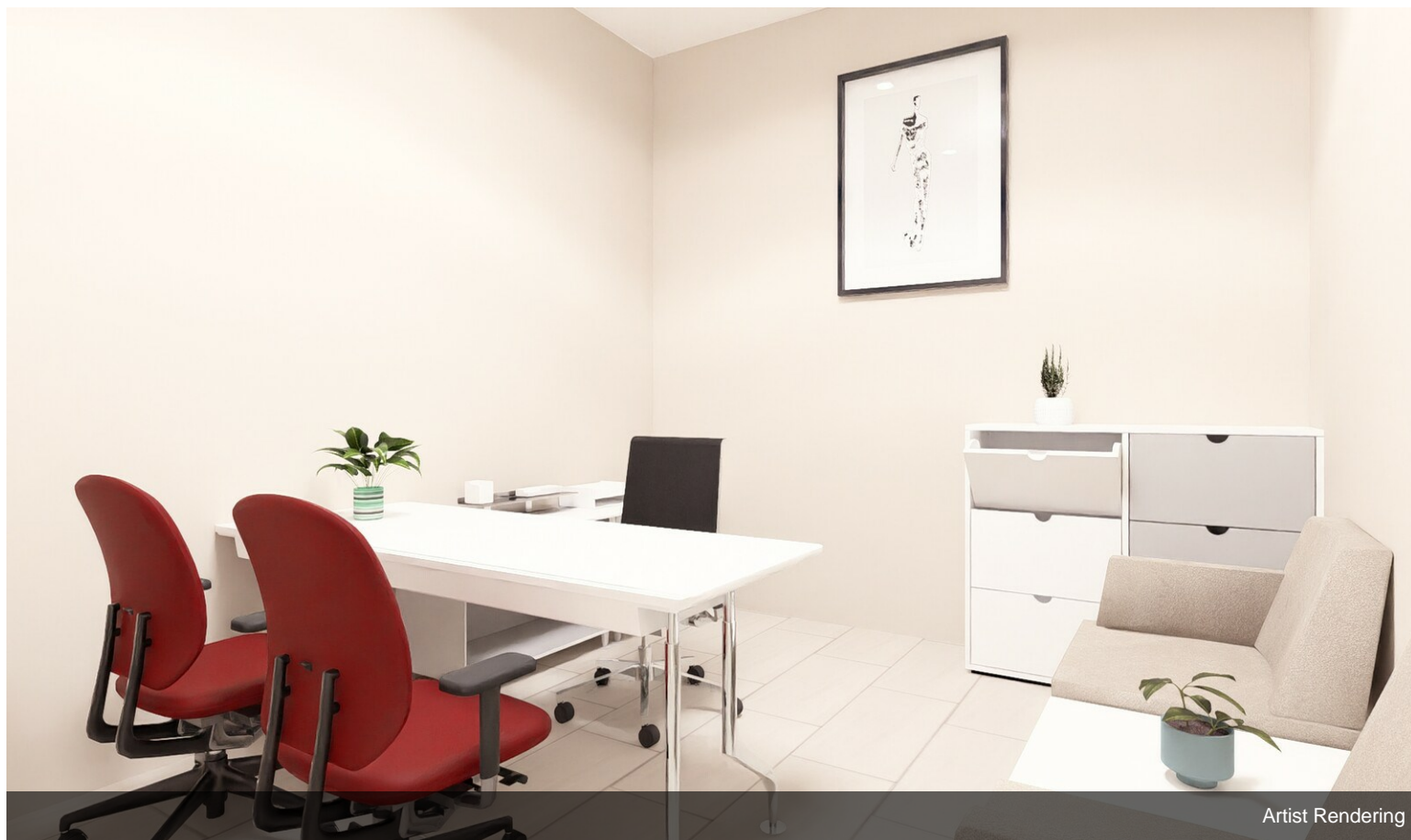
Artist Rendering



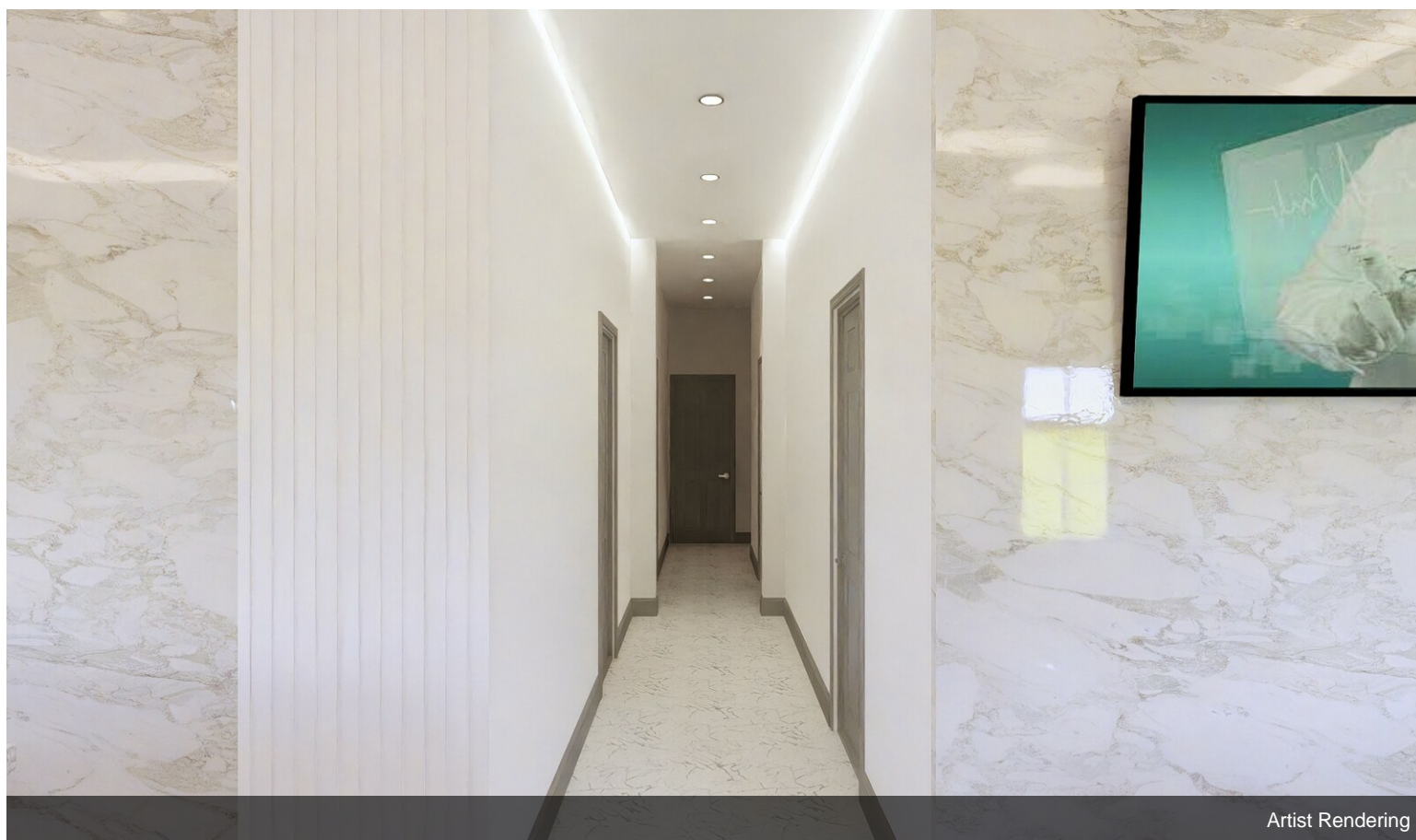
Artist Rendering



# Property Photos

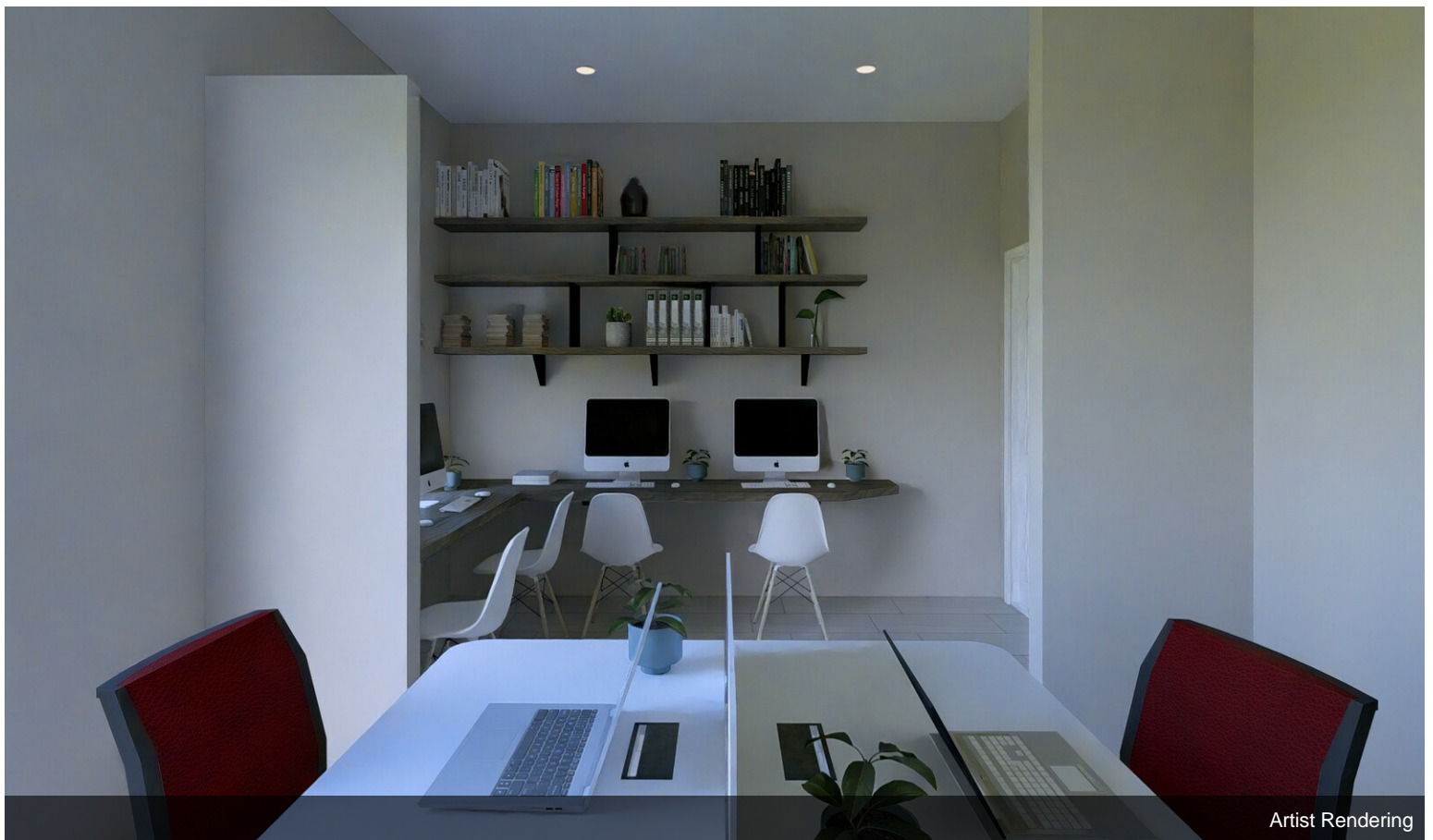


Artist Rendering

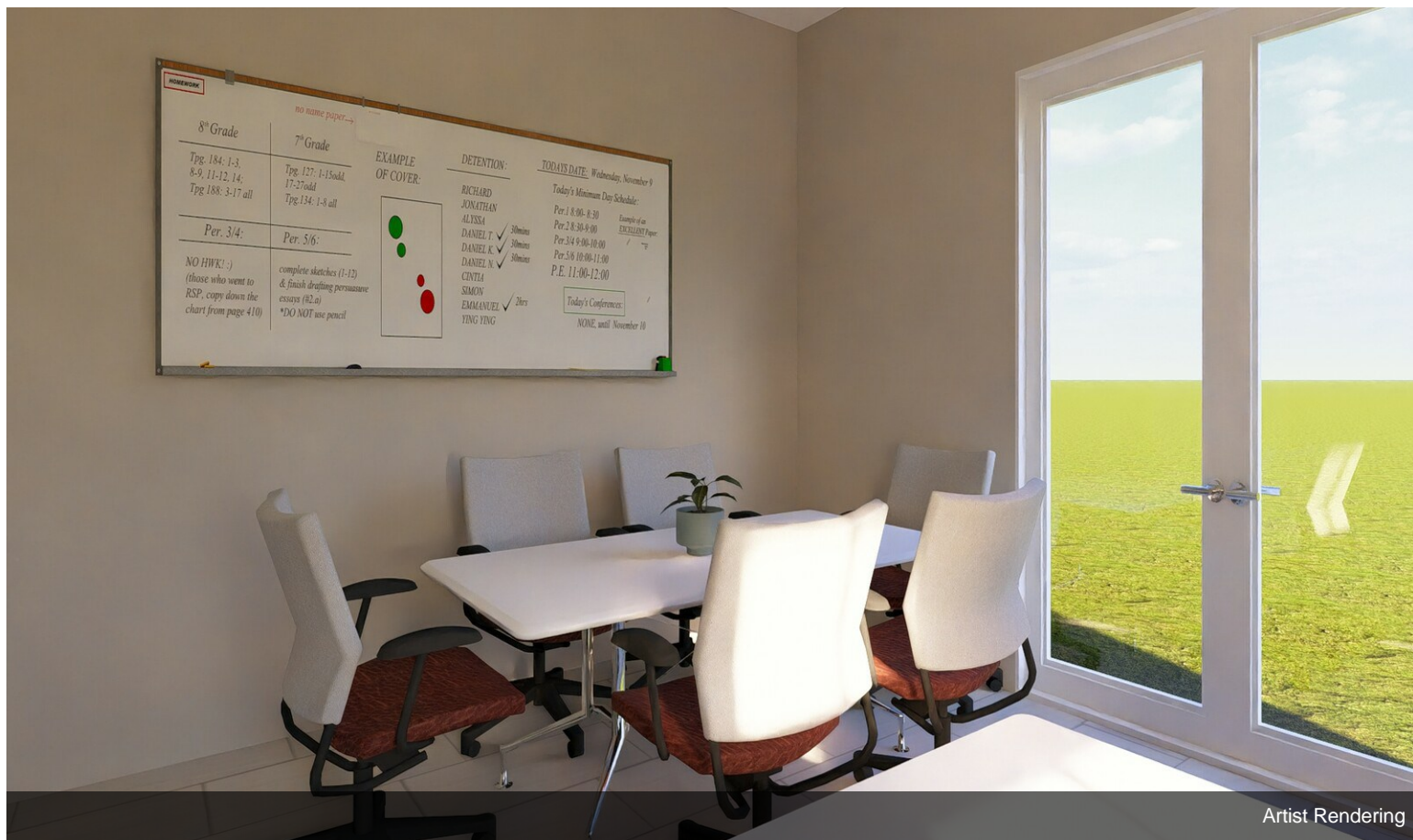


Artist Rendering

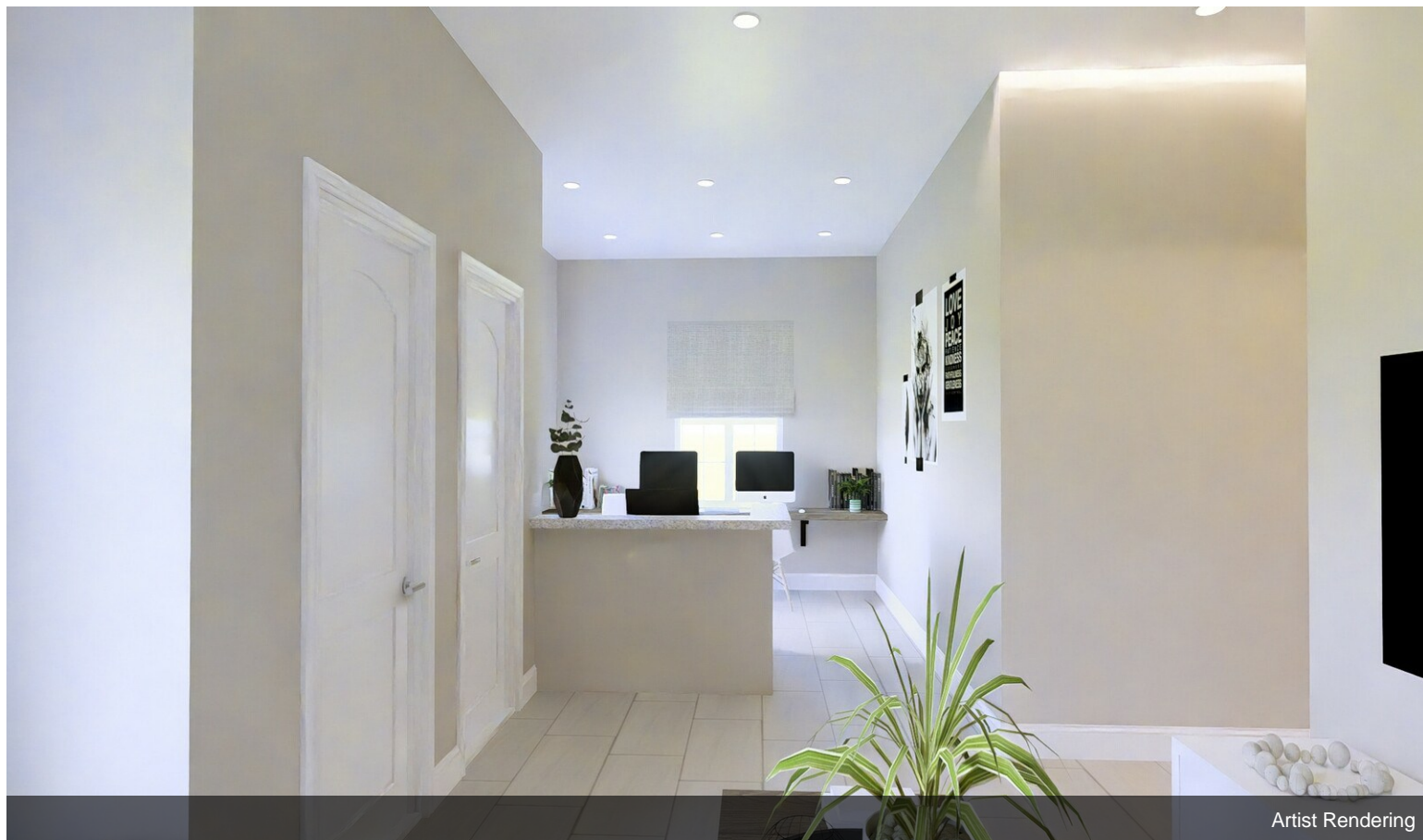
# Property Photos



# Property Photos

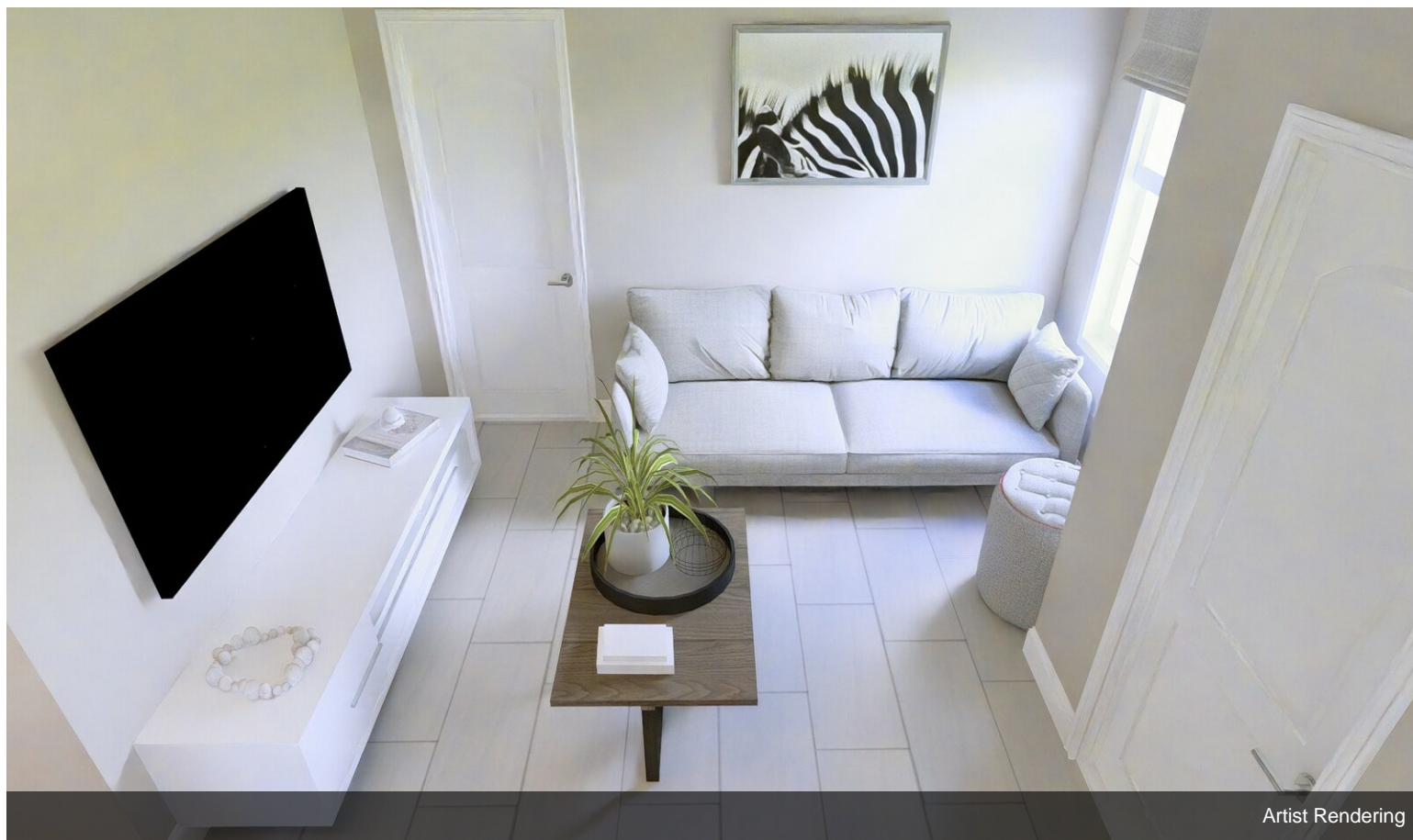


Artist Rendering



Artist Rendering

# Property Photos

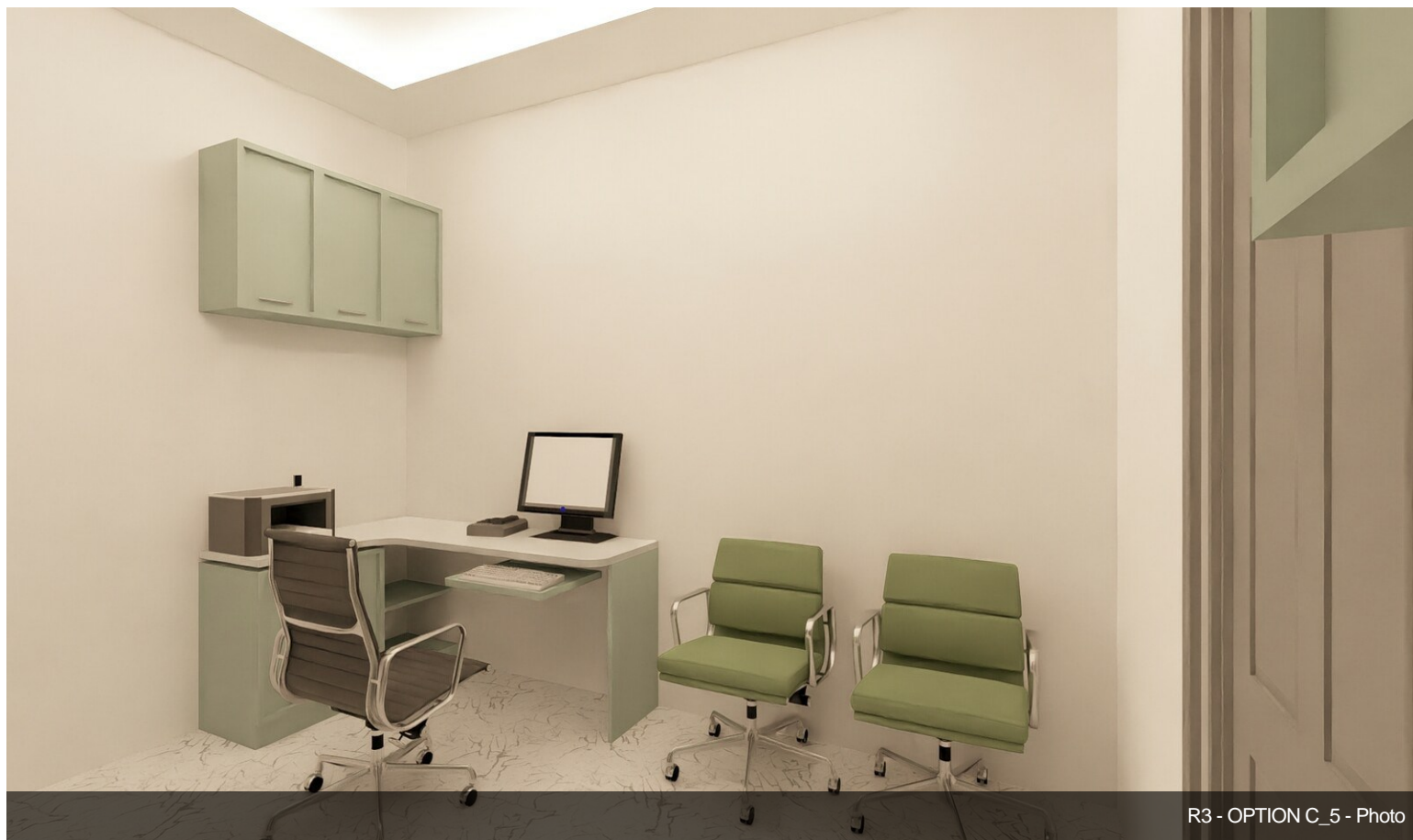


Artist Rendering



R3 - OPTION C\_18 - Photo

# Property Photos



# Property Photos

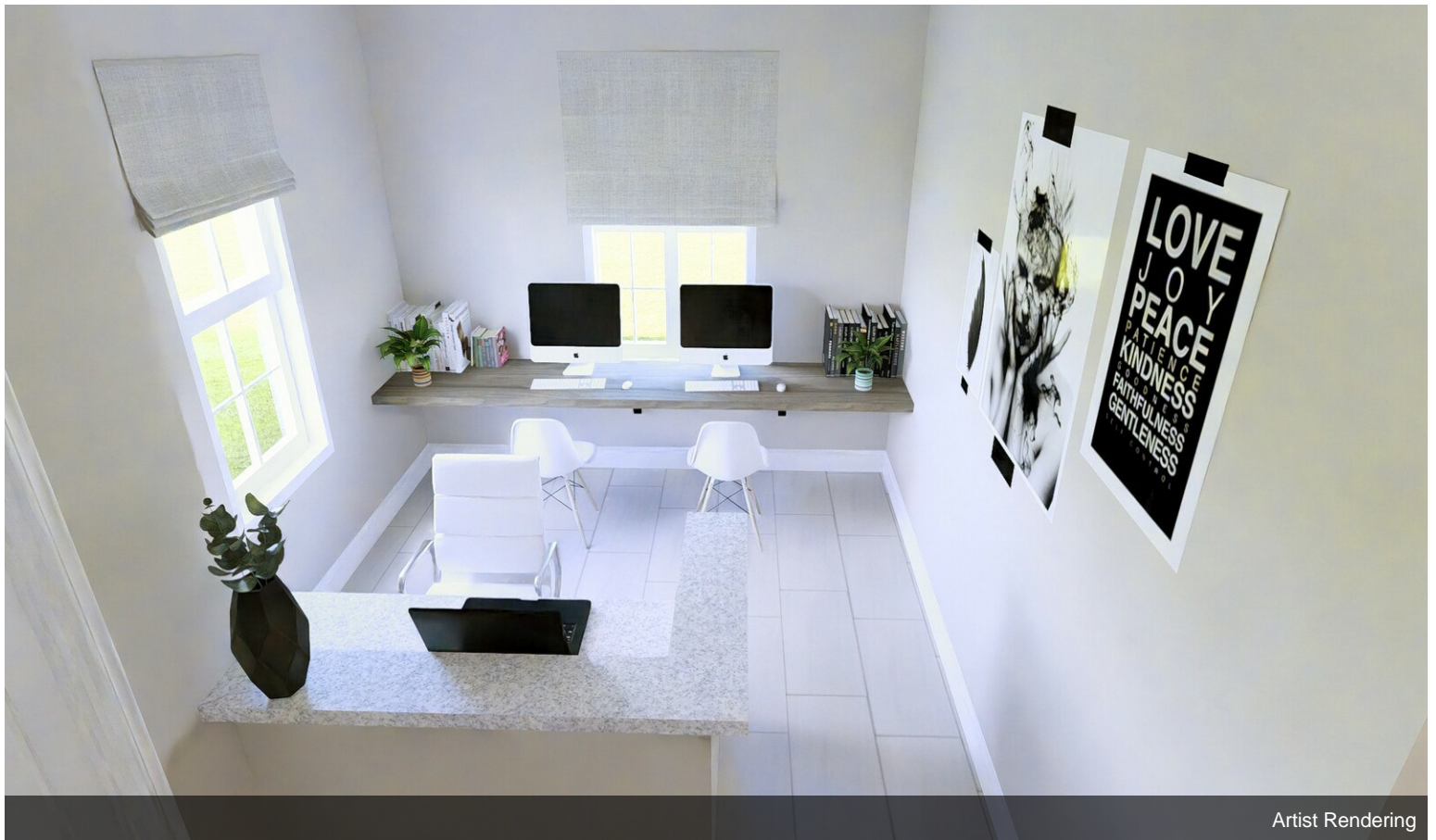


Artist Rendering

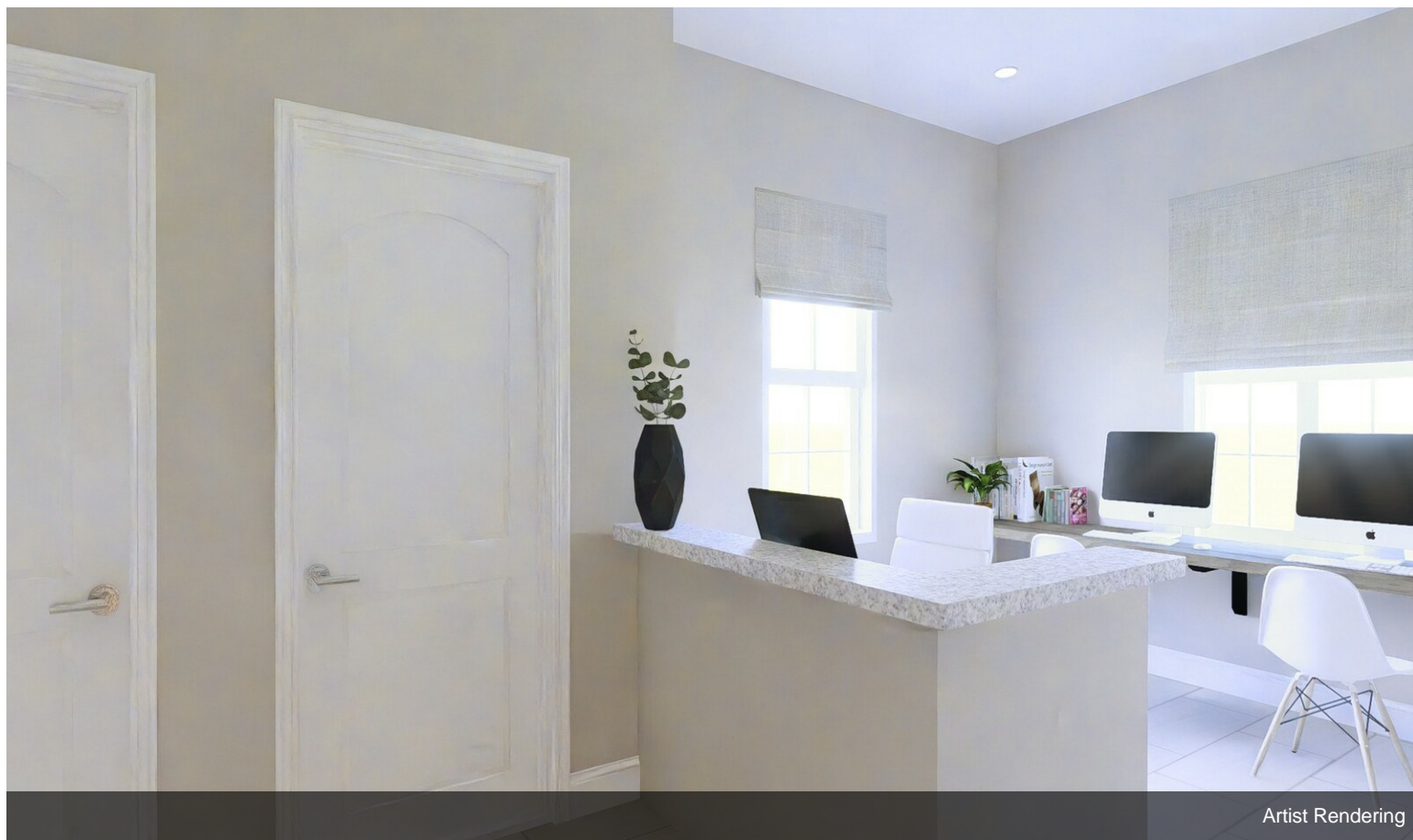


Artist Rendering

# Property Photos

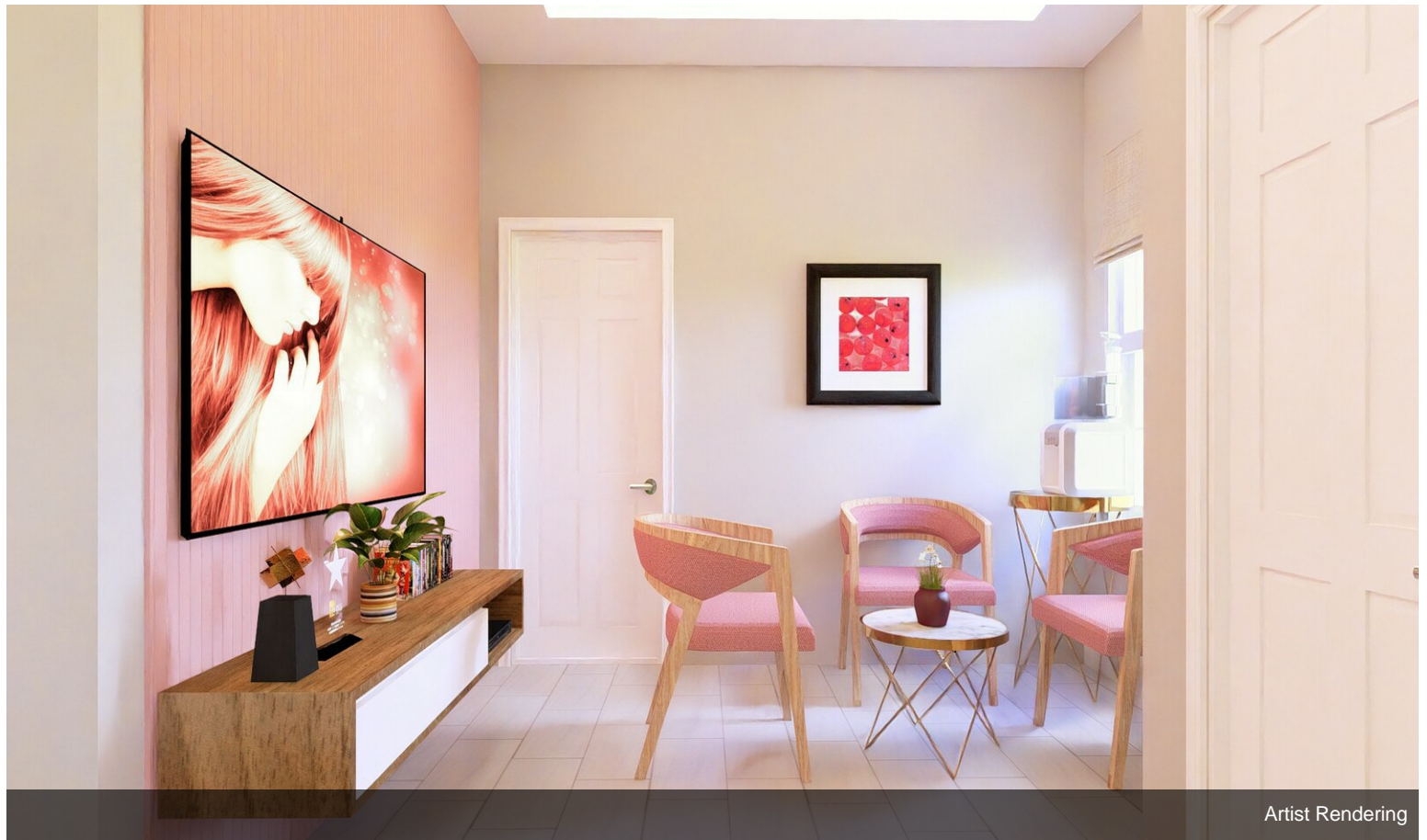


# Property Photos

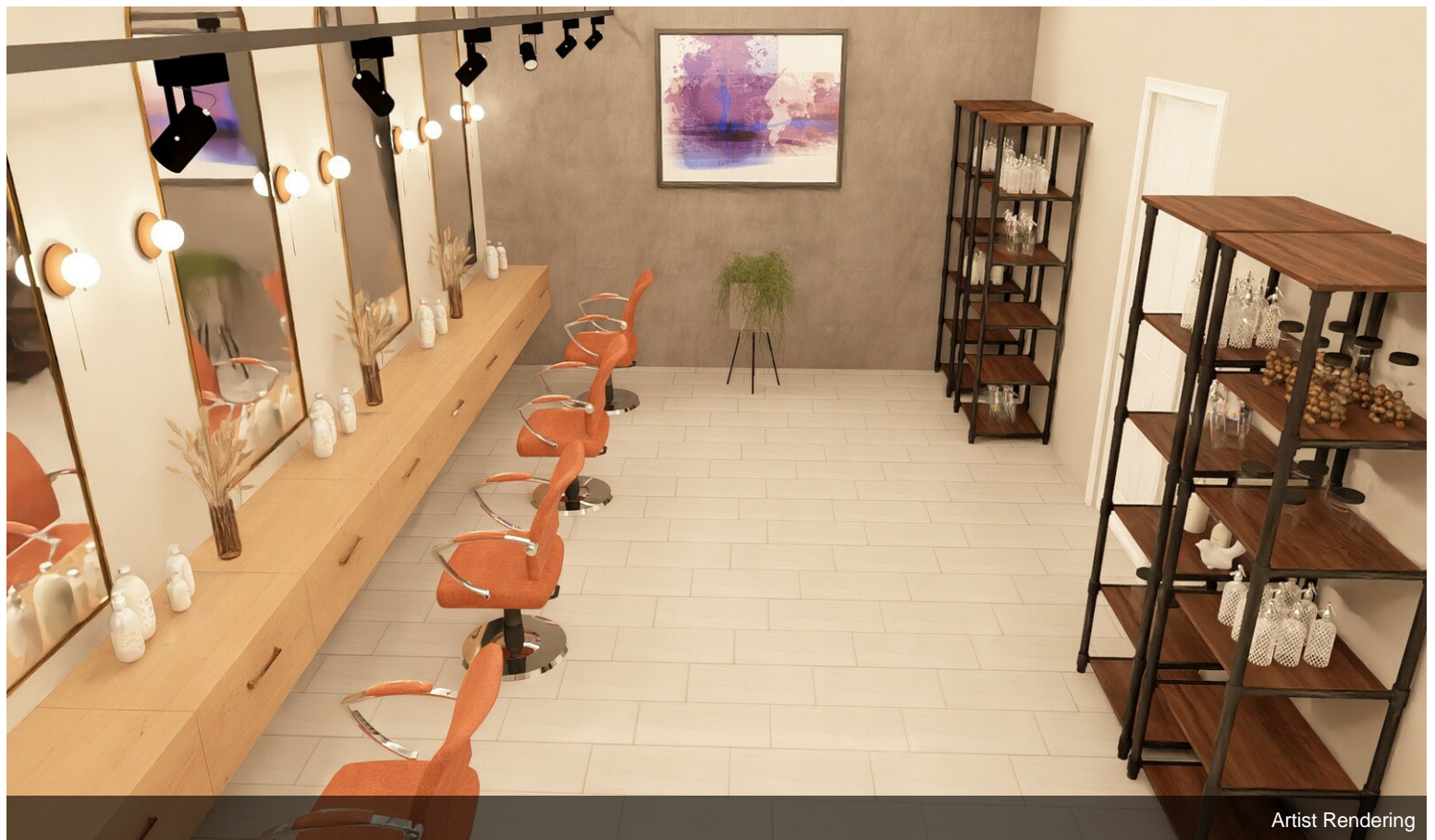




# Property Photos

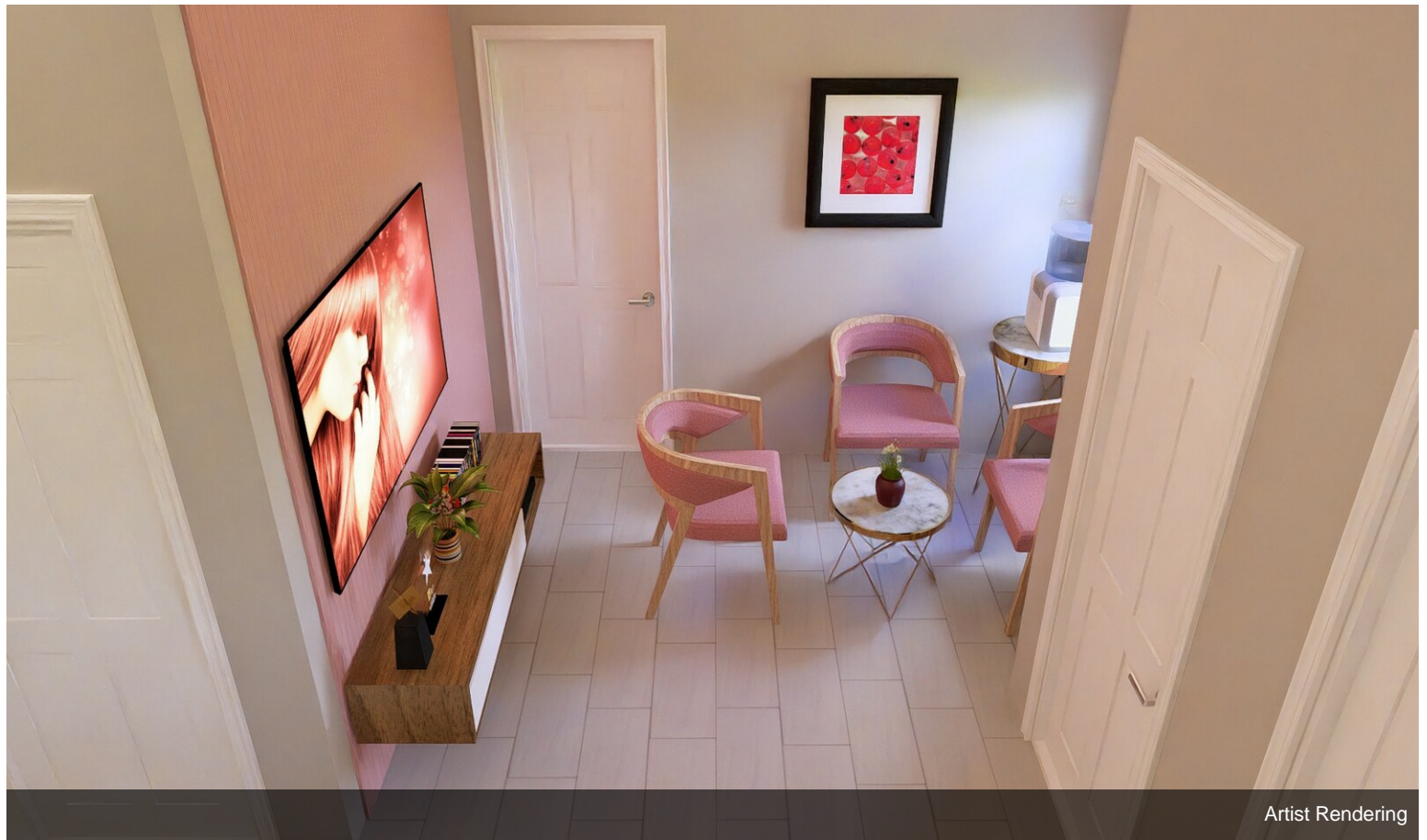


Artist Rendering

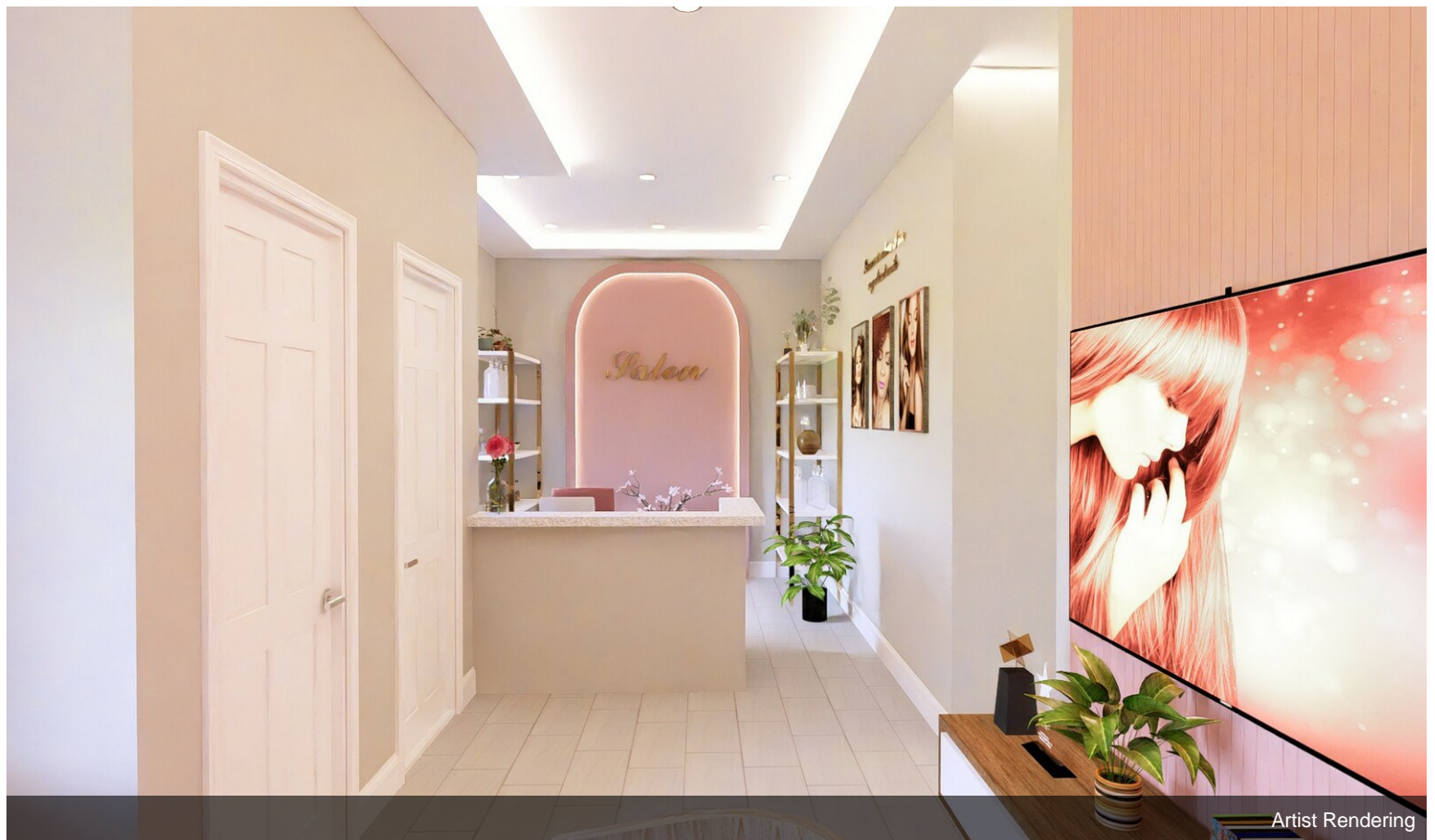


Artist Rendering

# Property Photos

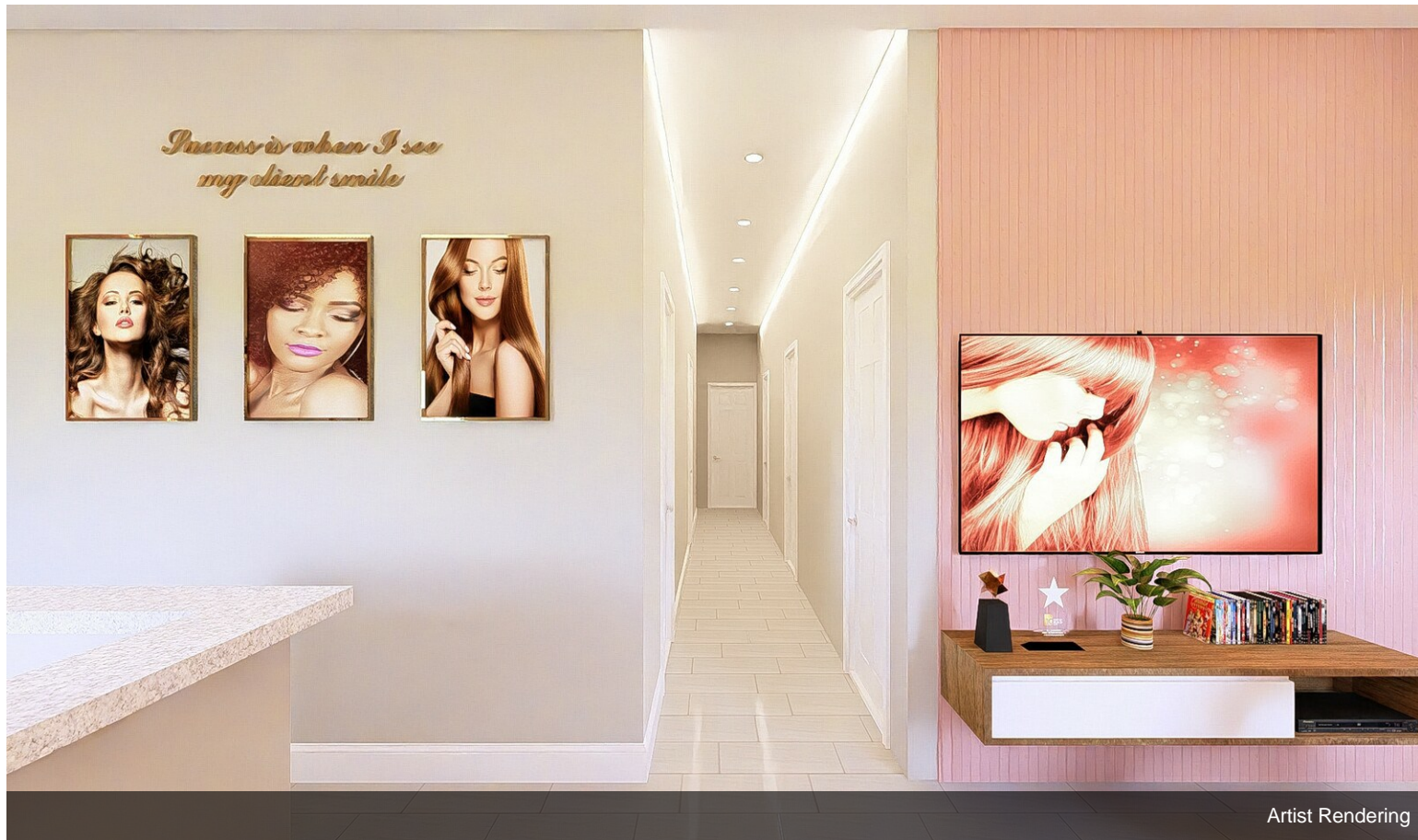


Artist Rendering

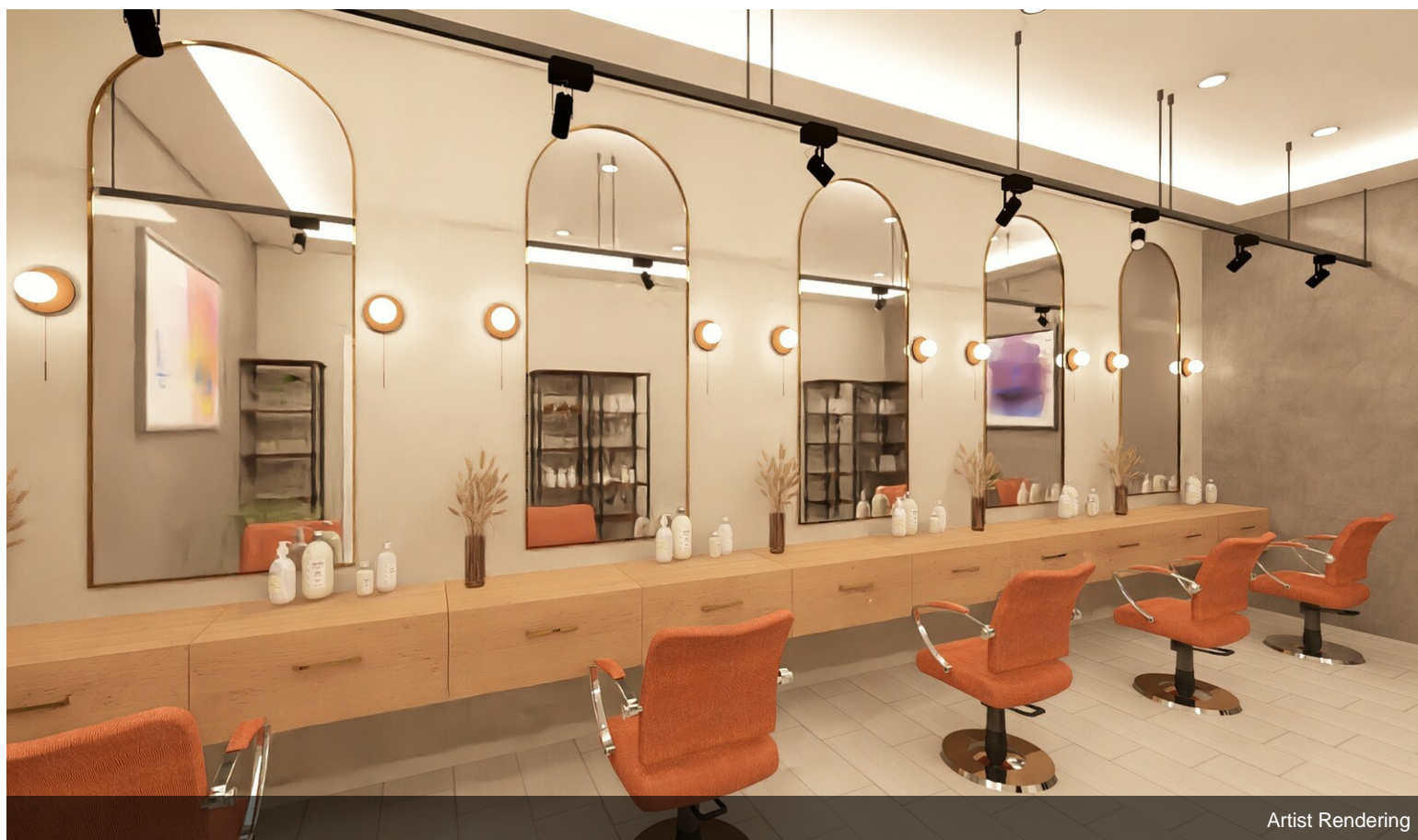


Artist Rendering

# Property Photos

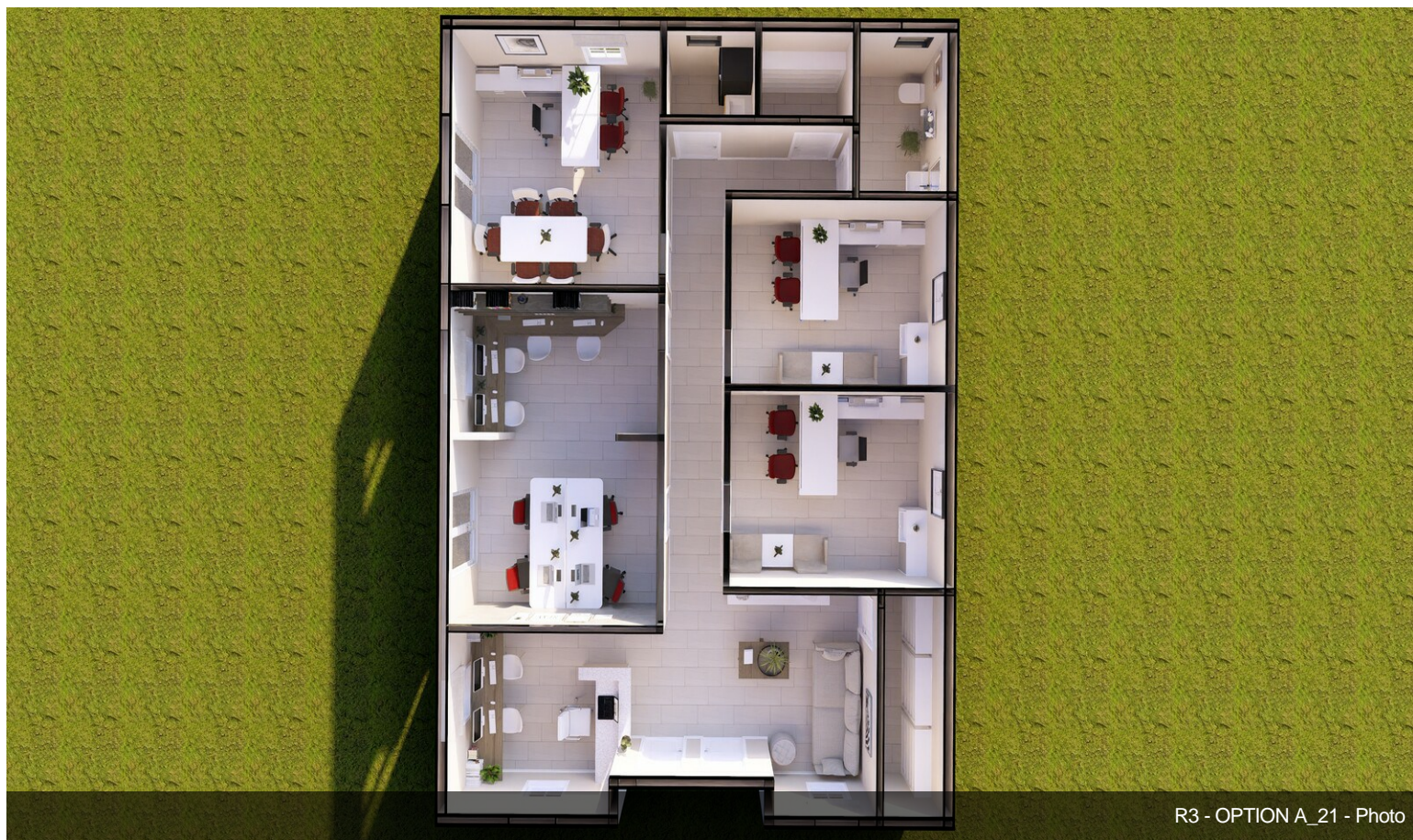


Artist Rendering

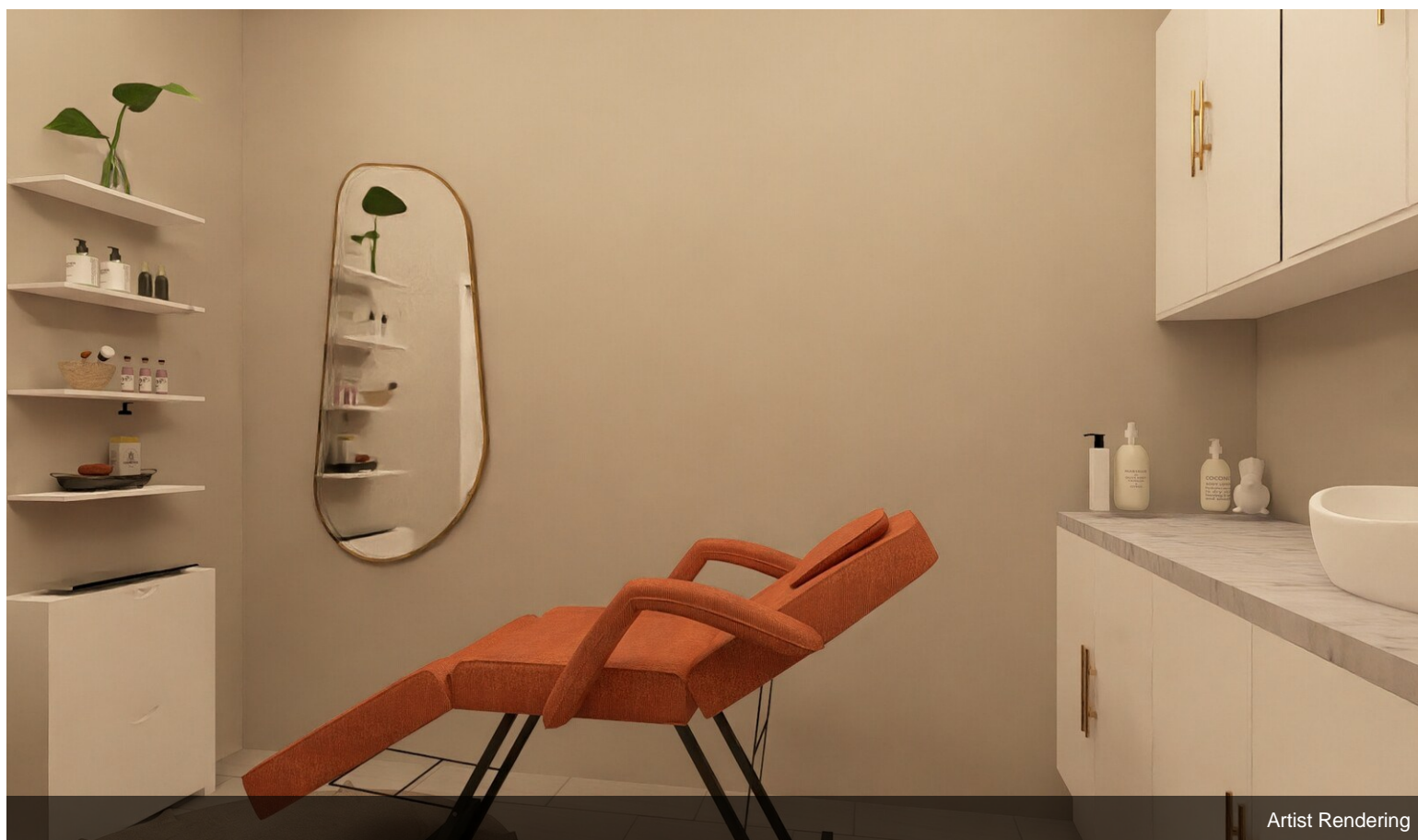


Artist Rendering

# Property Photos

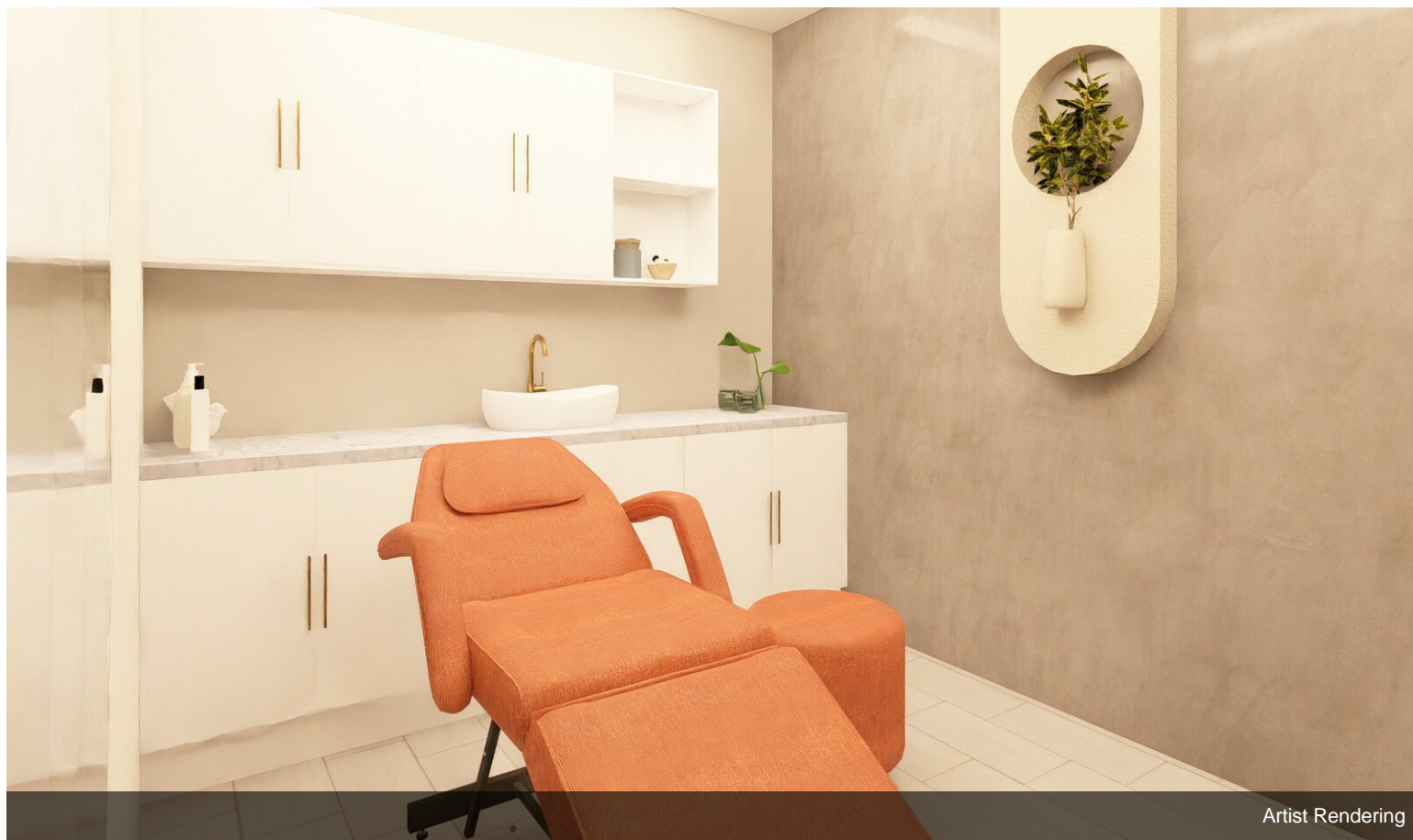


R3 - OPTION A\_21 - Photo

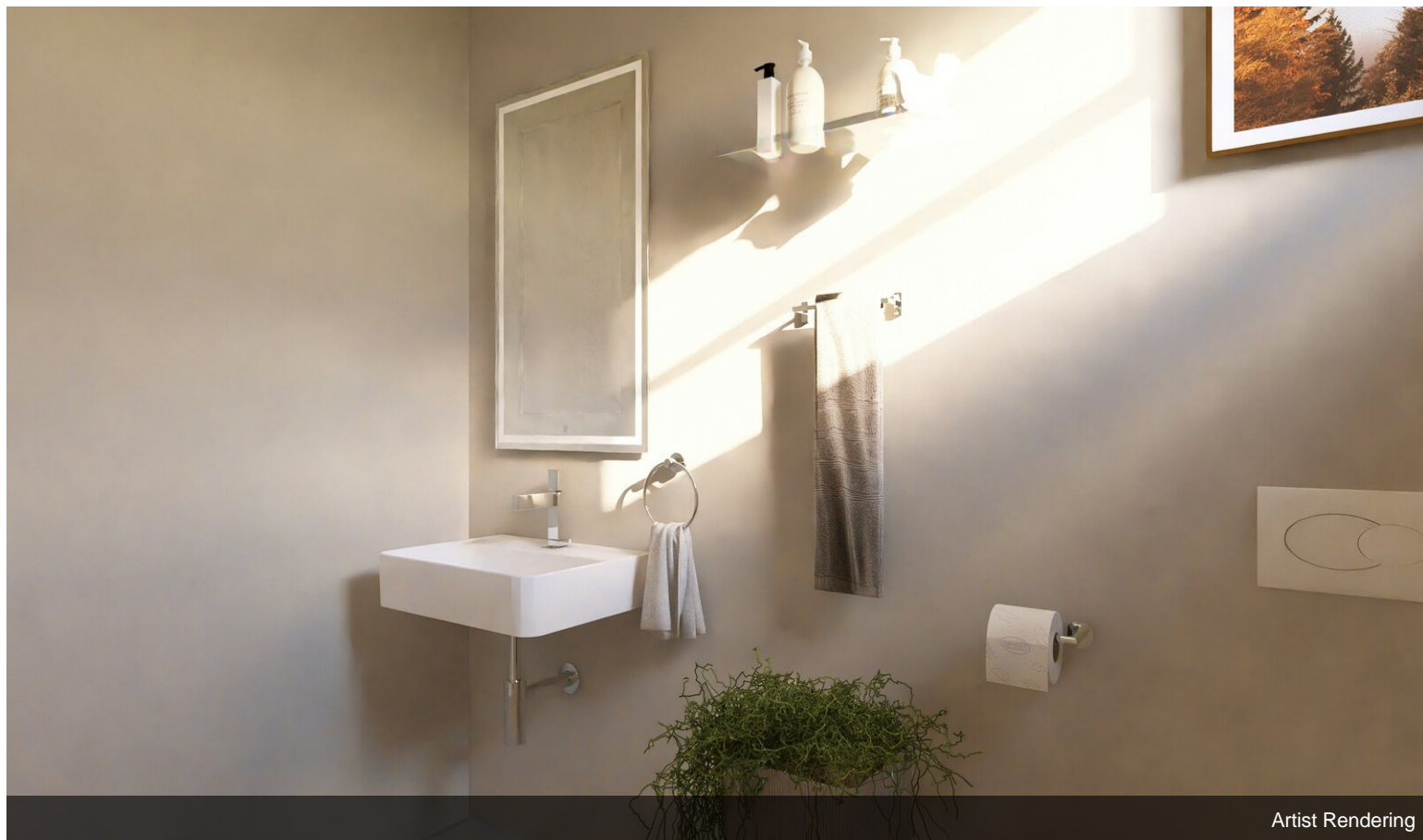


Artist Rendering

# Property Photos



Artist Rendering



Artist Rendering

# Property Photos



Artist Rendering



Outside night 2

# Property Photos



Outside 2



Outside night

# Property Photos



DSC\_0361