

# CLEARWATER OFFICE BUILDING FOR SALE AND LEASE

1300 S. Fort Harrison Ave, Clearwater, FL 33756



Sale Price: \$1,400,000  
Lease Rate: \$20.00/sf NNN

Kevin Yeager, VP Commercial Services  
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# Highlights



Total building size: 4,131 SF  
Suite 200 Available: 2,644 SF on the  
2nd floor with private elevator



4,131 SF Medical/Professional  
office building for Sale



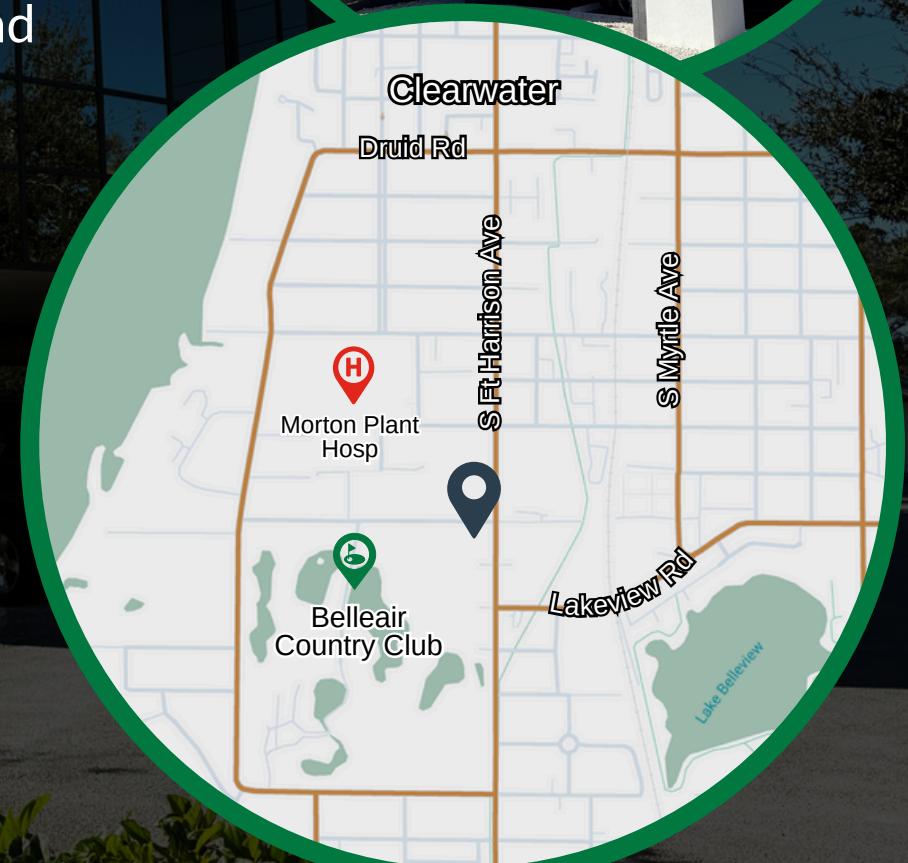
Adjacent to Morton Plant Hospital and  
Belleair Country Club



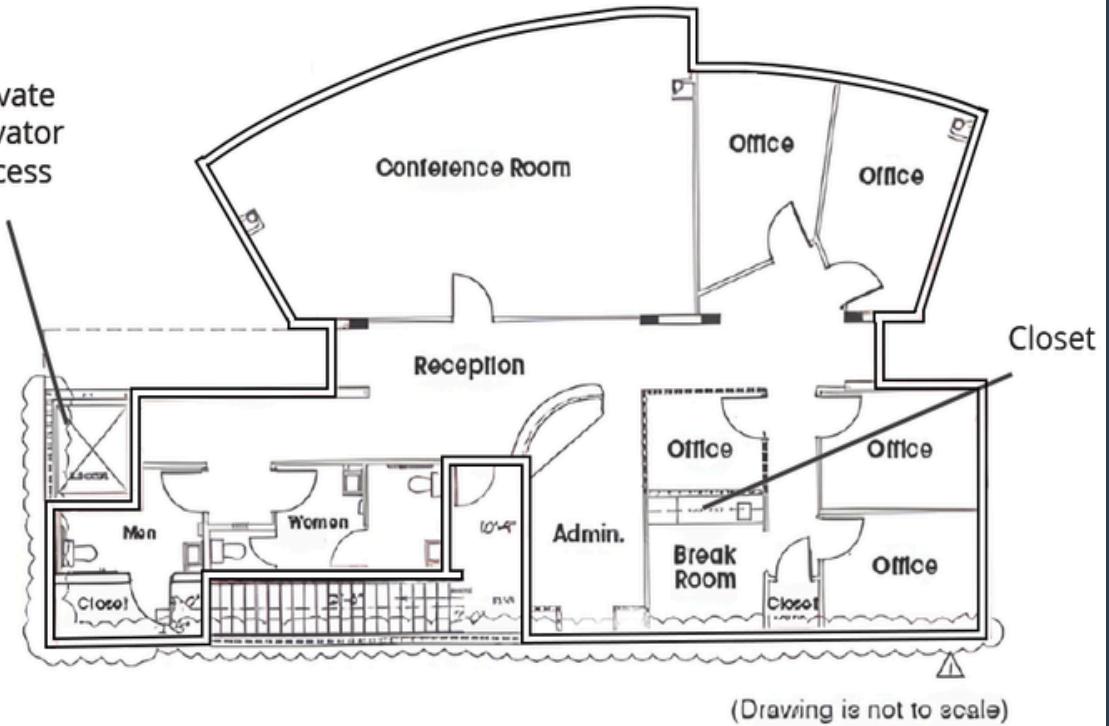
Owner Financing options Available



Parking: 4/1,000.



Private  
elevator  
access



# Property Description

Located at 1300 S Ft Harrison Ave in Clearwater, FL, this property offers a prime location with excellent nearby amenities, including the Bellair Country Club, Pelican Golf Club, The Bellevue Inn, Morton Plant Hospital, and Coachman and Hallett Park. It's just 10 minutes from Clearwater Beach and close to Publix, restaurants, retail, and hotels.

The suite, occupying the entire 2nd floor, offers private elevator and stairwell access, making it an ideal choice for businesses seeking a prestigious address in Clearwater.



# Listing Agent



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Kevin is the Vice President of Commercial Services at Commercial Partners Realty and has been in commercial real estate since 2003. Kevin manages tenant representation, landlord representation, investment sales, and owner/user transactions for our client's success. His clients appreciate his wealth of knowledge and professionalism in securing and closing deals.



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