

# Myrtle Executive Center - Downtown Clearwater and Self Storage



1230 S Myrtle Ave, Clearwater, FL 33756

Listing ID: 28221609  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Governmental, Institutional  
 Contiguous Space: 100 - 5,304 SF  
 Total Available: 23,419 SF  
 Lease Rate: \$1,200 - 42,432 (Annual)  
 Unit Price: \$8 - 2.24 PSF (Annual)  
 Base Monthly Rent: \$100 - 3,536  
 Lease Type: Gross Lease, Modified Gross



## Overview/Comments

Downtown Clearwater Office space with large oak trees, courtyards with fountain and shaded picnic areas. Units available from 520± SF up to 4,603± SF contiguous. Landlord is a local resident who takes much pride of ownership and operates the property as a family business. The tenants benefit from many amenities including on-site maintenance, overflow parking lot for visitors or tenant staff, and reserved parking in front of the units.

The property is close to Morton Plant and the City and County offices and is ideal for medical, law, insurance, or any other professional user.

## More Information Online

<http://cie.fgcar.org/listing/28221609>



## QR Code

Scan this image with your mobile device:

## General Information

Tax ID/APN:	21-29-15-58068-010-0060	Class of Space:	Class B
Office Type:	Governmental, Institutional, Medical, Office Building, Other	Gross Building Area:	38,355 SF
Zoning:	OFFICE	Building/Unit Size (RSF):	38,355 SF
		Land Area:	3 Acres

## Available Space

Suite/Unit Number:	104-106	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	10/25/2012
Space Available:	3,344 SF	Lease Term (Months):	36 Months
Minimum Divisible:	650 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	3,344 SF	Lease Type:	Modified Gross

## Available Space

Suite/Unit Number:	1239-1243	Lease Term (Months):	36 Months
Suite Floor/Level:	1	Lease Rate:	\$8 PSF (Annual)
Space Available:	3,132 SF	Lease Type:	Modified Gross
Minimum Divisible:	698 SF	Conference Rooms:	2
Maximum Contiguous:	3,132 SF	Offices:	8
Space Subcategory 1:	Office Building	Parking Spaces:	12
Space Subcategory 2:	Business Park	Rent Escalators:	Step-Up Lease
Space Type:	Relet	Rent Escalators Description:	4% Annual
Date Available:	05/13/2015		

Space Description Well appointed general office. Space has wood floors and some carpet. ADA rest rooms and kitchenettes. Space can be demised into 3 units or left as 1 unit.

### Available Space

Suite/Unit Number:	1245	Date Available:	08/01/2017
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	698 SF	Lease Rate:	\$8 PSF (Annual)
Minimum Divisible:	698 SF	Lease Type:	Modified Gross
Maximum Contiguous:	698 SF	Conference Rooms:	1
Space Subcategory 1:	Office Building	Offices:	3
Space Subcategory 2:	Business Park	Kitchen/Breakroom:	Yes
Space Description:	General Office Space	Parking Spaces:	3
Space Type:	Relet	Rent Escalators:	Step-Up Lease

### Available Space

Suite/Unit Number:	202-206	Lease Term (Months):	60 Months
Suite Floor/Level:	1	Lease Rate:	\$8 PSF (Annual)
Space Available:	5,304 SF	Lease Type:	Modified Gross
Minimum Divisible:	1,500 SF	Conference Rooms:	2
Maximum Contiguous:	5,304 SF	Offices:	12
Space Subcategory 1:	Medical	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Business Park	Parking Spaces:	12
Space Description:	Former Pediatrics Space.	Rent Escalators:	Step-Up Lease
Space Type:	Relet	Rent Escalators Description:	3%
Date Available:	04/01/2017	Rent Concession:	Negotiable

### Available Space

Suite/Unit Number:	301	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	10/25/2012
Space Available:	1,625 SF	Lease Term (Months):	36 Months
Minimum Divisible:	1,625 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	1,625 SF	Lease Type:	Modified Gross

### Available Space

Suite/Unit Number:	302	Space Type:	Relet
Suite Floor/Level:	One	Date Available:	03/18/2016
Space Available:	1,040 SF	Lease Term (Months):	36 Months
Minimum Divisible:	1,040 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	1,040 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building	Parking Spaces:	4
Space Subcategory 2:	Business Park	Rent Escalators:	Step-Up Lease
Space Description:	Immaculate Suite ready to occupy. Nicely Finished.	Rent Escalators Description:	4%

### Available Space

Suite/Unit Number:	1249	Date Available:	01/01/2017
Suite Floor/Level:	1	Lease Term (Months):	36 Months
Space Available:	698 SF	Lease Rate:	\$8 PSF (Annual)
Minimum Divisible:	698 SF	Lease Type:	Modified Gross
Maximum Contiguous:	698 SF	Offices:	2
Space Subcategory 1:	Office Building	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Business Park	Parking Spaces:	2
Space Description:	Open Space	Rent Escalators:	Step-Up Lease
Space Type:	Relet		

### Available Space

Suite/Unit Number:	305-A	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	03/01/2018
Space Available:	293 SF	Lease Term (Months):	12 Months
Minimum Divisible:	293 SF	Lease Rate:	\$15 PSF (Annual)
Maximum Contiguous:	293 SF	Lease Type:	Gross Lease
Space Subcategory 1:	Office Building	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Business Park	Rent Escalators:	Step-Up Lease
Space Description:	Gross Lease- Electric, W&S, Trash Included. Some Common Area		

### Available Space

Suite/Unit Number:	305-B	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	03/01/2018
Space Available:	244 SF	Lease Term (Months):	12 Months
Minimum Divisible:	244 SF	Lease Rate:	\$15 PSF (Annual)
Maximum Contiguous:	244 SF	Lease Type:	Gross Lease
Space Subcategory 1:	Office Building	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Business Park	Rent Escalators:	Step-Up Lease
Space Description:	Gross Lease- Electric, W&S, Trash Included. Some Common Area		

### Available Space

Suite/Unit Number:	401-403	Space Subcategory 2:	Research & Development
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	2,815 SF	Date Available:	03/05/2015
Minimum Divisible:	100 SF	Lease Term (Months):	12 Months
Maximum Contiguous:	2,815 SF	Lease Rate:	\$100 - 525 (Monthly)
Space Subcategory 1:	Self Storage	Lease Type:	Gross Lease

Space Description This unit has been converted to Self Storage. This is a secure location with 24-7-365 access. Conveniently located in central Clearwater. Competitive rates!

### Available Space

Suite/Unit Number:	404	Date Available:	05/20/2014
Suite Floor/Level:	One	Lease Term (Months):	36 Months
Space Available:	1,040 SF	Lease Rate:	\$8 PSF (Annual)
Minimum Divisible:	1,040 SF	Lease Type:	Modified Gross
Maximum Contiguous:	1,040 SF	Offices:	4
Space Subcategory 1:	Office Building	Parking Spaces:	4
Space Description:	General Office Space	Rent Escalators:	Step-Up Lease
Space Type:	Relet		

### Available Space

Suite/Unit Number:	405	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	10/25/2012
Space Available:	1,060 SF	Lease Term (Months):	36 Months
Minimum Divisible:	1,060 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	1,060 SF	Lease Type:	Modified Gross

### Available Space

Suite/Unit Number:	1231	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	10/25/2012
Space Available:	1,886 SF	Lease Term (Months):	36 Months
Minimum Divisible:	1,886 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	4,603 SF	Lease Type:	Modified Gross

### Available Space

Suite/Unit Number:	ES-1	Date Available:	01/01/2017
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	240 SF	Lease Rate:	\$300 (Monthly)
Minimum Divisible:	240 SF	Lease Type:	Gross Lease
Maximum Contiguous:	240 SF	Offices:	1
Space Subcategory 1:	Office Building	Parking Spaces:	2
Space Subcategory 2:	Business Park	Rent Escalators:	Step-Up Lease
Space Type:	Relet		

Space Description Full Service Suite in attractive office park. Common area bathroom and kitchen. Wood floors and ceiling fan- window makes for bright work space.

### Building Related

Total Number of Buildings:	1	Year Built:	1983
Number of Stories:	1	Parking Ratio:	5 (per 1000 SF)

### Location

Address: 1230 S Myrtle Ave, Clearwater, FL 33756  
County: Pinellas  
MSA: Tampa-St. Petersburg-Clearwater



### Property Images



Courtyard\_1



Myrtle\_Executive\_Ctr\_East



Courtyard



Myrtle\_Ave\_Picture





Exterior



IMG\_0528



Interior\_1



IMG\_0529



Interior\_2



IMG\_0530



IMG\_0533



IMG\_0541



IMG\_0535



IMG\_0543



IMG\_0536

## Property Contacts

---



**Ed Light, CCIM**

Coastline Commercial Realty, LLC

727-430-5040 [M]

727-430-5040 [O]

ed@coastlinecr.com