



1275 Cleveland St

1275 Cleveland St, Clearwater, FL 33755



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1275 Cleveland St

\$21.75 /SF/YR

Turnkey Downtown Clearwater Medical/Office Space – 3,470 SF | 11 Rooms | Parking | High Visibility Corner Position your business in one of the most strategic locations in Downtown Clearwater—on a highly visible corner within the Downtown Business District, just steps from The Sound at Coachman Park, the \$84M waterfront destination featuring a 9,000-seat amphitheater, splash pad, and year-round events driving consistent foot traffic. Built for High-Value Uses That Need Rooms + Flow Perfectly configured for: Medical...

- 11 private treatment / office rooms
- Ideal for medical, therapy, or counseling use
- Multiple sink & cabinet stations (plumbed rooms)
- Functional clinic layout with reception area
- Ample on-site parking (15 spaces)
- High-visibility Cleveland St. frontage

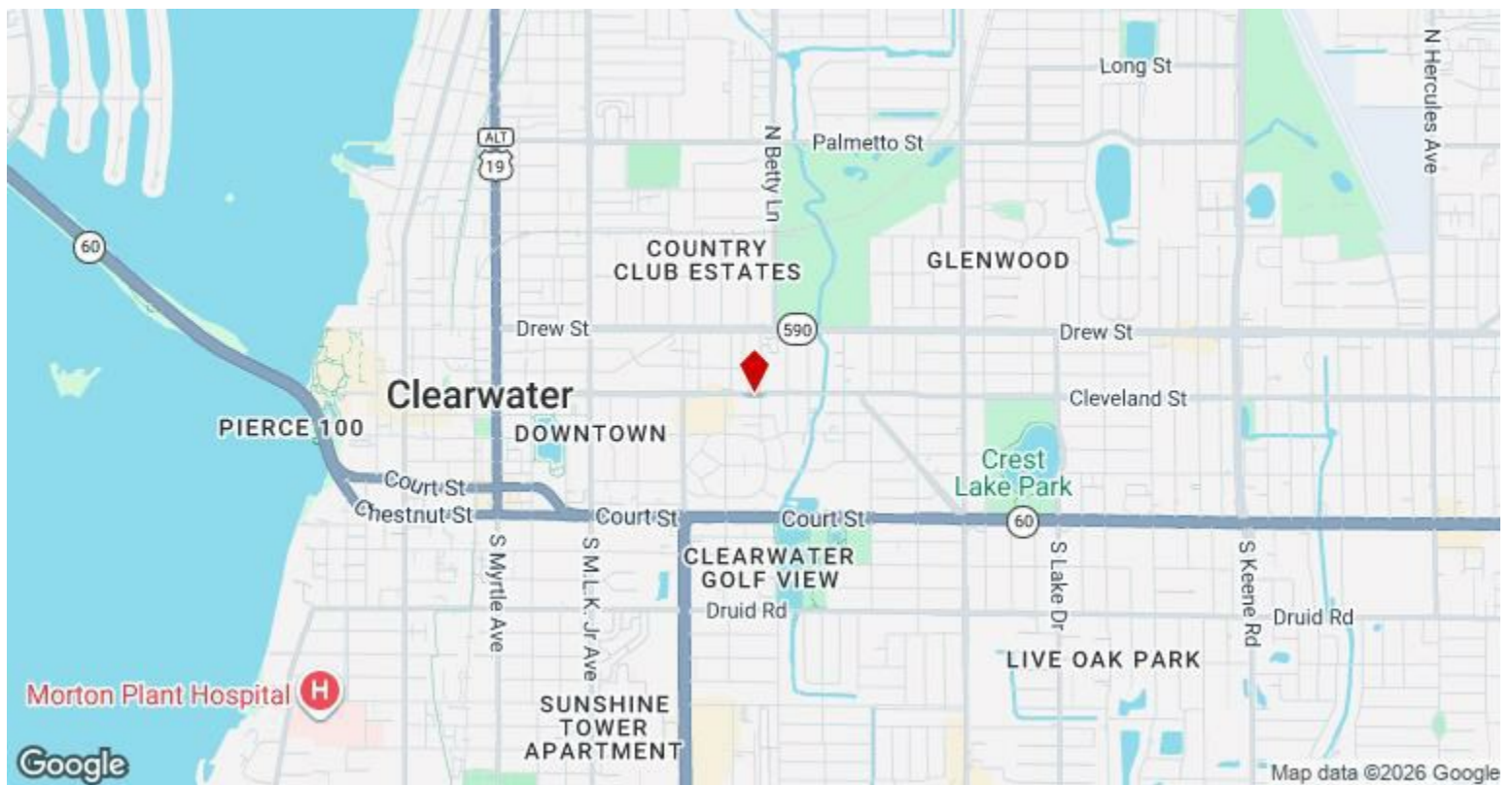


Rental Rate:	\$21.75 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	3,470 SF
Year Built:	1960
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	50 (Fairly friendly)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.16 USD/SF/MO
Rental Rate Mo:	\$1.81 /SF/MO

1st Floor

Space Available	3,470 SF
Rental Rate	\$21.75 /SF/YR
Contiguous Area	3,470 SF
Date Available	Now
Service Type	Double Net
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

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Corner Position your business in one of the most strategic locations in Downtown Clearwater—on a highly visible corner within the Downtown Business District, just steps from The Sound at Coachman Park, the \$84M waterfront destination featuring a 9,000-seat amphitheater, splash pad, and year-round events driving consistent foot traffic. Built for High-Value Uses That Need Rooms + Flow. Perfectly configured for: Medical spa, Chiropractic / physical therapy, Pain management, Acupuncture / massage clinic, Behavioral health / counseling, Tutoring center or language school. Fully Renovated & Move-In Ready (2023). Approx. 3,470 SF standalone building with a layout designed for efficiency and client experience: Large reception + waiting area, 11 private rooms (exam, treatment, office, or consult rooms), 2 restrooms (including ADA-compliant), Multiple sink + cabinetry stations (ideal for medical/clinical use), Modern finishes throughout, Washer/dryer + full-size refrigerator (easy staff breakroom setup), Flexible layout for multiple business models. Rare Downtown Advantage: Parking + Access. 15 private on-site parking spaces (includes handicap). Multiple access points: main entrance + 2 street entrances + 2 side entrances. Easy client flow, staff separation, and operational flexibility. Zoning That Works for You (Downtown "D"). Supports a wide range of uses: medical, professional office, education, business services, wellness, religious, cultural, and more. Aggressive Lease Incentive (Designed to Get You Open Faster). Limited-time offer: Sign a 3-year lease and pay \$1 rent for April + May 2026. Lease type: Double Net (NN). Minimum term: 3 years (flexible for strong tenants). Location That Drives Growth. Minutes to: Clearwater Beach, Downtown Clearwater core, Dining, retail, and expanding business corridor. Why This Space Wins vs Others: Turnkey condition (no buildout delay), Room count already built (huge cost savings), On-site parking (rare downtown), Corner visibility + proximity to major redevelopment. Flexible layout for scaling or multi-provider use. Call to Action: Spaces like this—move-in ready, high-visibility, with parking—are extremely limited in Downtown Clearwater. Schedule a private tour and secure your location before the next wave of downtown growth.



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Property Photos



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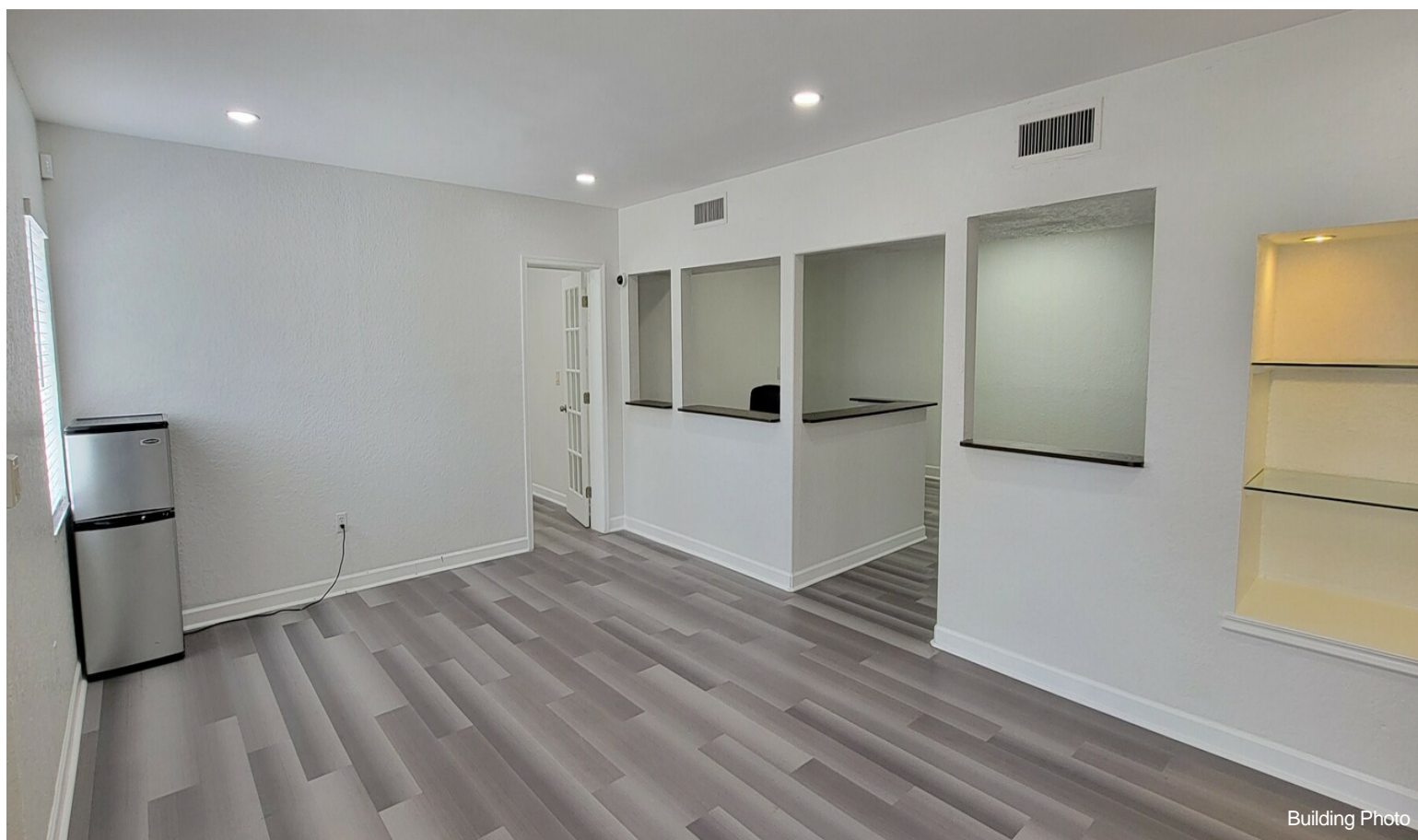


Building Photo



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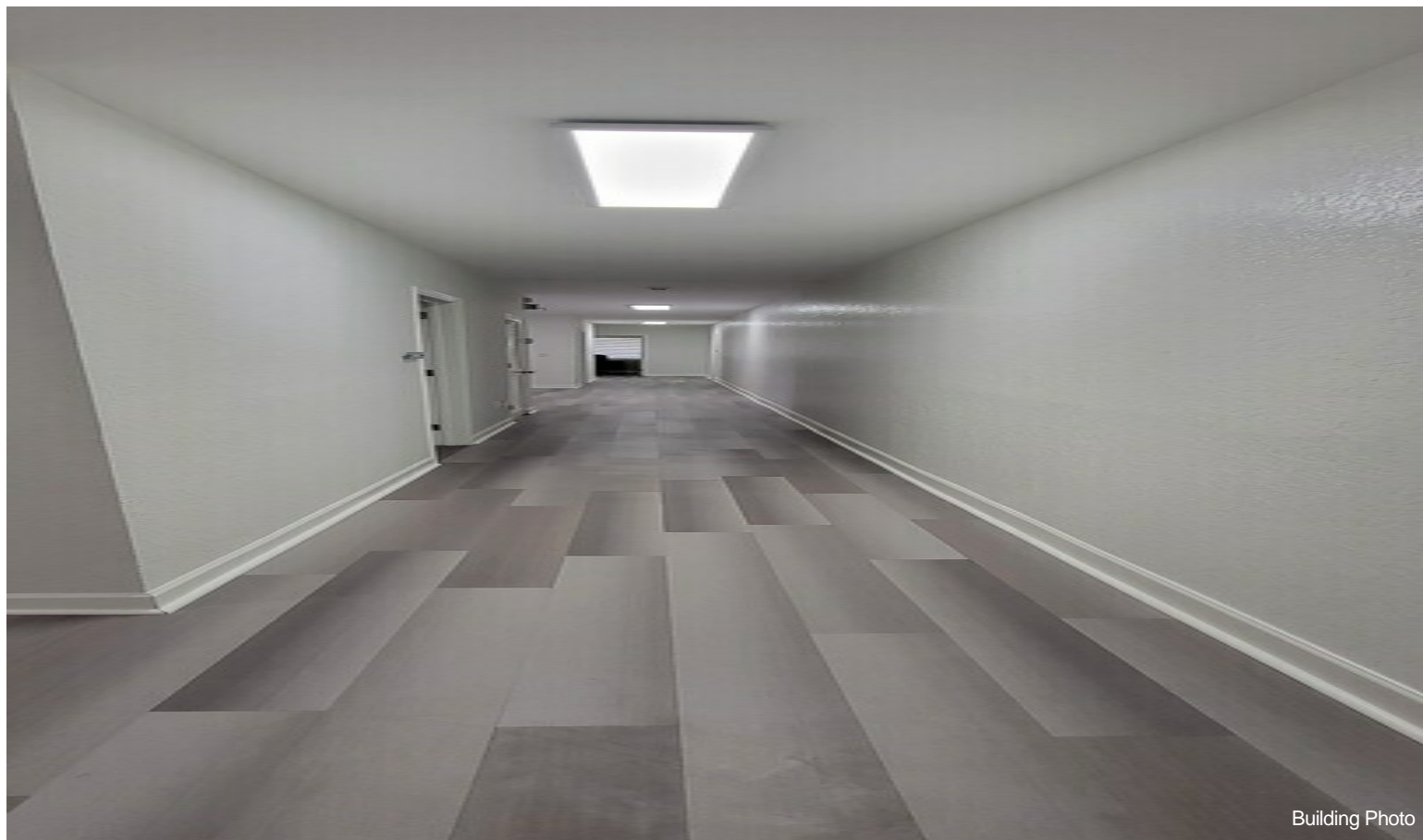
Property Photos



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Building Photo



Interior Photo

Property Photos



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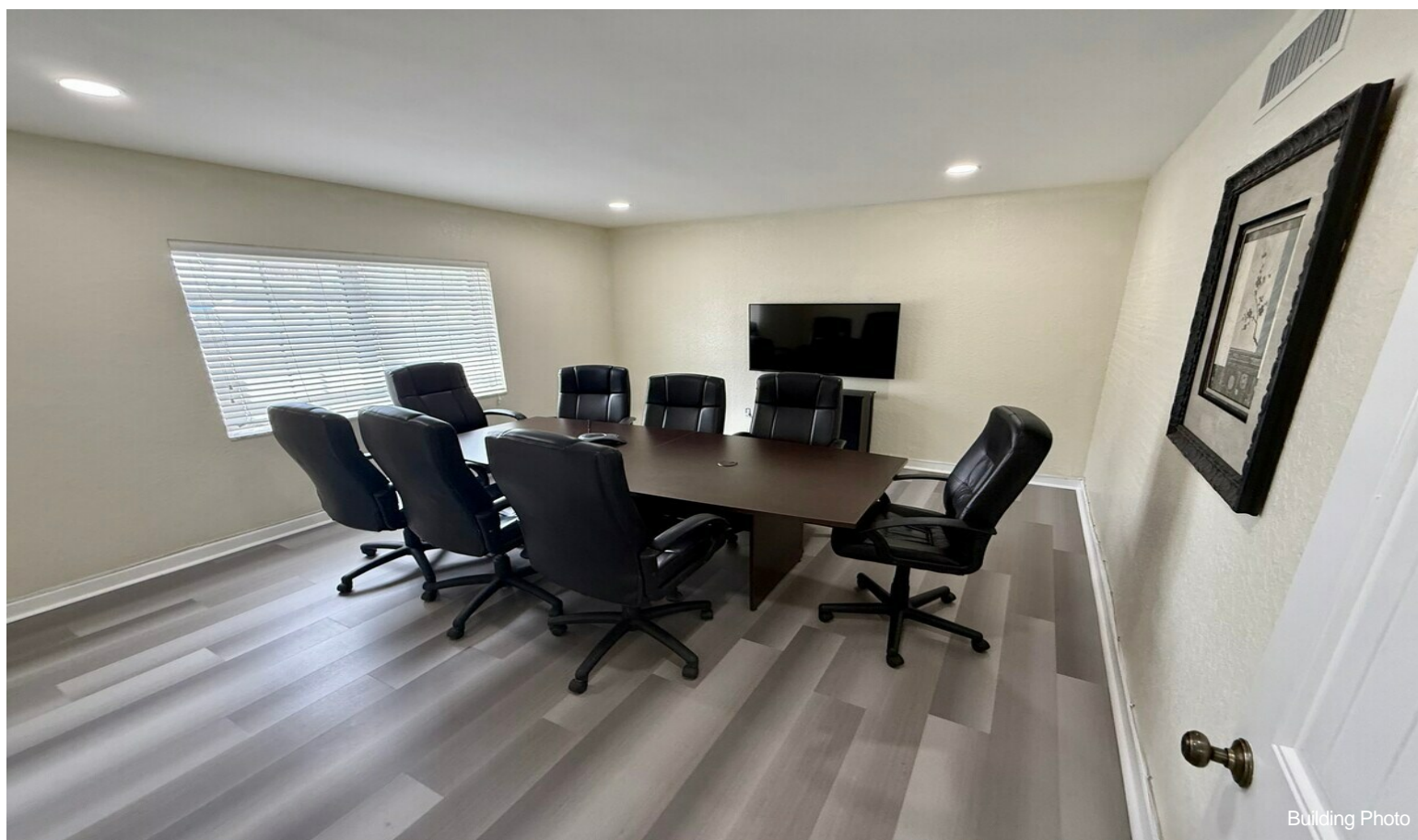


Interior Photo



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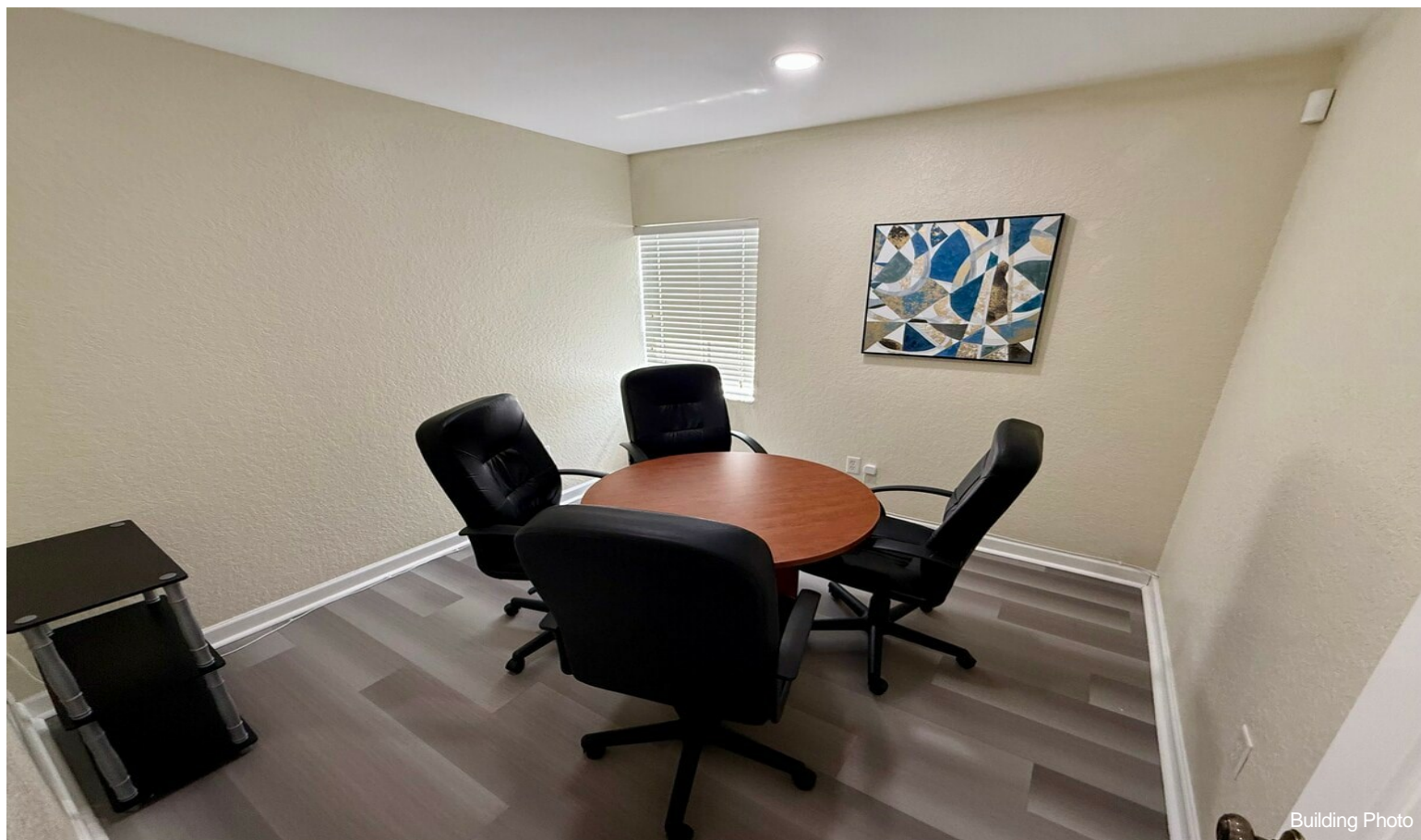


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