



1688 N. Belcher Rd. | Clearwater, FL 33765

968 SF | \$1,250 SF/month

Technology/Research Space for Lease

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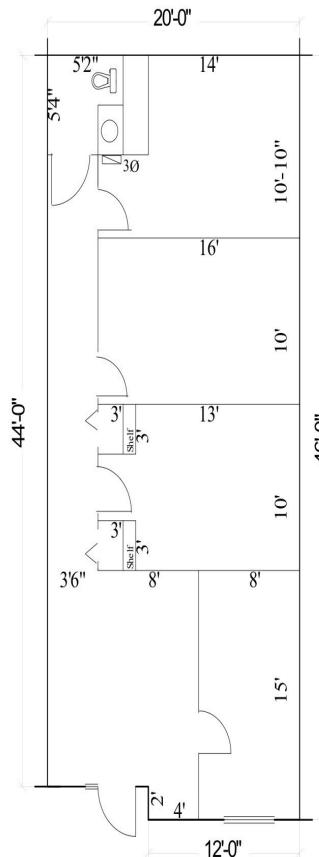
FOR LEASE

- España Business Center - Strategically positioned at the high-visibility intersection of Belcher Road (4-lane thoroughfare) and Logan Street, this property offers convenient access to US Highway 19 N - just 2-miles away
- Professional suite opens to a generous reception area with a private office adjacent. Three well proportioned rooms are situated along the hallway, each ideally suited for research and development, technology, or product development testing.
- Includes exterior signage, a single restroom and a dedicated A/C unit for optimal climate control.
- Dedicated front of building parking featuring four ingress and egress points to support smooth, efficient traffic flow on the property
- Traffic Exposure: Belcher Road boasts a daily traffic count of 19,500 AADT - ideal for visibility and accessibility.
- Neighboring suites include manufacturing, printing, product development, and related retail.

ESPAÑA BUSINESS CENTER 1688 N. BELCHER

SPACIOUS OFFICE INTERIOR

Corner of Belcher Rd & Logan St.



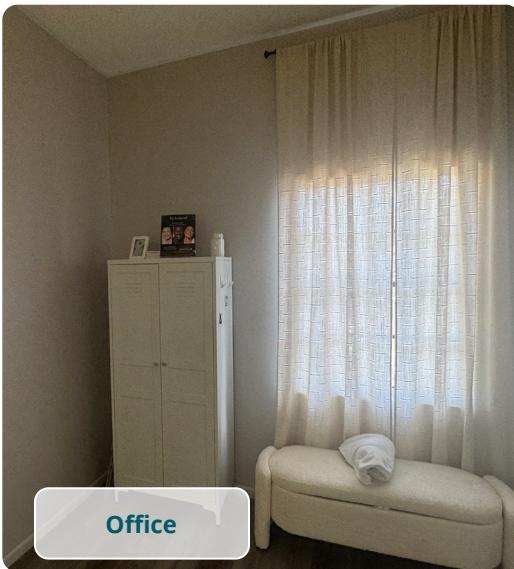
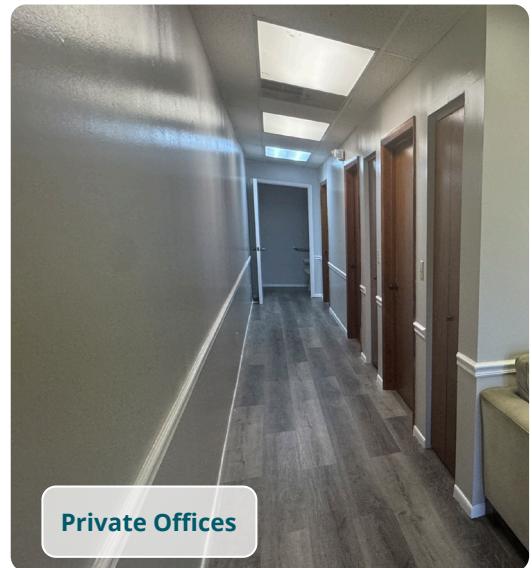
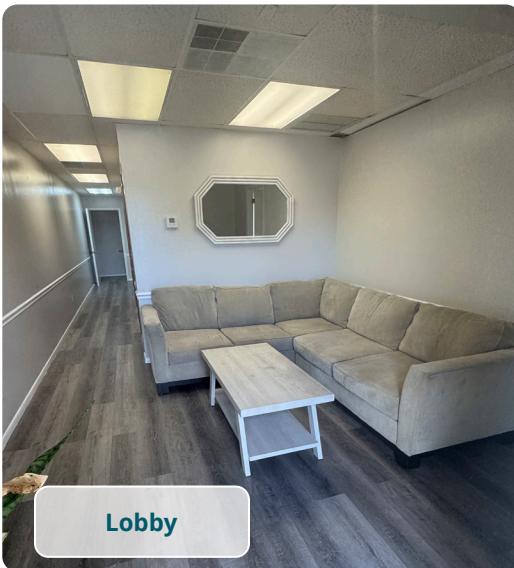
Floor Plan

España

1688 Belcher Rd

NOTES:

1. Dimensions are approximate.
2. 968 Tot. Sq. Ft.
3. Office Area - 968 Sq. Ft.
4. Warehouse Area - 0 Sq. Ft.



DEMOGRAPHICS

1-Mile 3-Mile 5-Mile

RING POPULATION

	1-Mile	3-Mile	5-Mile
2030 Projection	9,130	124,608	243,313
2025 Estimate	9,243	125,013	244,114
Housing Units	4,368	65,014	132,025

