

# FOR LEASE



1684 N Belcher Rd. Suite 2189 | Clearwater, FL 33765

1,364 SF | \$1,700 Monthly | Modified Gross

## Office Space for Lease

**Danielle M. Ruiz**  
Vice President  
Cell: (727) 222-9869  
[druiz@cap-realty.com](mailto:druiz@cap-realty.com)

Visit us @ [www.cap-realty.com](http://www.cap-realty.com)

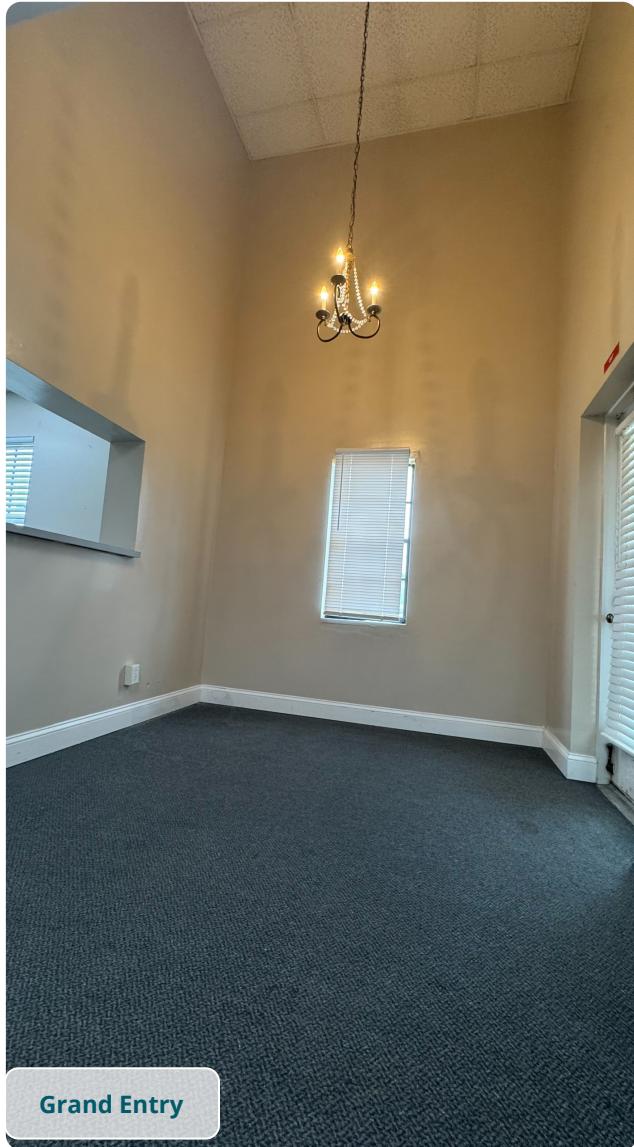
 **COMMERCIAL ASSET  
PARTNERS**

- **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.
- **Functional Layout**: Welcoming reception area leads to four private offices and two shared workspaces, all enhanced by abundant natural light.
- **Dual Entry Access**: Separate entrances for staff and visitors ensure privacy and ease of flow.
- **Parking Convenience**: Dedicated front-of-building parking plus generous parking on the property.
- **Amenities**: Includes a single restroom, utility sink with storage cabinet above, and a dedicated A/C unit for optimal climate control.
- **Traffic Exposure**: Belcher Road boasts a daily traffic count of 19,500 AADT - ideal for visibility and accessibility.

# ESPAÑA BUSINESS CENTER - Suite 2189

## SPACIOUS OFFICE INTERIOR

Corner of Belcher Rd & Logan St.

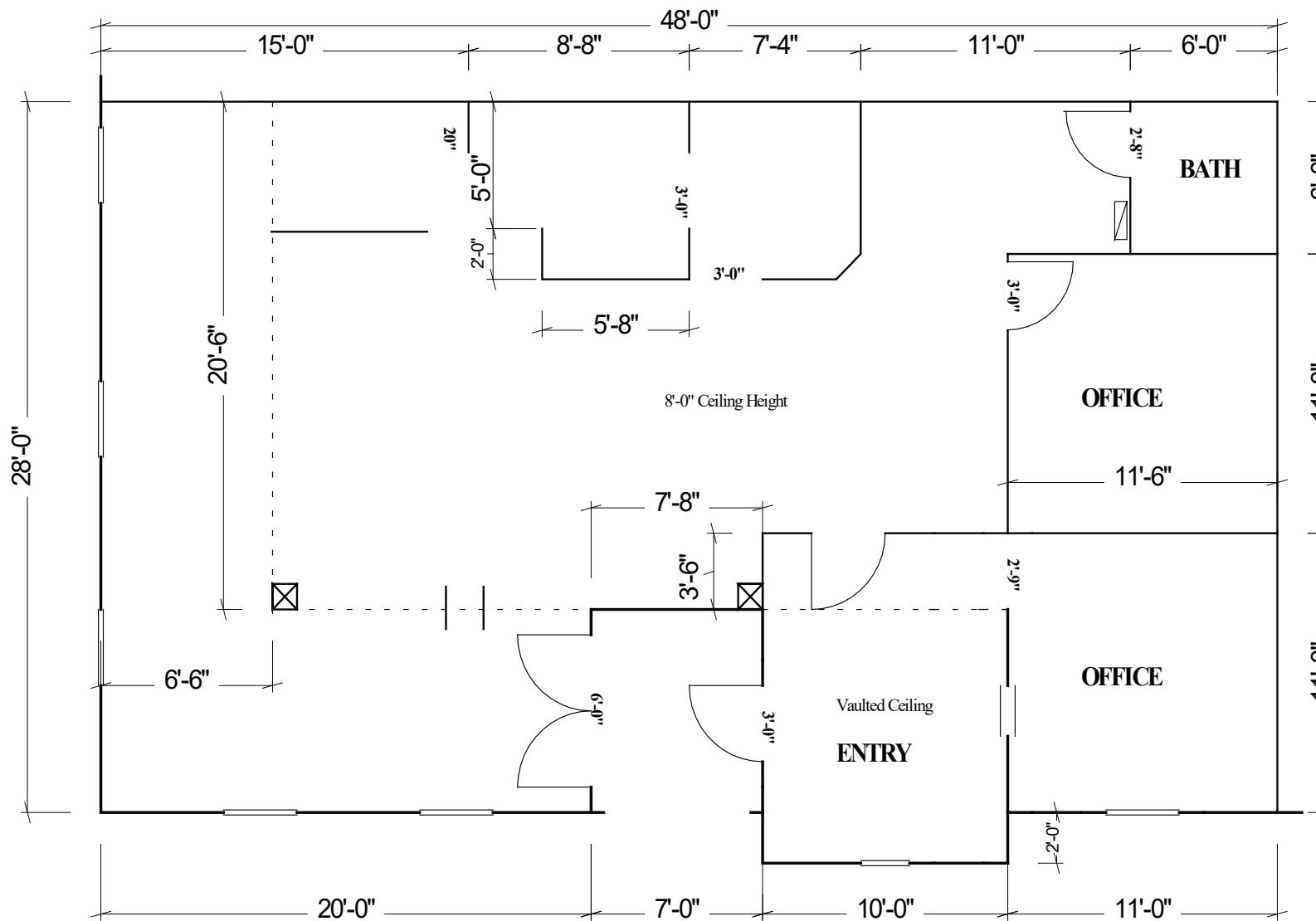


CAP-Realty.com  
(727) 376-4900

 **COMMERCIAL ASSET  
PARTNERS**

## SPACE PLAN

Corner of Belcher Rd & Logan St.



## 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

