



Bldg 2

13555 Automobile Blvd, Clearwater, FL 33762



Michael Bruni

ProTech Commercial Realty
3980 Tampa Rd, Suite 101-F, Oldsmar, FL 34677
mike@protechcommercialrealty.com
(813) 995-5544



Bldg 2

\$22.00 /SF/YR

For lease or sale: 5,049 SF luxury medical office with over \$500,000 in recent renovations. Entire space available, or divisible into two suites of 2,416 SF or 2,633 SF (MOL). Roof and HVAC installed in 2021. Lease rates: \$22/SF + \$9.54 CAM (full space) or \$24/SF + \$9.54 CAM (divided). Also available for purchase at \$1,799,900....

- Over \$500k spent on renovations
- Roof and HVAC installed in 2021
- Condo building property: Association is responsible for roof and exterior
- Entire building is available for rent (\$22/sf) or divisible into 2 spaces (\$24/sf)
- Purchase price: \$1,799,900



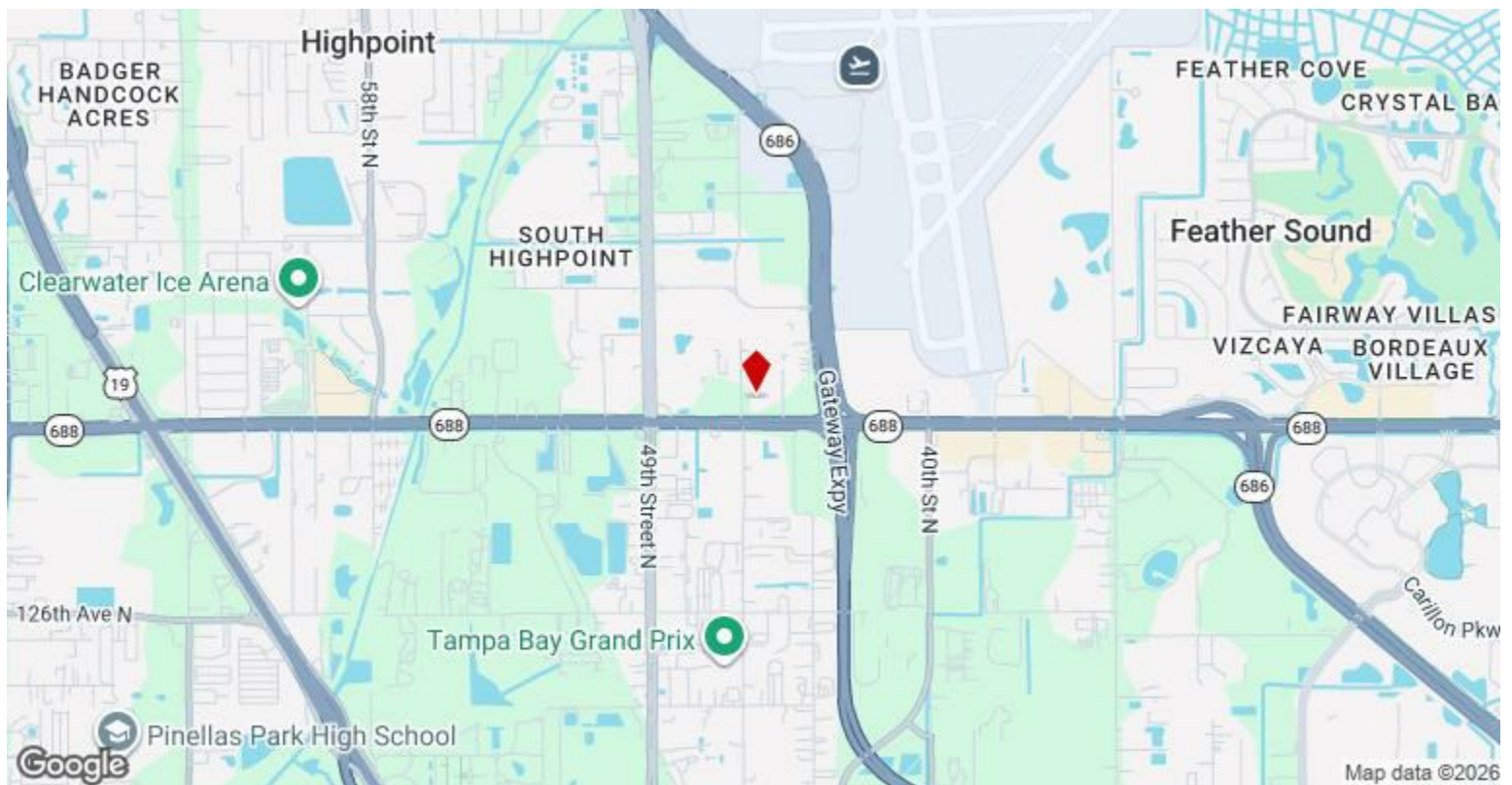
Rental Rate:	\$22.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	5,049 SF
Year Built:	1985
Walk Score ®:	29 (Car-Dependent)

Rental Rate Mo: \$1.83 /SF/MO

1st Floor Ste Building 2

Space Available	5,049 SF
Rental Rate	\$22.00 /SF/YR
Date Available	March 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	5 Years

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Property Photos



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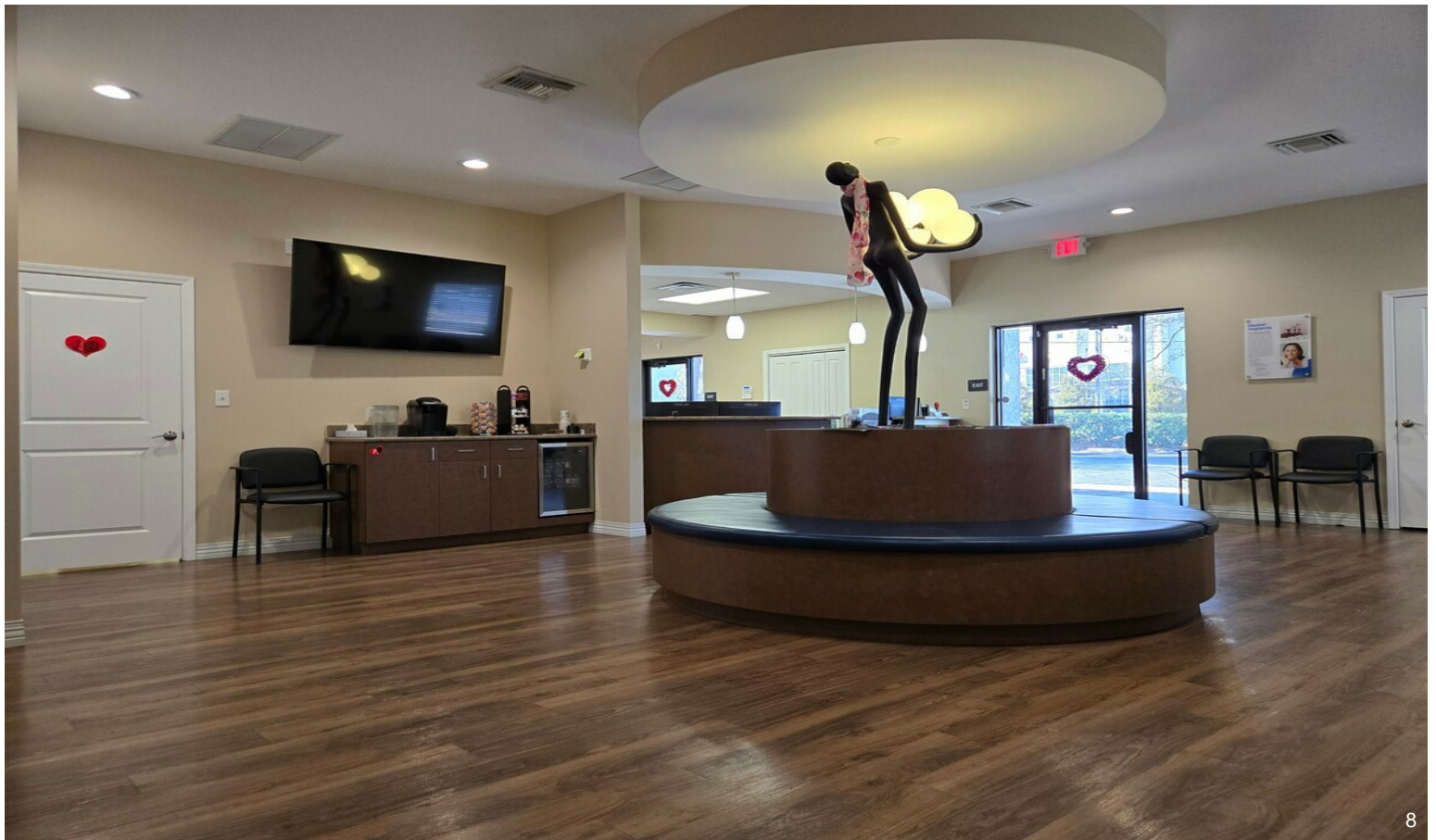


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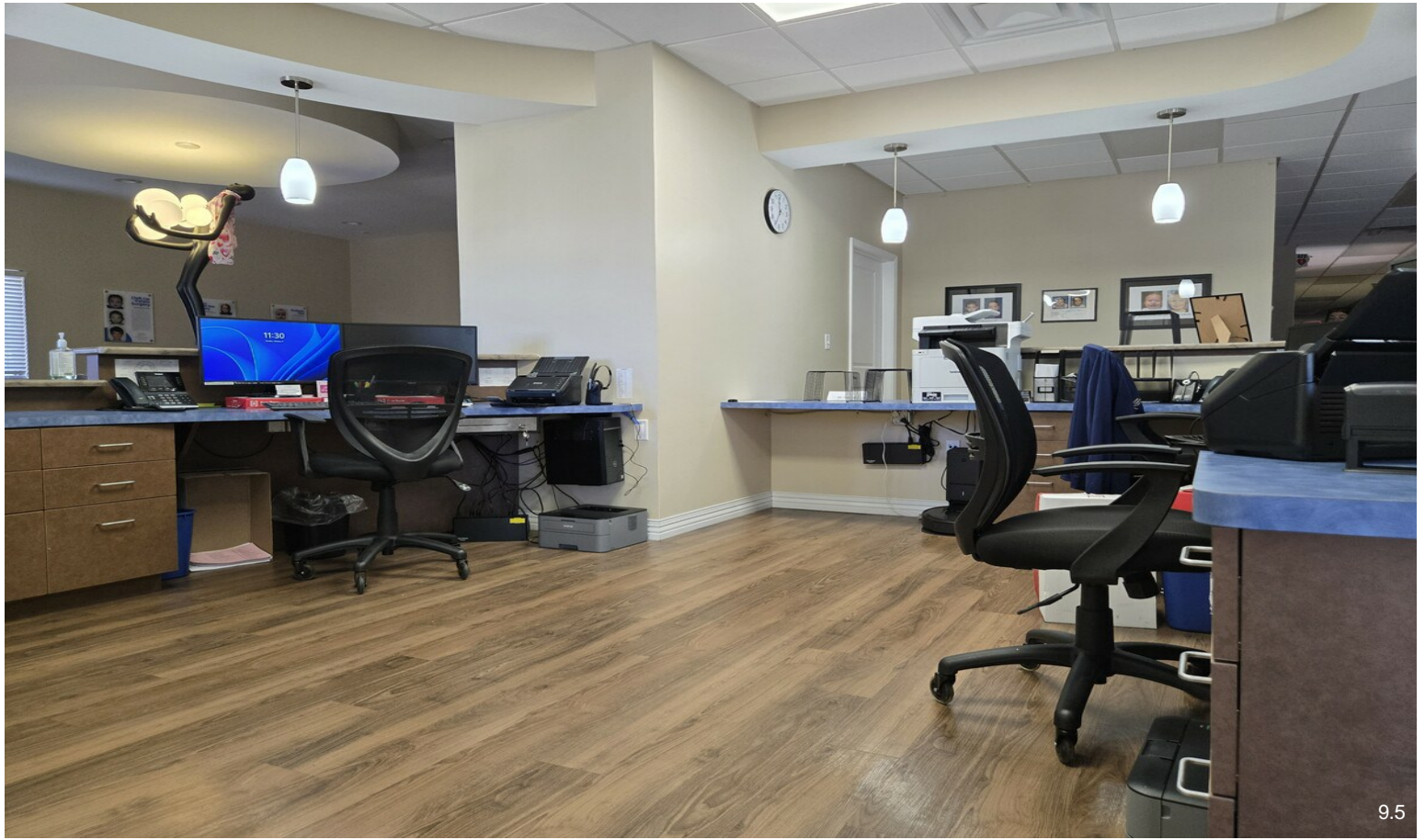


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Property Photos



Property Photos



Property Photos



10



11

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



24



25

Property Photos



Property Photos



28



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Property Photos

