



## Bldg 2

13555 Automobile Blvd, Clearwater, FL 33762



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## 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

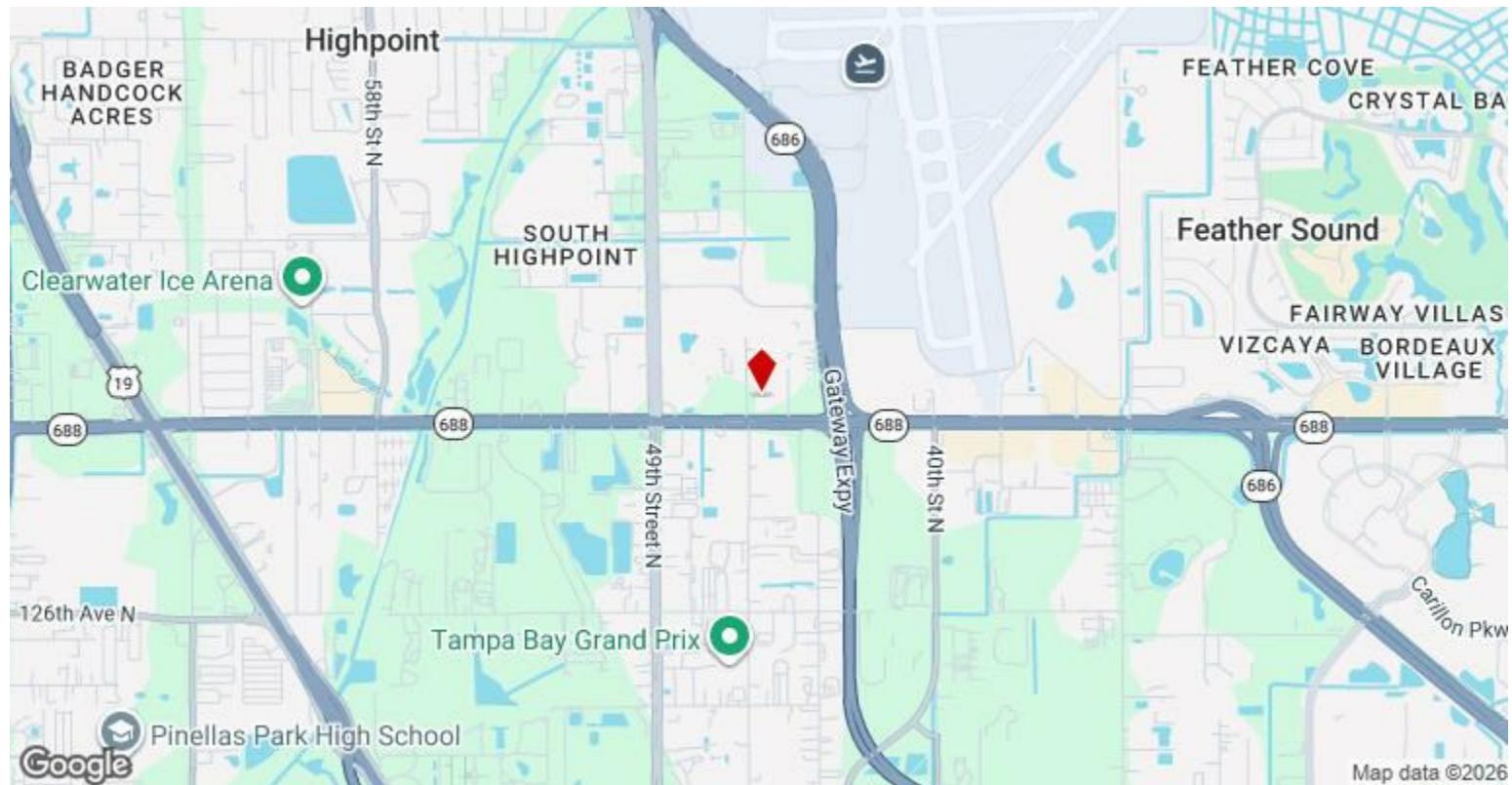
Walk Score ®: 29 (Car-Dependent)

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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## 13555 Automobile Blvd, Clearwater, FL 33762

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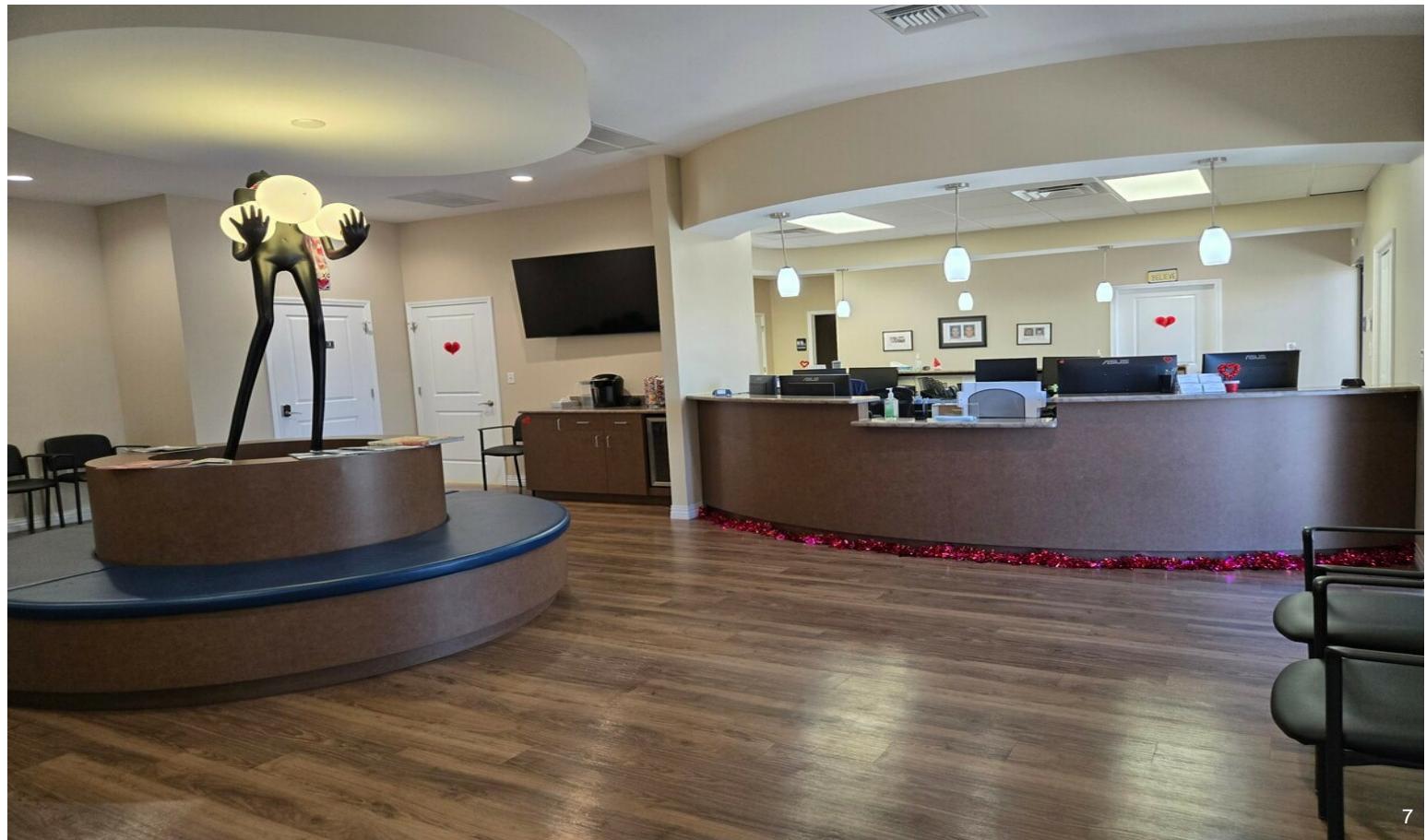
## Property Photos



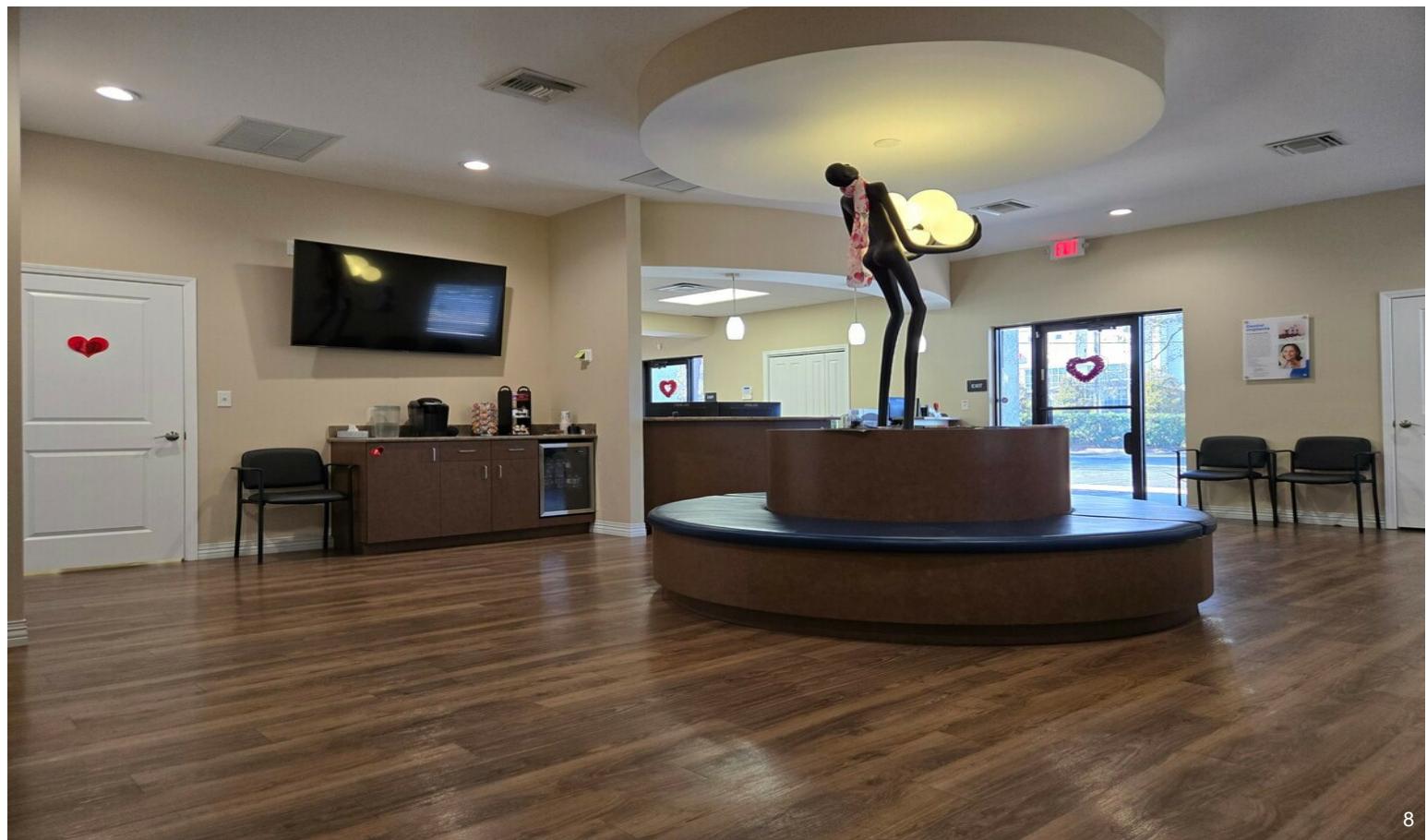
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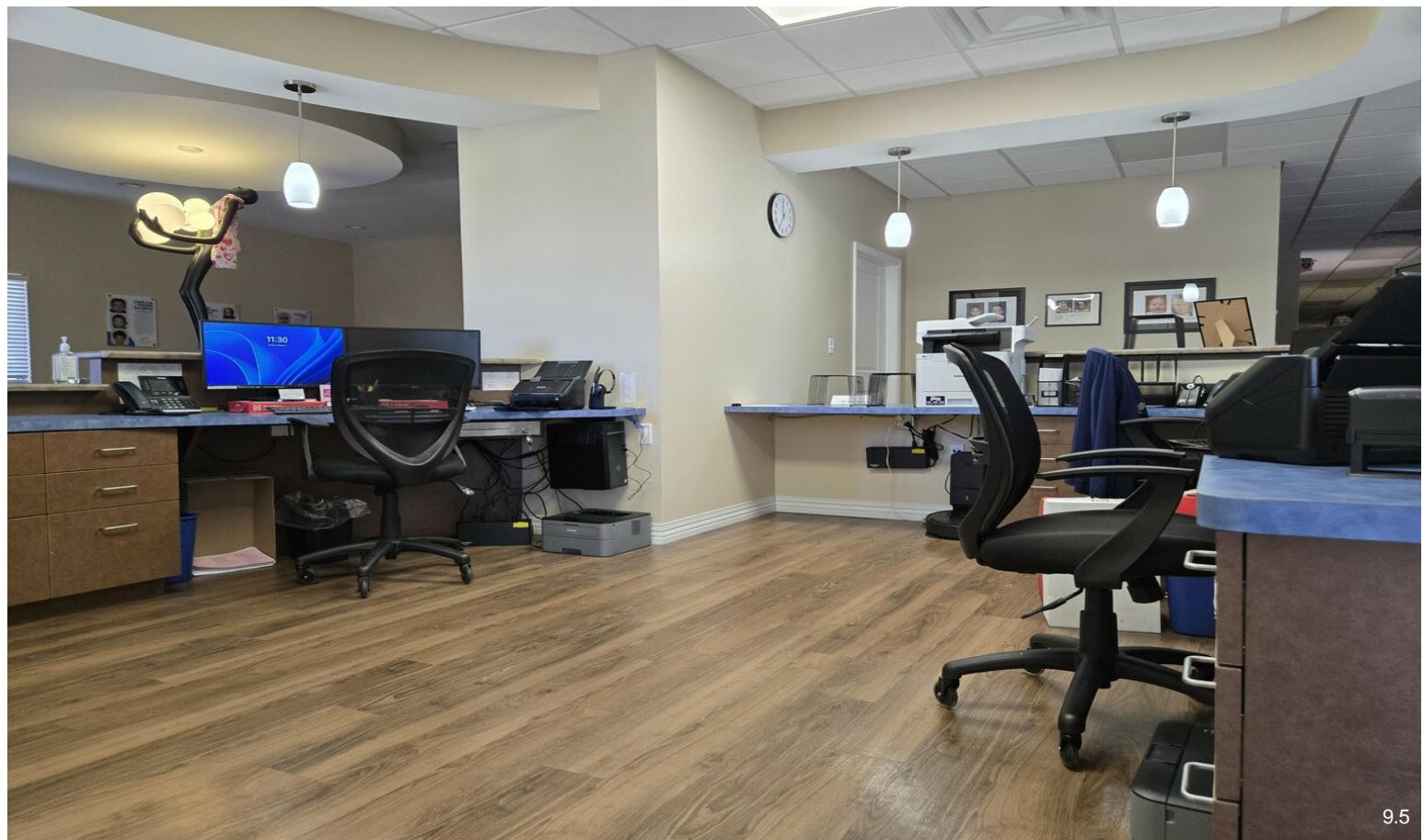


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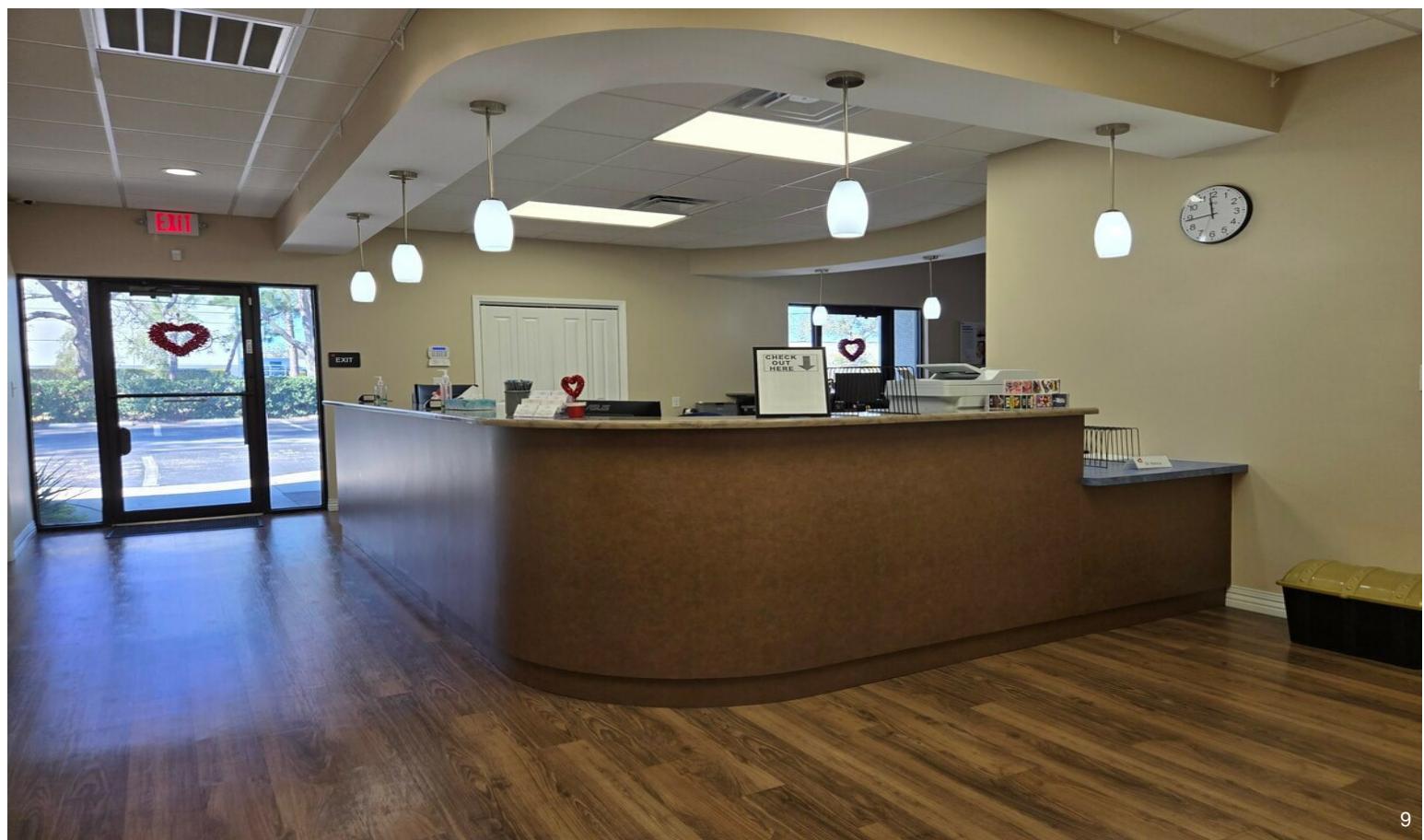


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## Property Photos



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## Property Photos



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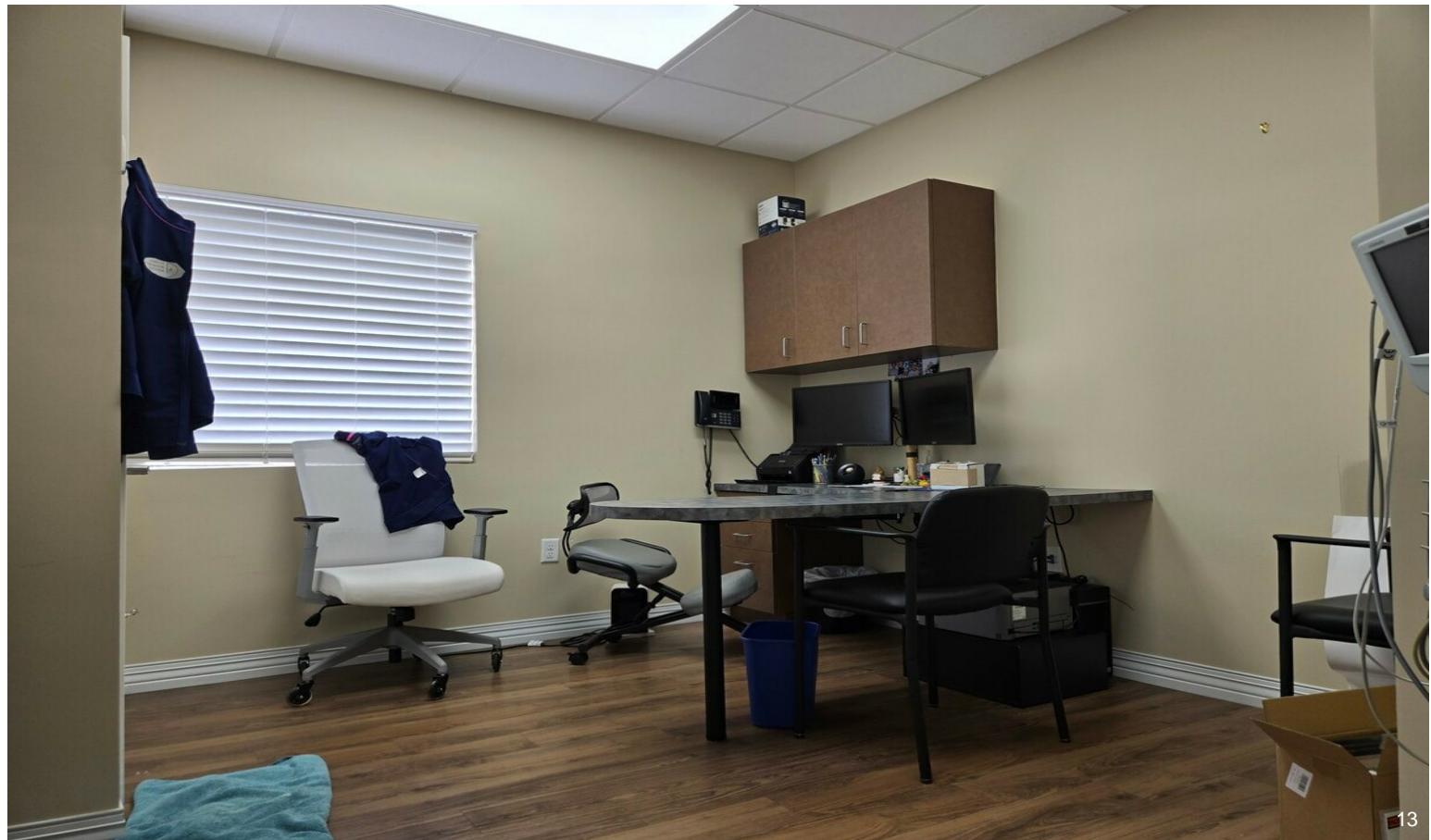


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## Property Photos

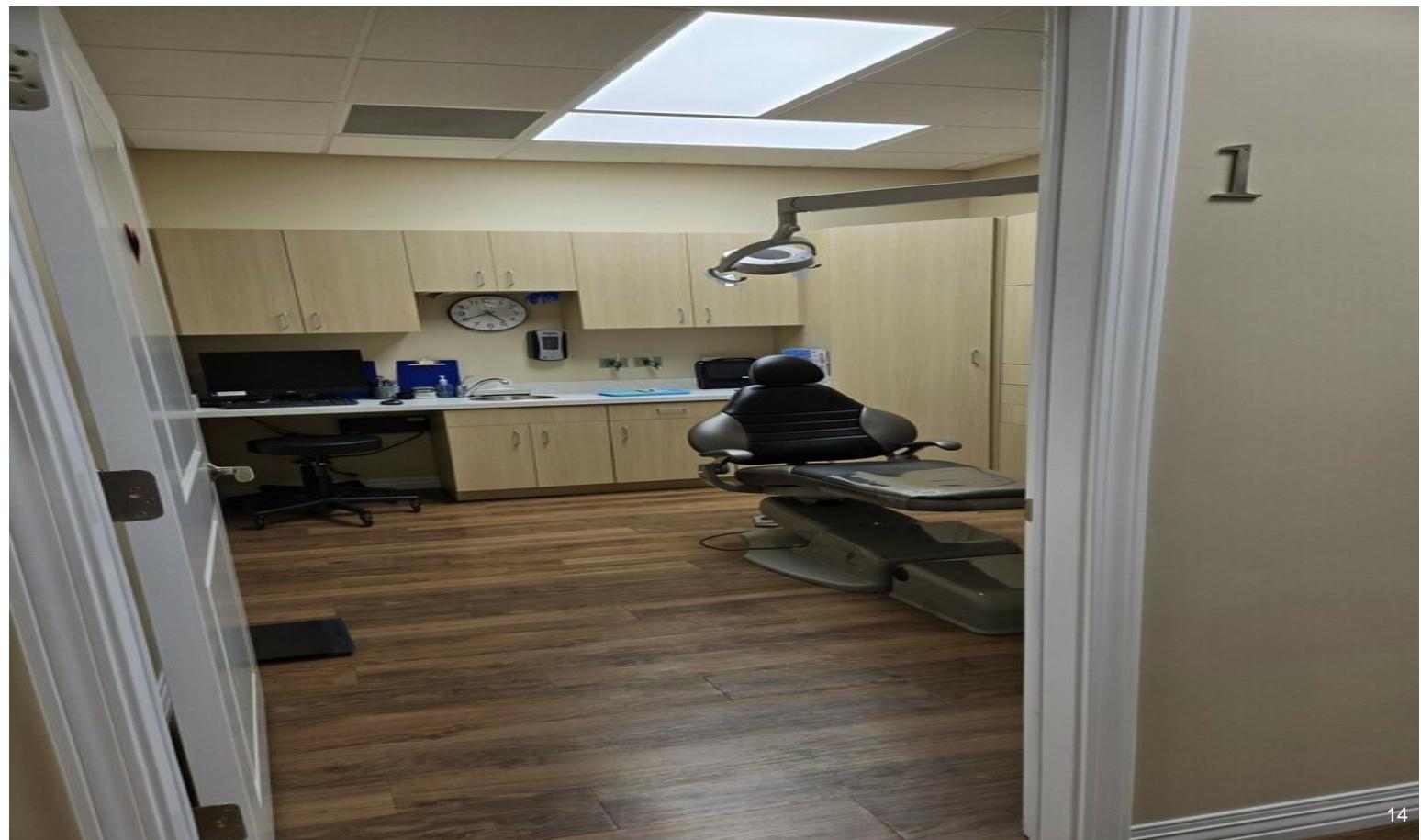


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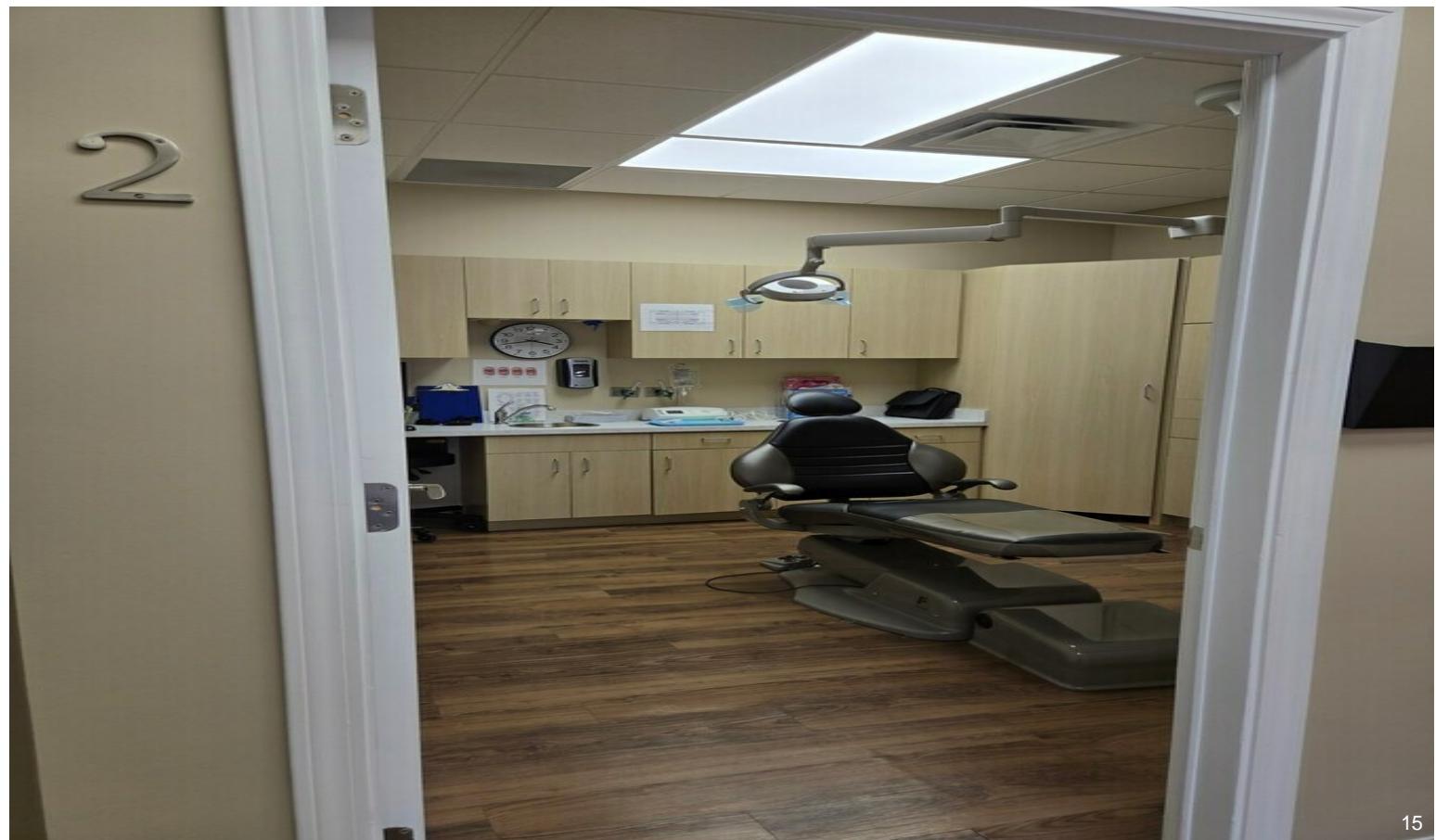


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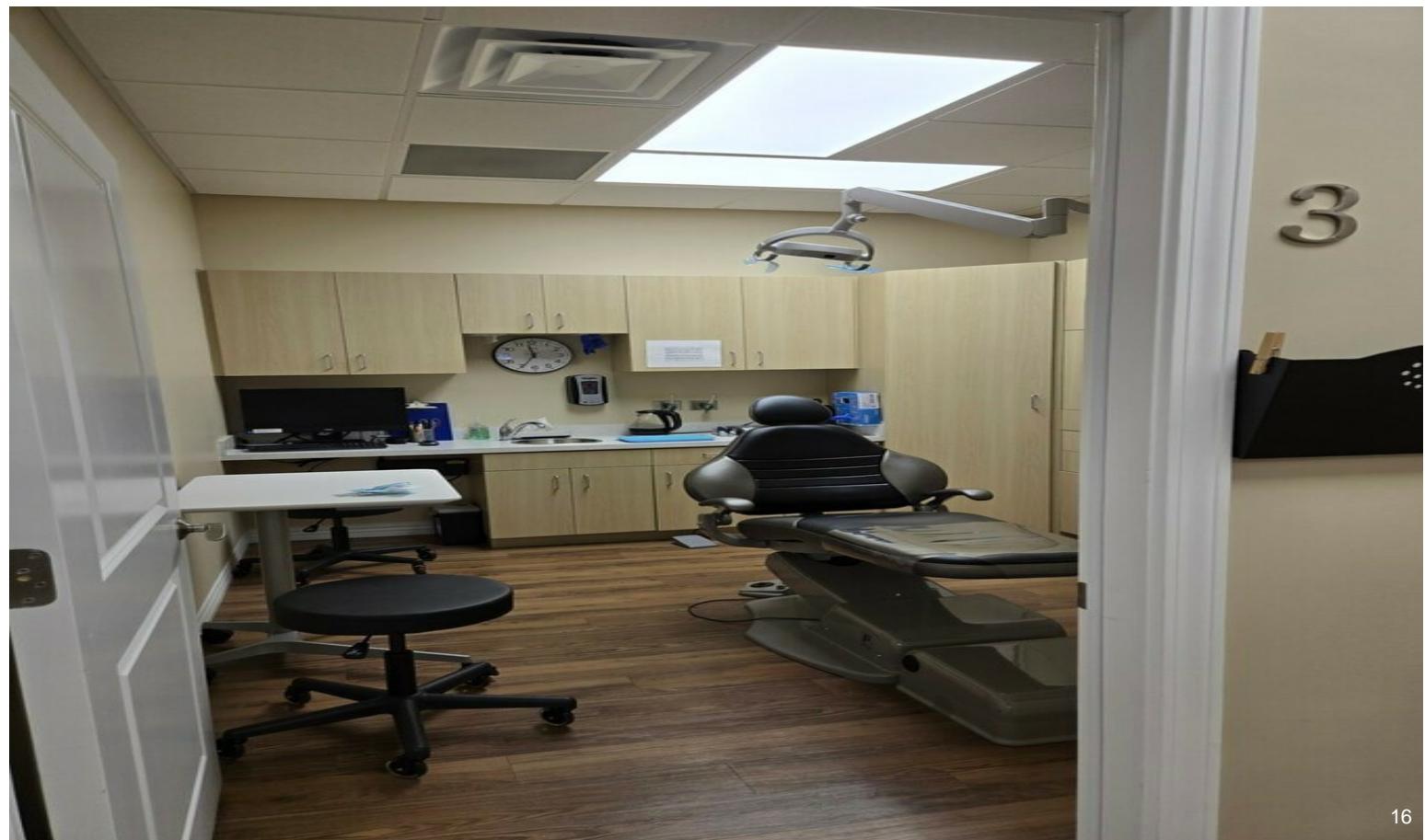


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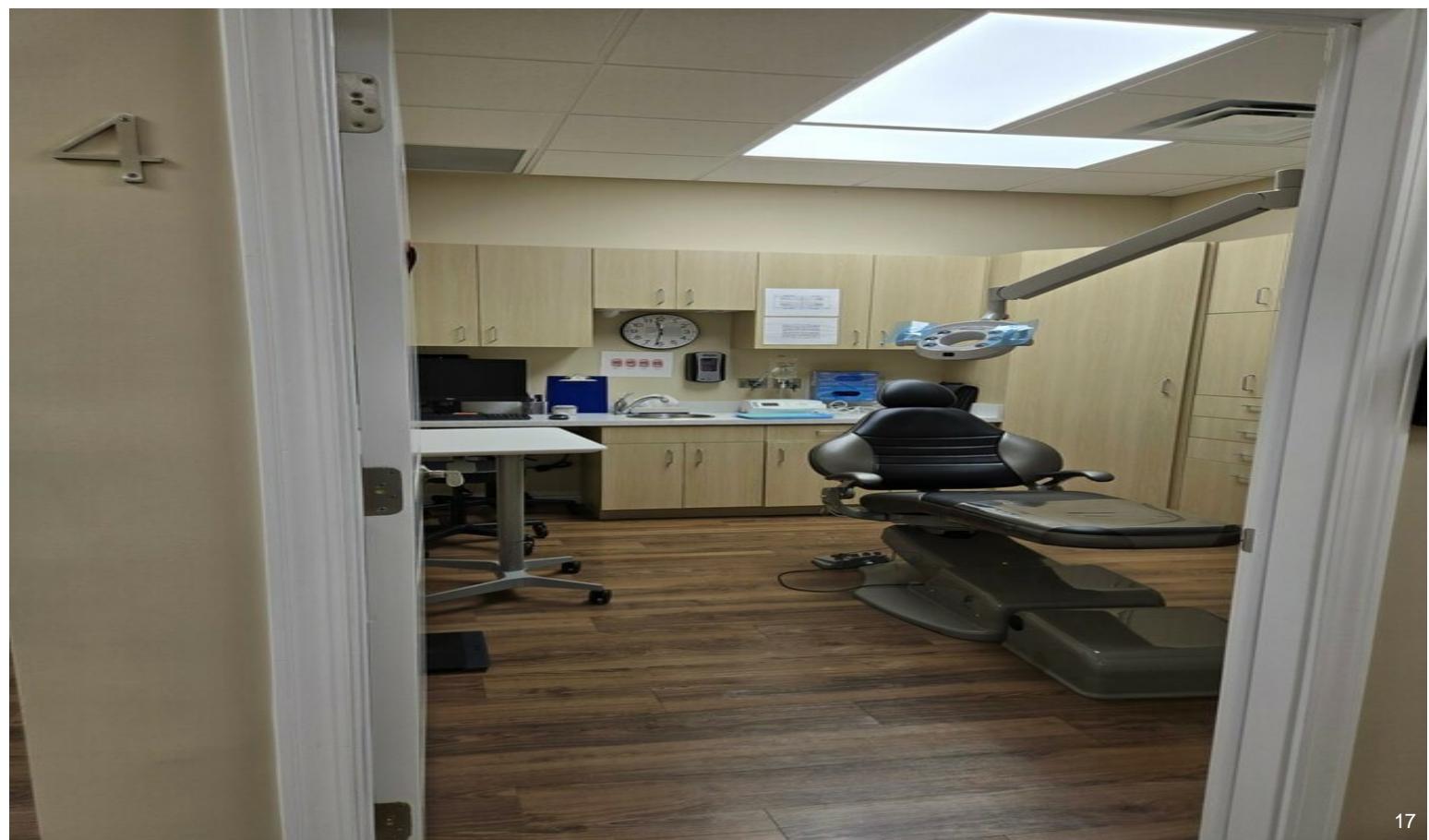


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## Property Photos



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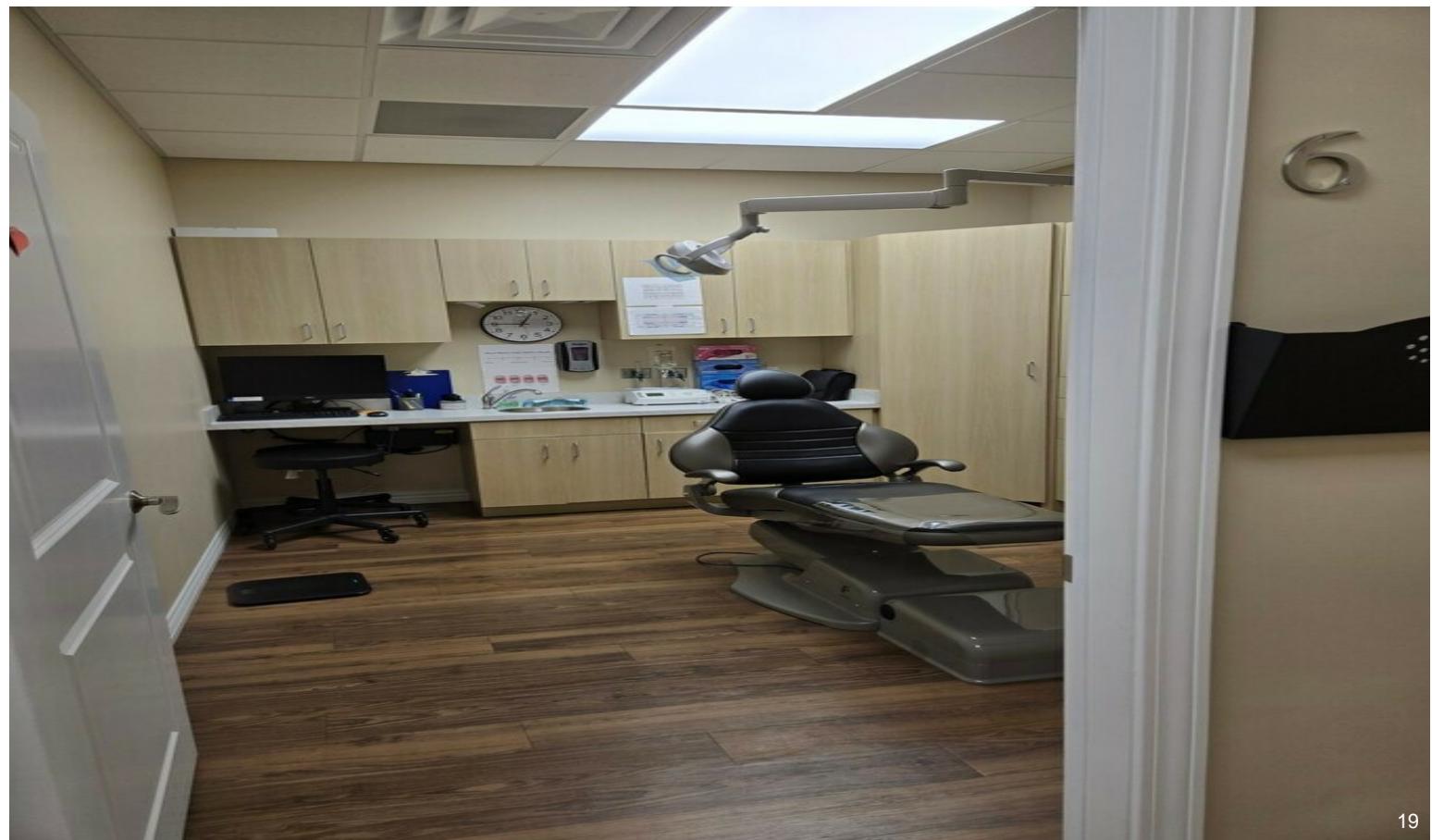


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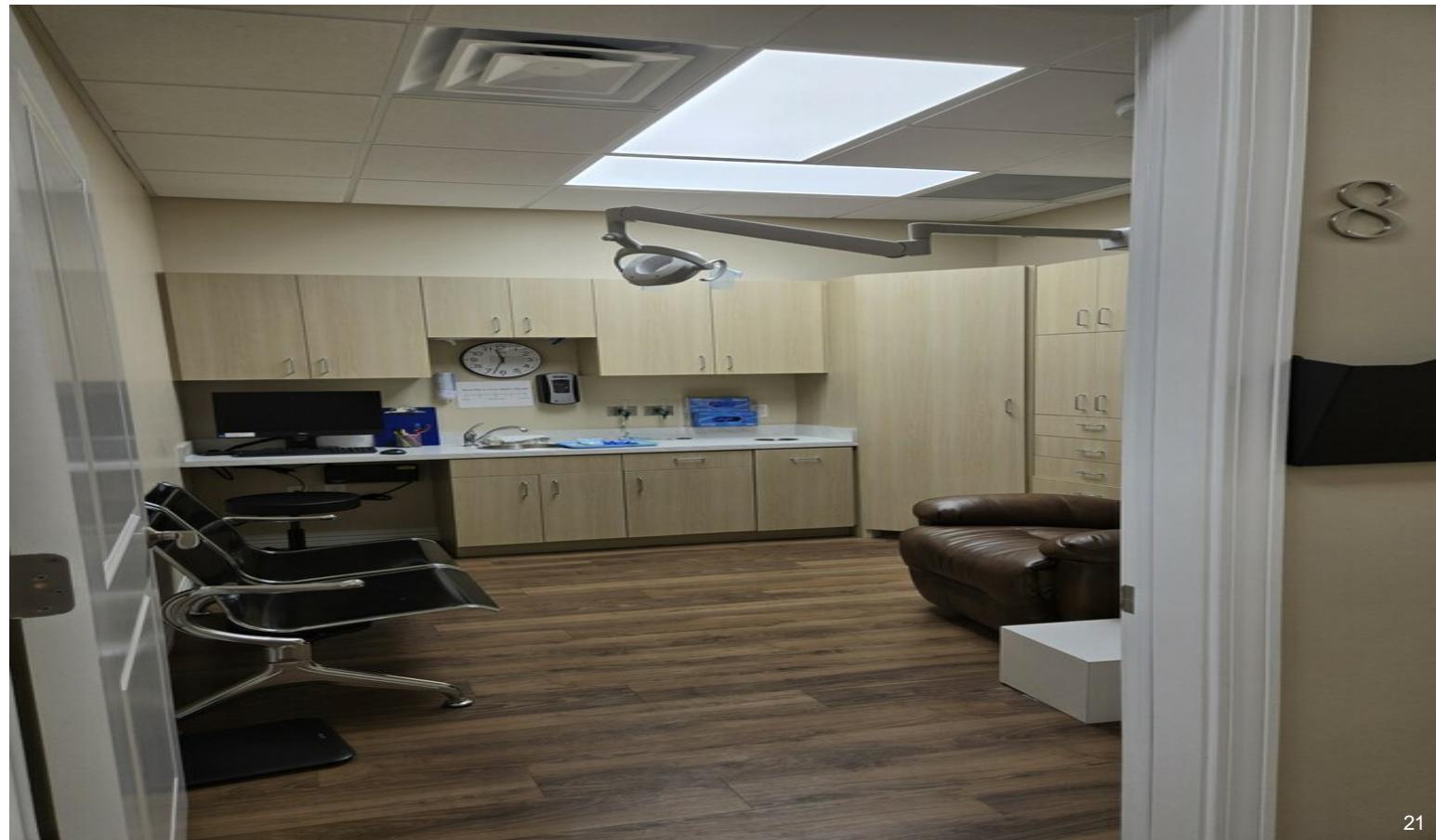
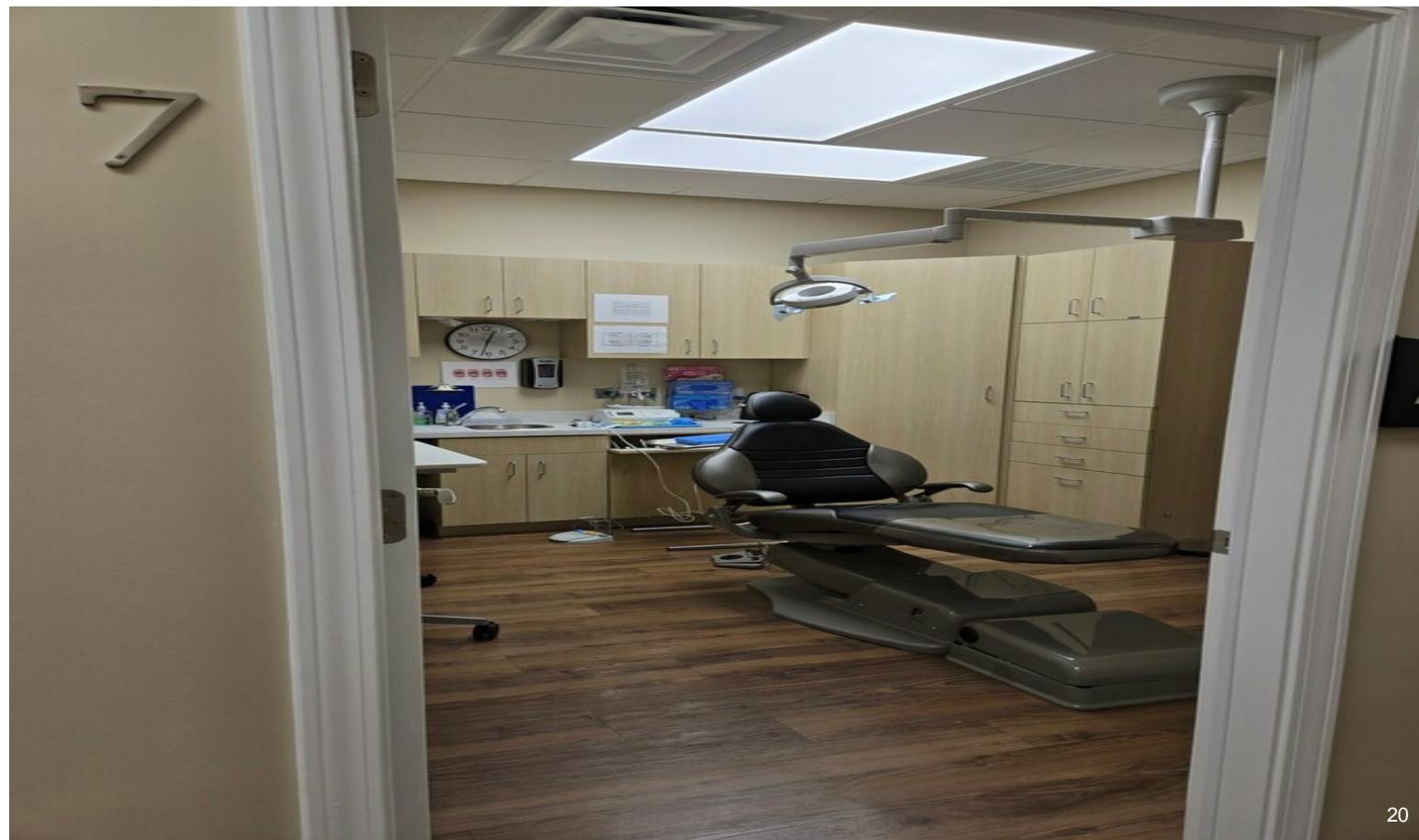


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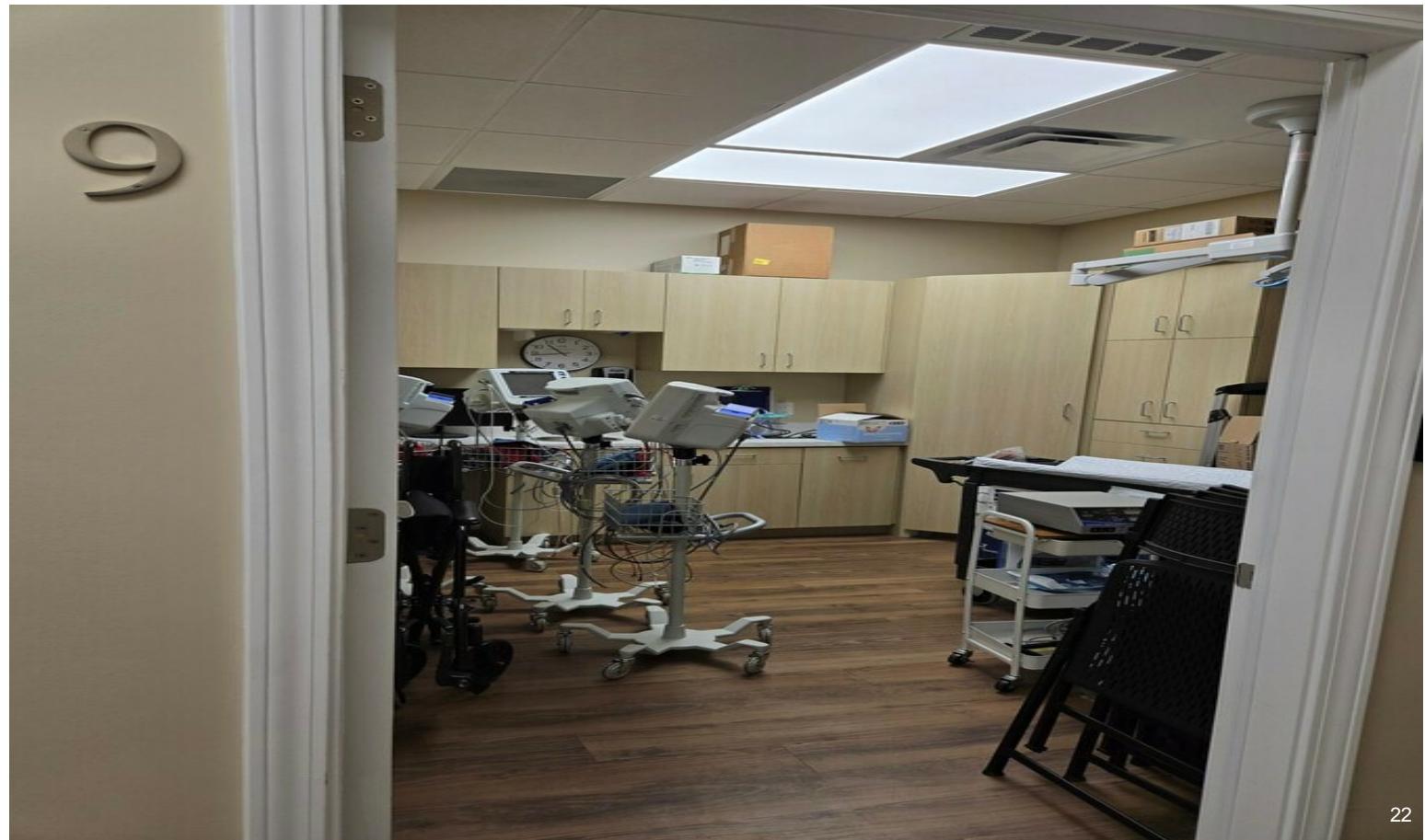


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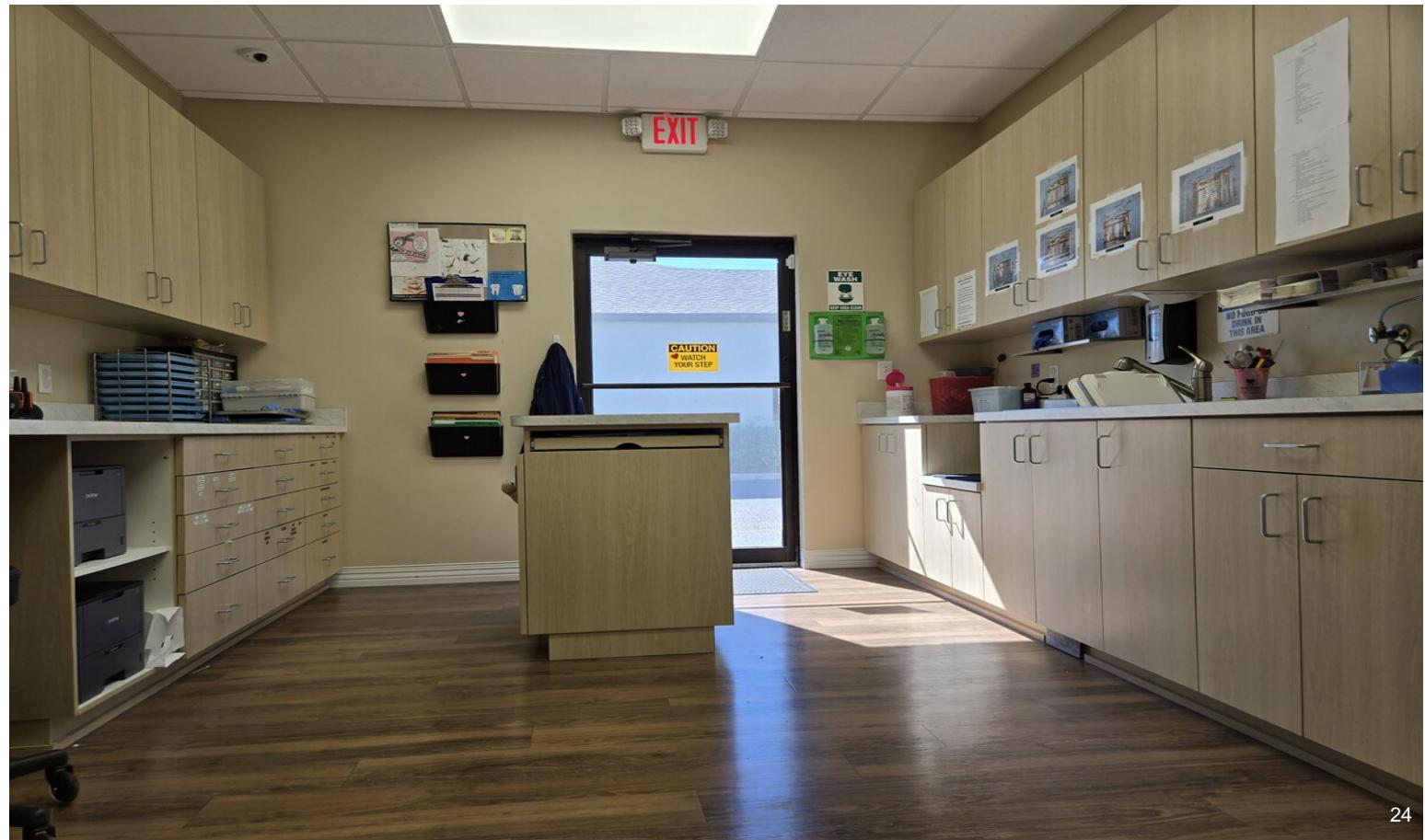
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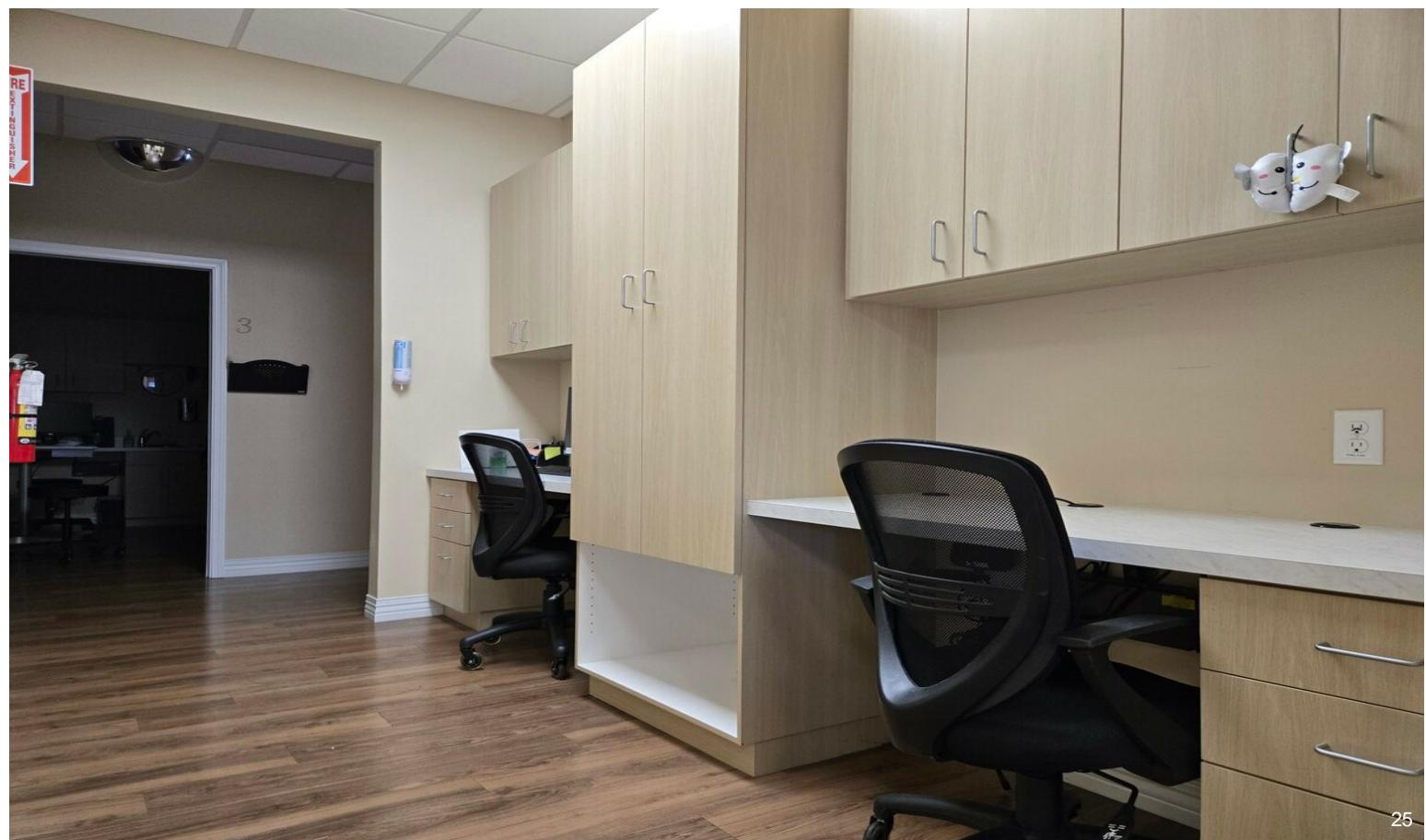
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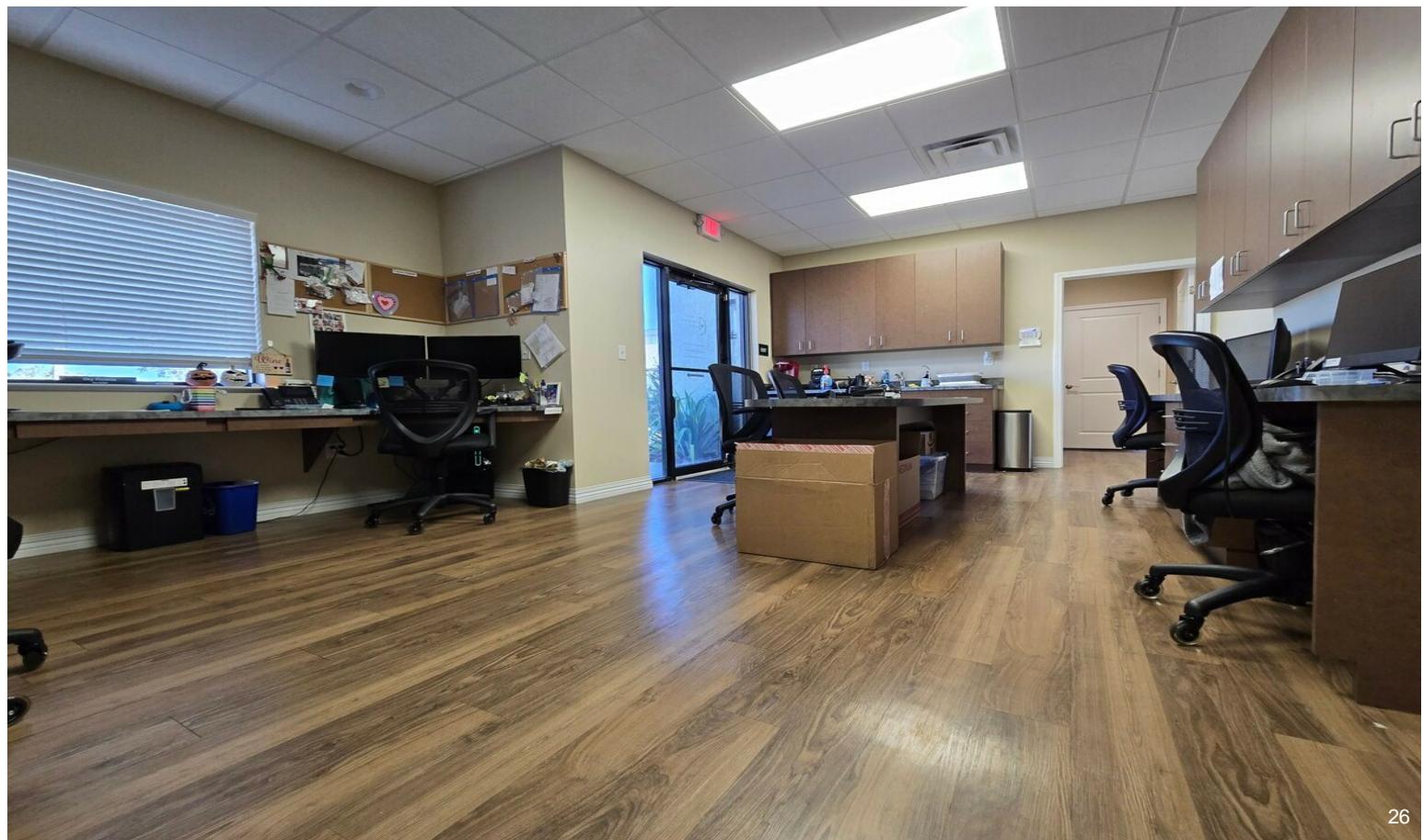


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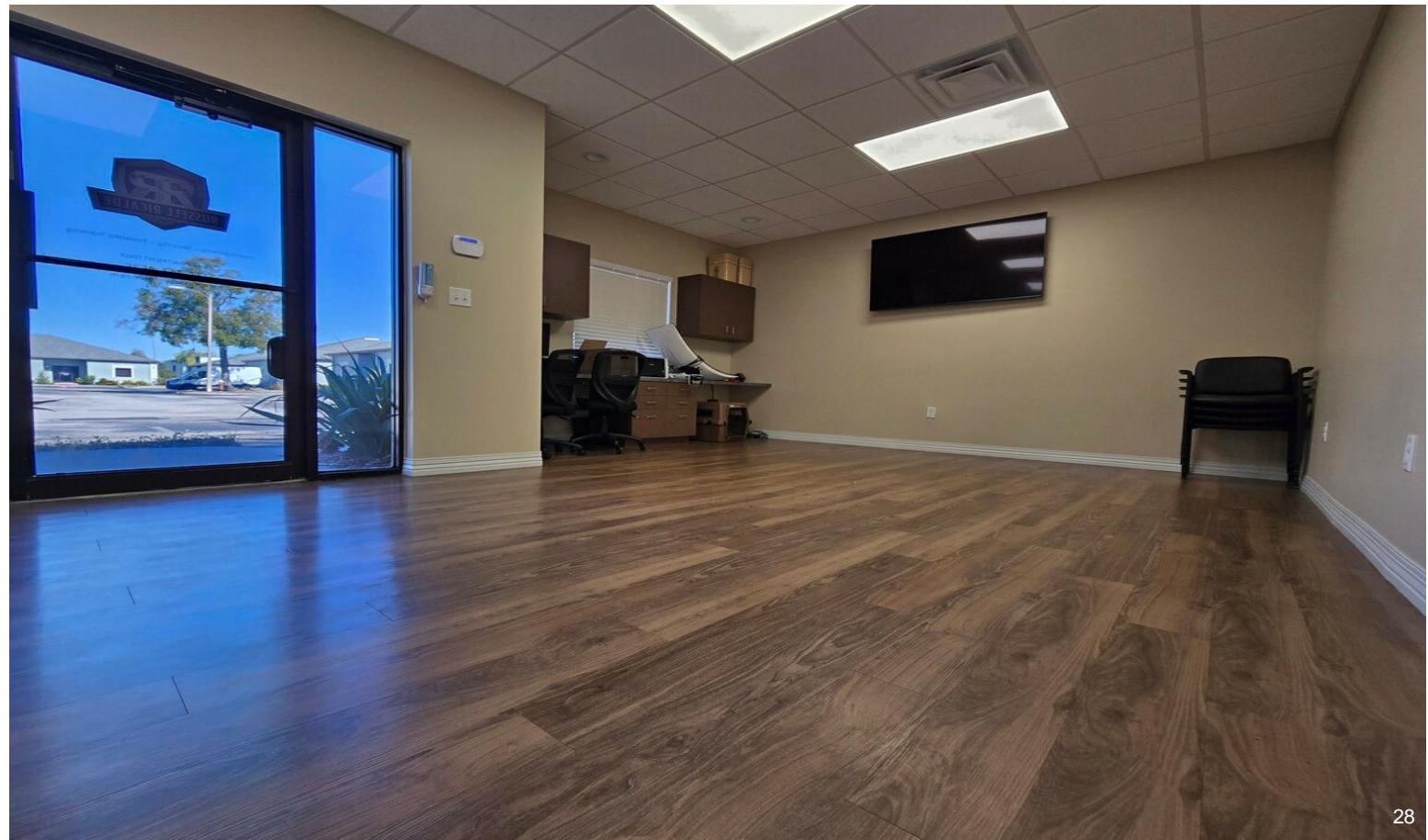


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## Property Photos



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