



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-618

## EXECUTIVE CENTER FOR LEASE



**25400 U.S. HWY. 19 N.**  
**CLEARWATER, FL 33763**

- PROJECT SIZE: 100,000 SF SPACE AVAILABLE FROM 797 SF & UP
- EXCELLENT MOVE-IN CONDITION
- ON-SITE RESTAURANT
- ON-SITE MANAGEMENT & MAINTENANCE
- PARKING 4/1000
- ON-SITE DAY CARE
- **LEASE RATE: \$17.50/ SF**  
**FULL SERVICE**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 25400 U.S. Hwy. 19 N.  
Clearwater, FL 33763

**LOCATION:** West side of US 19, south of Enterprise Rd.

**LAND AREA:** 9 Acres

**ZONING:** O - Office - City of Clearwater

**DIMENSIONS:** N/A

**LAND USE:** General Office

**FLOOD ZONE:** "X" No- Flood Insurance Required

**IMPROVEMENTS:** 100,000 SF

**LEGAL DESCRIPTION:** Lengthy - See listing file.

**YEAR BUILT:** 1976

**UTILITIES:** Electric - Duke Energy  
Water - City of Clearwater

**PARKING:** 4/1,000

**TAXES:** \$ N/A

**PRESENT USE:** Office Building

**PARCEL ID #:** 162831000004100100

**LEASE RATE:** \$17.50/SF - Full Service

**TRAFFIC COUNT:** 72,500 VPD

**NOTES:** Individual move-in ready suites available from 797 SF to 5,739 SF. Individual suites with 24-hour access and are pre-wired for Spectrum. See individual floor plans.

**KEY HOOK #:** See Laura Martins - Mgmt. Office **ASSOCIATE:** Laura Martins @ 727-797-2196

**K&H SIGNAGE:** 4 x 6

**LISTING CODE:** LO-618-3-06

**SHOWING INFORMATION:** Call listing associate to schedule an appointment.

### LEASING INFORMATION

**PROJECT SIZE:** 100,000 SF

**SPACE AVAILABLE:** From 797 SF to 5,739 SF

**PARKING:** 4 / 1,000

**OCCUPANCY:** Immediate

**RENT:** \$17.50/SF - Full Service

**ESCALATION:** 3%

#### **OTHER CHARGES**

Real Estate Taxes

#### **LESSOR**

#### **LESSEE**

Insurance

X

X

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X

Water

X

Management

X

Electric

X

**MINIMUM TERM:** 3 Year

**SIGNAGE:** Directory and On Site