



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1299

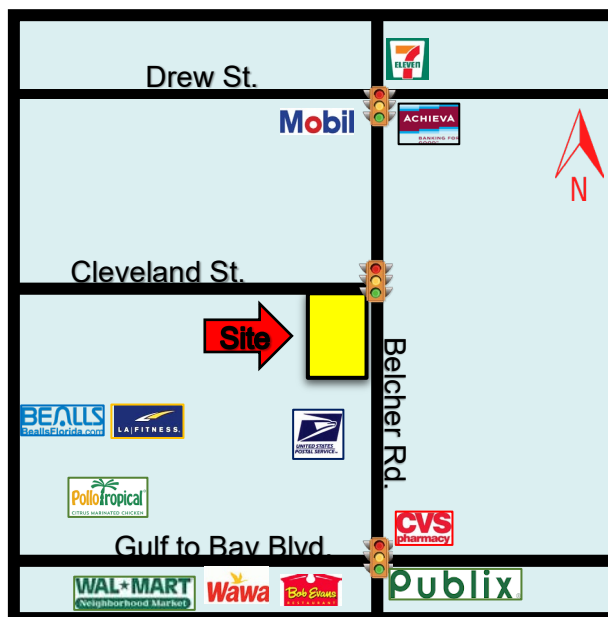
BELCHER COMMONS

FOR LEASE



50 S. BELCHER RD.
CLEARWATER, FL 33765

- GARDEN STYLE OFFICE PARK
- CONVENIENT LOCATION WITH A WIDE VARIETY OF SERVICES NEARBY INCLUDING PUBLIX, STARBUCKS & WAWA
- NEXT TO THE U.S. POST OFFICE
- ON SITE PROPERTY MANAGEMENT & MAINTENANCE
- TENANT LOUNGE ROOM WITH VENDING MACHINES
- MONUMENT SIGNAGE AVAILABLE
- **LEASE RATE: \$16.50 PSF MODIFIED GROSS**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 50 S. Belcher Rd.
Clearwater, FL 33765

LOCATION: Located just one block off Gulf to Bay Blvd, the property sits on the corner of Belcher Rd., Cleveland St. & Main Ave with parking lot access from all three.

LAND AREA: 7.01 acres

DIMENSIONS: 655' x 545' (irregular)

ZONING: GO – General Office (City of Clearwater)

LAND USE: R/OG – Residential / Office General

IMPROVEMENTS: 112,241 SF office building

FLOOD ZONE: X (no flood insurance required)

YEAR BUILT: 1973 - Renovated 2004 & 2013

LEGAL DESCRIPTION: Lengthy, in listing file

PARKING: 3.1/1,000

UTILITIES: Electric (Duke Energy)
Water & Sewer (Pinellas County Utilities)

PRESENT USE: General Office Building

TAXES: \$125,541 (2024)

PARCEL ID #: 13-29-15-00000-110-1310 & 1300

LEASE RATE: \$16.50 PSF Modified Gross

TRAFFIC COUNT: 19,500 VPD (Drew St. & Belcher Rd.)

NOTES: Well-maintained office park in a prime location close to shops, restaurants, banks, and medical services. Garden style buildings with direct suite entry from the outside and 24/7 access. Lots of updating activity on this property is happening now. The buildings will be freshly painted, and new roofs finished by end of 2024. Also, new landscaping throughout following the painting in last quarter of 2024. When you are on the campus between the offices in the garden setting, it is quiet and peaceful and hard to believe you are within a busy section of Clearwater. A great place to be productive and build your business.

KEY HOOK #: N/A

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1299-3-23

SHOWING INFORMATION: Contact listing associate for appointment

LEASING INFORMATION

PROJECT SIZE: 112,241 SF

SPACE AVAILABLE: From: 1,012 SF – 6,753 SF

PARKING: 3.1/1,000

OCCUPANCY: Immediate

RENT: \$16.50 PSF Modified Gross

ESCALATION: 4%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

X

Insurance

X

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X

Water

X

Management

X

Electric

X

HVAC

X

TERM: 3-10 years

SIGNAGE: Two monuments signs available