

OFFICE SPACE FOR LEASE

PRESTIGIOUS COUNTRYSIDE LOCATION



2420 ENTERPRISE RD. CLEARWATER, FL 33763

- AMAZING COUNTRYSIDE LOCATION
- WELL-MAINTAINED MULTI-TENANT OFFICE COMPLEX
- TENANT SIGNAGE AVAILABLE ON THE PYLON SIGN
- ON-SITE MANAGEMENT
- 1ST FLOOR SUITES AVAILABLE 1,079 SF TO 4,433 SF
- LEASE PRICE: \$17.00/SF MODIFIED GROSS







Countryside Blvd.

ADDRESS: 2420 Enterprise Rd.

Clearwater, FL 33763

LAND AREA: 1.08 acres **ZONING**: US 19 – Corridor Commercial- City of Clw.

DIMENSIONS: 163' x 288' **LAND USE**: US 19 – Regional Center

FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 22,104 SF

YEAR BUILT: 1985

UTILITIES: Electric – Duke Energy

PRESENT USE: Professional Office Sewer/Water/Trash – City of Clearwater

PARKING: 4/1000 **TAXES**: \$ 34,379.43 (2024)

LEASE RATE: \$17.00/SF, Modified Gross **PARCEL ID #**: 31/28/16/61770-000-0010

NOTES: Outstanding leasing opportunity at the Atrium Office complex located in the heart of Countryside. This two-story, well-maintained office building with on-site management enjoys a prime location and easy access to everything. Take advantage of this competitive rental rate, local ownership, stable tenant base and make this your new office location in 2025. Tenant signage is available on the Pylon. All space available on ground floor.

KEY HOOK#: 4 **ASSOCIATE**: Angel Calkins, Mobile 727-483-2512

SIGNAGE: 3' x 4' **LISTING CODE**: LO-1141-3-14

SHOWING INFORMATION: Contact listing Associate for appointment.

LEASING INFORMATION

PROJECT SIZE: 22,140 SF - Total

OCCUPANCY: Immediate

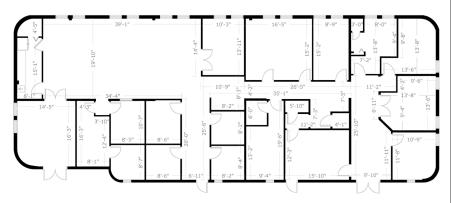
(Suites #101 & #103)

PARKING: 4/1000 SF

ESCALATION: 4% Annually

RENT: \$17.00/SF, Modified Gross

FLOORPLAN:



LOCATION: W. side of US 19 just south of

LEGAL DESCRIPTION: NTW Subdivision Tract 1

Suite #100 - 4,433 SF*

OTHER CHARGES	LESSOR	LESSEE	
Real Estate Taxes	X		
Insurance	X		SPACE AVAILABLE:
Insurance – Personal Property & Liability X			G 1: # 100 4 100 GD
Trash	X		Suite # 100 – 4,433 SF * Avail. 2/1/26
Exterior Maintenance	X		Suite # 101 – 1,079 SF Can be combined
Interior Maintenance	X		Suite # 103 – 1,165 SF J to 2,244 SF
Water	X		
Management	X		
Electric		X	
Janitorial	X		

MINIMUM TERM: 3 years SIGNAGE: Pylon, on Entrance & Door to Suite