



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

Commercial/Investment/Real Estate Services

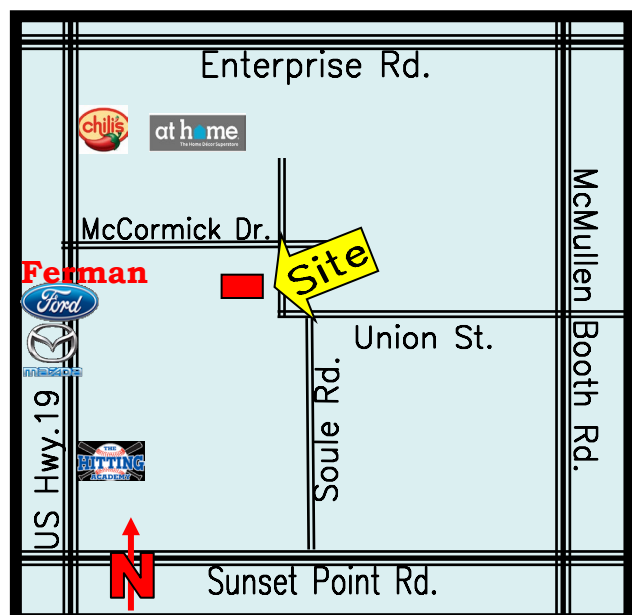
LO-1179

## **PROFESSIONAL OFFICE SPACE FOR LEASE**



**2623 McCORMICK DR. SUITE #104  
CLEARWATER, FL 33759**

- COUNTRYSIDE AREA
- ACCESS FROM US HWY 19, MCMULLEN BOOTH RD. & SUNSET POINT RD.
- 1,000 SF AVAILABLE
- IMMEDIATE OCCUPANCY
- **LEASE RATE: \$17.50/SF  
MODIFIED GROSS**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 6/16/2025

## PROPERTY OVERVIEW

LO-1179

**ADDRESS:** 2623 McCormick Dr. Suite #104  
Clearwater, FL 33759

**LOCATION:** US 19 Service Rd. N. of Sunset Point Rd.  
right on McCormick Dr.

**LAND AREA:** 41,911 SF PL Common area  
**DIMENSIONS:** Irregular

**ZONING:** Office – City of Clearwater  
**LAND USE:** Residential / Office General  
**FLOOD ZONE:** “X” – No Flood Insurance Required

**IMPROVEMENTS:** 31,200 SF

**LEGAL DESCRIPTION:** Lengthy – in listing file

**YEAR BUILT:** 1983

**UTILITIES:** Water & Sewer – City of Clearwater  
Electric – Duke Energy

**PARKING:** 4/1000

**PRESENT USE:** Professional Office

**TAXES:** \$14,388.44 (2024)

**LEASE RATE:** \$17.50/SF Modified Gross

**PARCEL ID #:** 32-28-16-73095-000-0010

**NOTES:** High quality professional office space available for immediate occupancy. Project has access from US Hwy 19, Sunset Point Rd., and McMullen Booth Rd. All prospective tenants are required to complete a credit / background check.

**KEY HOOK #:** N/A

**ASSOCIATE:** Lawrence D. Gilbert

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1179-3-31

**SHOWING INFORMATION:** Call listing agent for appointment.

### LEASING INFORMATION

**PROJECT SIZE:** 31,200 SF

**SPACE AVAILABLE:** 1,000 SF

**PARKING:** 4/1000

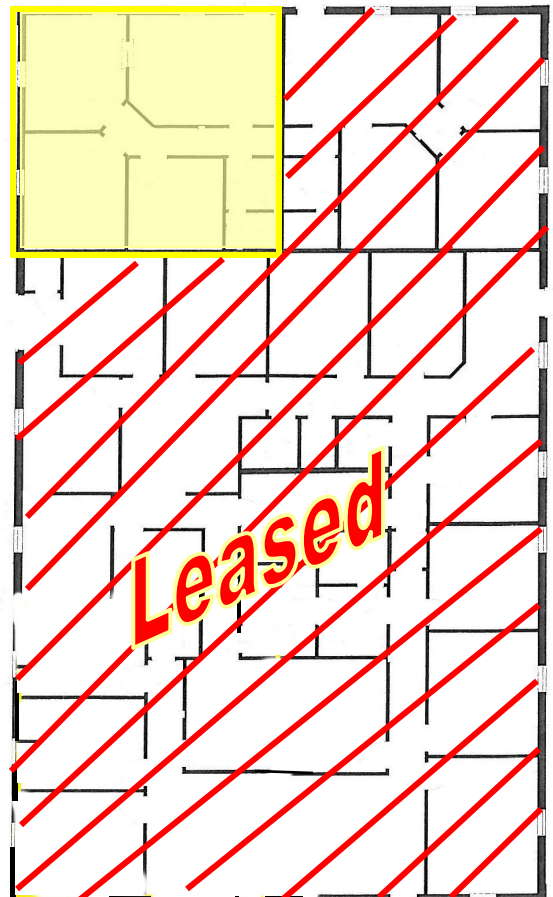
**OCCUPANCY:** Immediate

**RENT:** \$1,458.33 Per Month

**ESCALATION:** 5% annually

**2623  
Suite #104**

### FLOOR PLAN



### 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

**MINIMUM TERM:** 3 Years

**SIGNAGE:** Monument & on building