

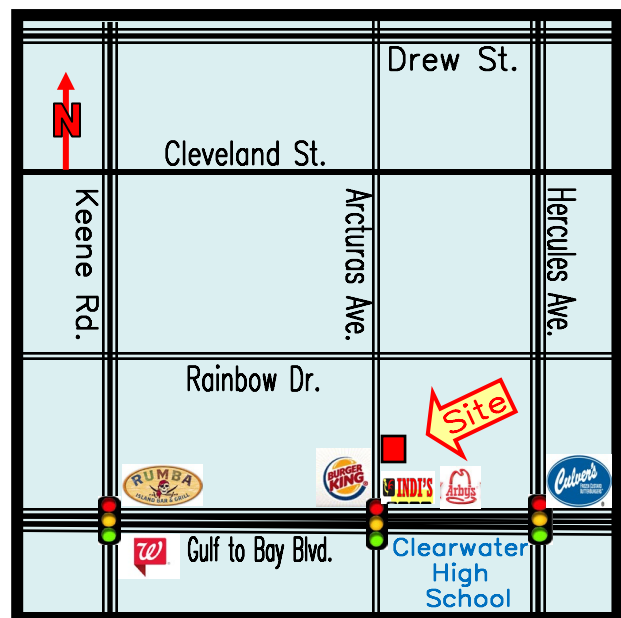


FREE STANDING BUILDING FOR LEASE



407 S. ARCTURAS AVE.
CLEARWATER, FL 33765

- 5,188 SF FREE STANDING BUILDING
- SINGLE USER BUILDING
- CENTRAL CLEARWATER LOCATION
- ZONED "C" COMMERCIAL
- **LEASE RATE: \$10.00/SF NNN**



ADDRESS: 407 S. Arcturas Ave.
Clearwater, FL 33765

LOCATION: One lot N of Gulf to Bay on east side of Arcturas Ave.

LAND AREA: 17,000 SF / .39 Ac.
DIMENSIONS: 100' street x 170' ±

ZONING: C – Commercial, City of Clearwater
LAND USE: CG
FLOOD ZONE: X – Non-Flood Zone

IMPROVEMENTS: 5,188 SF ±
CLEAR CEILING HEIGHT: 8'

LEGAL DESCRIPTION: In listing file.

YEAR BUILT: 1975 (renovated 2014)
PARKING: 21 spaces *17 spaces in parking cross easement

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

PRESENT USE: Vacant – (prior use Office)

PARCEL ID #: 13-29-15-82620-002-0050
TAXES: \$10,589.53 (2025)

LEASE RATE: \$10.00/SF NNN

NNN CHARGES (EST.) \$3.32/SF/ (\$1,435.34/Mo.) **TRAFFIC COUNT:** 52,000 (2020) Gulf to Bay Blvd., AADT-FDOT

NOTES: Very well-located free-standing building with easy access one lot north of Gulf to Bay Blvd., with traffic light at S. Arcturas & Gulf to Bay. Across from Clearwater High School. Very versatile floor plan with lots of open area and windows for natural light.

KEY HOOK #: Lock Box
K&H SIGNAGE: 3' x 4'

ASSOCIATES: Tom Duncan (727) 424-5666 mobile/ tom.duncan@khrfl.com
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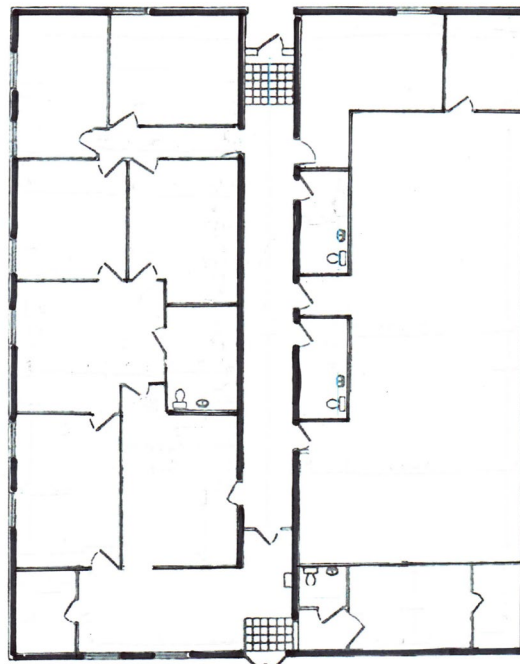
LISTING CODE: LO-1160-3-21/14

SHOWING INFORMATION: By appointment with Associate.

LEASING INFORMATION

FLOOR PLAN: 5,188 SF

PROJECT SIZE: 5,188 SF
SPACE AVAILABLE: 5,188 SF
PARKING: 21 spaces * 17 spaces in parking cross easement
OCCUPANCY: Immediate
RENT: \$4,323.33/Month + Expenses
NNN CHARGES: Estimated @ \$3.32/SF = \$1,435.34/month
ESCALATION: 3% /year



<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes		CAM
Insurance: Building		CAM
Insurance Personal Property & Liability		X
Trash		CAM
Exterior Maintenance		CAM
Interior Maintenance		X
Water		X
Management	X	
Electric		X

MINIMUM TERM: 3 Years

SIGNAGE: On Building



Aerial Video:

[https://youtu.be/ PZqAQtaZy8](https://youtu.be/PZqAQtaZy8)