



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

Commercial/Investment/Real Estate Services

LO-1141

# 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
- 1<sup>ST</sup> FLOOR SUITES AVAILABLE  
1,079 SF UP TO 4,433 SF
- **LEASE PRICE: \$17.00/SF**  
**MODIFIED GROSS**



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



**ADDRESS:** 2420 Enterprise Rd.  
Clearwater, FL 33763

**LOCATION:** W. side of US 19 just south of  
Countryside Blvd.

**LAND AREA:** 1.08 acres  
**DIMENSIONS:** 163' x 288'

**ZONING:** US 19 – Corridor Commercial- City of Clw.  
**LAND USE:** US 19 – Regional Center  
**FLOOD ZONE:** X – No Flood Insurance Required

**IMPROVEMENTS:** 22,104 SF

**LEGAL DESCRIPTION:** NTW Subdivision Tract 1

**YEAR BUILT:** 1985

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

**PRESENT USE:** Professional Office

**PARKING:** 4/1000

**TAXES:** \$ 36,227.34 (2025)

**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 2026. 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**

**FLOORPLAN:**

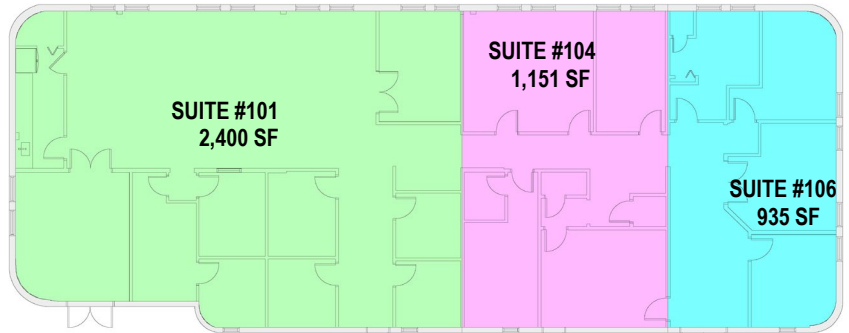
**PROJECT SIZE:** 22,140 SF - Total

**OCCUPANCY:** Immediate  
(Suites #100, #101, #104 & #106)

**PARKING:** 4/1000 SF

**ESCALATION:** 4% Annually

**RENT:** \$17.00/SF, Modified Gross



**Suite #100 - 2,400 SF up to 4,433 SF**

**OTHER CHARGES**

**LESSOR LESSEE**

**SPACE AVAILABLE:**

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
Janitorial	X	

Suite # 100 – 2,400 up to 4,433 SF  
 Suite # 101 – 1,079 SF  
 Suite # 104 – 1,151 SF  
 Suite # 105 – 931 SF **Avail. 5/1/26**  
 Suite # 106 – 935 SF

**MINIMUM TERM:** 3 years

**SIGNAGE:** Pylon, on Entrance & Door to Suite