



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1282

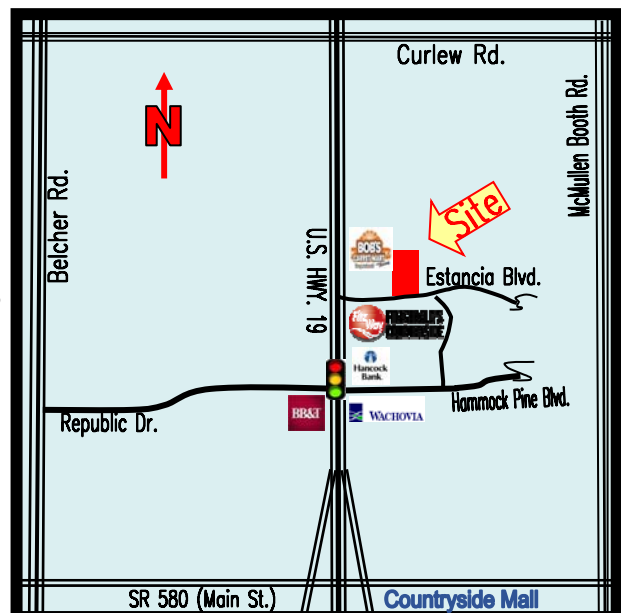
OAK CREEK - COUNTRYSIDE

OFFICE FOR SUB - LEASE



**2430 ESTANCIA BLVD.
CLEARWATER, FL 33761**

- COUNTRYSIDE LOCATION
- PARK - LIKE CAMPUS
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- SUITE 108 - 1,298 SF
- RECENT RENOVATION - FLOOR TO CEILING
- **LEASE RATE FROM: *\$16.00/SF
MODIFIED GROSS**



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



ADDRESS: 2430 Estancia Blvd.
Clearwater, FL 33761

LOCATION: .7 mile north of S.R. 580 / Main St.,
on east side of U.S. 19 between Fitzgerald Jeep &
Bob's Carpets.

LAND AREA: 2.18 acres

DIMENSIONS: Irregular

ZONING: CP-1 Pinellas County

LAND USE: ROR

YEAR BUILT: 1986

FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 4 buildings total
19,180 SF useable

LEGAL DESCRIPTION: Lengthy - In Listing File

PARKING: 5/1000 SF (95 spaces)

UTILITIES: Electric - Duke Energy,
Trash - Republic Waste, Water & Sewer - Pinellas
County Utilities

PRESENT USE: Office

PARCEL ID #: 19-28-16-00000-430-0210

TAXES: \$32,626.16 (2022)

LEASE RATE FROM: \$16/SF * Modified Gross

TRAFFIC COUNT: 72,000 VPD - U.S. 19

NOTES: Very convenient location just off U.S. Hwy. 19 about ½ mile north of S.R. 580/Main St. Countryside Mall on east side of 19. The park campus is covered by century oaks and has convenient parking at the front door to the offices. Estancia Blvd., connects with Hammock Pine Blvd., and has traffic light at U.S. 19 providing easy exit both north & south. Total interior renovation vinyl wood plank flooring, state of the art LED lighting, fresh paint and new window blinds, granite countertops & sink, new vanity/mirror in restroom.

KEY HOOK#: Lock Box on doors

ASSOCIATE: Tom Duncan / Mobile: (727) 424-5666 or

SIGNAGE: 3 x 4

Email: tduncan@kleinandheuchan.com

LISTING CODE: LO-1282-3-21

SHOWING INFORMATION: Contact listing agent to make appointment.

LEASING INFORMATION: SUB-LEASE UNTIL 9/15/23

PROJECT SIZE: 19,180 SF

SPACE AVAILABLE: Suite # 108 - 1,298 SF

OCCUPANCY: Immediate

ESCALATION: 4% Annual

PARKING: 5/1000

***RENTAL RATES:**

\$16.00/SF for four year lease - \$1,730.67/month

\$17.00/SF for three year lease - \$1,838.83/month

\$18.00/SF for two year lease - \$1,847.00/month

All rent plus Tax. 4% annual increases

OTHER CHARGES

Real Estate Taxes**

LESSOR LESSEE

Insurance**

Insurance: Personal Property & Liability

Trash

Exterior Maintenance

Interior Maintenance

Water

Management

Electric - Building

Electric - Unit

X

X

X

X

X

X

X

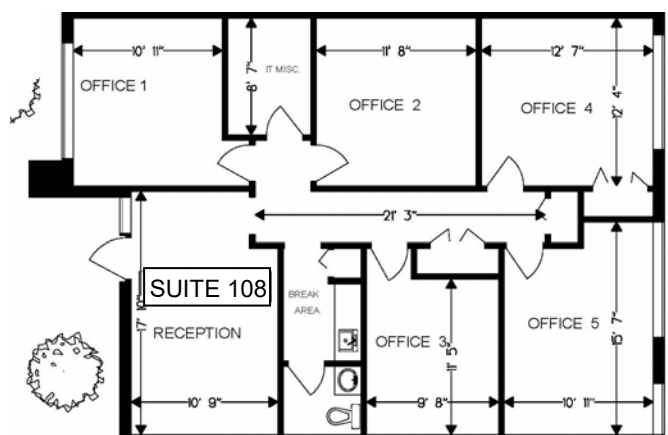
X

X

X

X

FLOOR PLAN:



****Increases over Base Year passed through to Lessee.**

SIGNAGE: On unit Front