



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1254

OFFICE BUILDING FOR LEASE



Google Earth

1280 CLEVELAND ST.
CLEARWATER, FL 33755

- HURRICANE IMPACT RATED BUILDING
- SECURE FACILITY
- LARGE FLOOR PLANS WITH HIGH CEILINGS
- ACCESSIBLE LOCATION
- BUILDING SIGNAGE AVAILABLE
- HIGH CAPACITY HVAC

• **LEASE PRICE: \$16.50/SF**
FULL SERVICE GROSS



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

www.kleinandheuchan.com



Revised 10/10/2022

PROPERTY OVERVIEW

LO-1254

ADDRESS: 1280 Cleveland St.
Clearwater, FL 33755

LOCATION: Downtown Clearwater between
Missouri Ave. & Highland Ave.

LAND AREA: 3.3 Acres
DIMENSIONS: Irregular

ZONING: D Downtown – City of Clearwater
LAND USE: CBD Central Business District
FLOOD ZONE: X – Non-Flood

IMPROVEMENTS: 188,850 SF (5 stories)

LEGAL DESCRIPTION: Lengthy, in Listing File

YEAR BUILT: Multiple years (53', 67', 70' & 74')

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

PARKING: TBD

CLEAR CEILING HEIGHT: 14 ft.

TAXES: \$89,813 - (2021)

PRESENT USE: High Technology Building

PARCEL ID 15-29-15-65250-002-0010

LEASE PRICE: \$16.50/SF Gross

NOTES: Five story office building. Hurricane impact rated building with heavy power and extensive telecom infrastructure. Large floorplans with 14 foot plus ceiling heights. Significant HVAC capacity throughout the building. Major Frontier Communications location. Passenger and freight elevators in place. Full building back-up generator.

KEY HOOK #: TBD
K&H SIGNAGE: 3X4

ASSOCIATE: Mark S. Klein, CCIM & Steve Klein
LISTING CODE: LO-1254-3-13/27

SHOWING INFORMATION: Call Listing Agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 188,850 SF

SPACE AVAILABLE:

PARKING: TBD

up to 150,000 SF across five floors

OCCUPANCY: Immediate

ESCALATION: CPI

LEASE PRICE: \$16.50/SF including
Base Rent \$10.00/SF + \$4.50/SF CAM + \$2.00 Electric

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	X

MINIMUM TERM: 3 years

SIGNAGE: None