



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

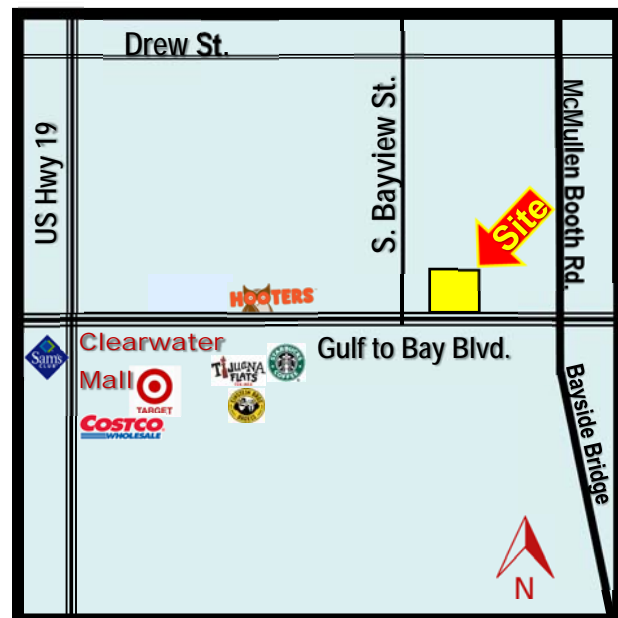
PROFESSIONAL OFFICE

FOR LEASE



3000 GULF TO BAY BLVD. CLEARWATER, FL 33759

- OFFICE SPACE AVAILABLE
- FANTASTIC WATER VIEWS AVAILABLE
- DIRECTLY OFF BAYSIDE BRIDGE
- CLOSE TO MANY EATERIES
- ACCESS FROM S. BAYVIEW ST. AND DREW ST.
- 698 SF -4,627 SF
- **LEASE RATE: \$22.50 - \$25.00/SF**
FULL SERVICE



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

www.kleinandheuchan.com



Revised 10/4/2022

PROPERTY OVERVIEW

LO-1222

ADDRESS: 3000 Gulf to Bay Blvd.
Clearwater, FL 33759

LOCATION: Located on the North side of Gulf to Bay Blvd., just west of McMullen Booth Rd.

LAND AREA: 1.15 acres

ZONING: US 19 (City of Clearwater)

DIMENSIONS: Irregular

LAND USE: US 19 Regional Center

FLOOD ZONE: "X" (No Flood Insurance required)

IMPROVEMENTS: 27,792 SF

LEGAL DESCRIPTION: Lengthy (In listing file)

YEAR BUILT: 1987

UTILITIES: Electric (Duke Energy)
Water and Sewer (City of Clearwater)

PARKING: 3.5/1,000

PRESENT USE: Office

TAXES: \$54,624.46 (2021)

PARCEL ID #: 16-29-16-05292-008-0030

LEASE RATE: \$22.50 - \$25.00/SF Full Service

TRAFFIC COUNT: 51,000 VPD (Gulf to Bay Blvd.)

NOTES: Office space available ranging from 698 SF – 4,627 SF. Multiple floor plans are available. Offers 270 degree water views of the Tampa Bay area from the upper floors. Ideally located just off the Bayside Bridge and Courtney Campbell Causeway allowing for easy access throughout the Tampa Bay Area. Close to many restaurants. Property can be accessed from Gulf to Bay Blvd, S. Bayview Street and Drew St. The property is well maintained and the landlord recently put on a new roof, repaved the parking lot, and is updating the interior with modern finishes. Monument signage available. Ideal for any professional office user wanting to be centrally located.

KEY HOOK #: N/A

ASSOCIATES: Steven Klein & Monique Petronje

K&H SIGNAGE: 3' X 4'

LISTING CODE: LO-1222-3-27/25

SHOWING INFORMATION: Contact listing associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 27,792 SF

SPACE AVAILABLE: 698 SF – 4,627 SF

PARKING: 3.5/1,000

OCCUPANCY: Immediate

LEASE RATE: \$22.50 - \$25.00/SF Full Service

ESCALATION: 3%

OTHER CHARGES:

	<u>LESSOR</u>	<u>LESSEE</u>
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