KLEIN & HEUCHAN, INC REALTORS
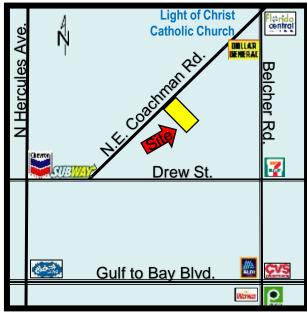Commercial/Investment/Real Estate Services

OFFICE BUILDING
FOR LEASE

2139 N.E. COACHMAN RD.
CLEARWATER, FL 33765

- 2,420 SF FIRST FLOOR – CAN BE DEMISED TO 1,210 SF

- ZONING: "O" OFFICE

- LAND USE: "ROG"

- **LEASE RATE: $16.00/SF MODIFIED GROSS**

ADDRESS: 2139 N.E. Coachman Rd.
Clearwater, FL 33765

LOCATION: South East side of N.E. Coachman Rd. between Belcher Rd. and Drew St.

LAND AREA: 17,500 SF
DIMENSIONS: 100' X 175'

ZONING: O – Office (City of Clearwater)
LAND USE: ROG – Residential Office General
FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 5,930 Total SF
2,420 SF Available

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1985
PARKING: 18 spaces

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

PRESENT USE: Office Building

TAXES: $10,866 (estimated 2023)
PARCEL ID: 12-29-15-59814-000-0031

LEASE RATE: $16.00/SF Modified Gross

NOTES: Beautiful constructed building first floor available with individual meters for electric and water.

KEY HOOK #: N/A
K&H SIGNAGE: 3X4
SHOWING INFORMATION: Call listing agent for showing. Property is occupied.

ASSOCIATE: Mark S. Klein, CCIM / Marilyn Stuelke
LISTING CODE: LO-1275-3-13/23

LEASING INFORMATION

PROJECT SIZE: 5,930 SF

SPACE AVAILABLE: 2,420 SF – can be demised to 1,210 SF

OCCUPANCY: Immediate

PARKING: 18 Spaces

RENT: $3,226.67/Month or $1,613.33/Month demised

ESCALATION: CPI

MINIMUM TERM: 3 Years

SIGNAGE: Signage Available

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