

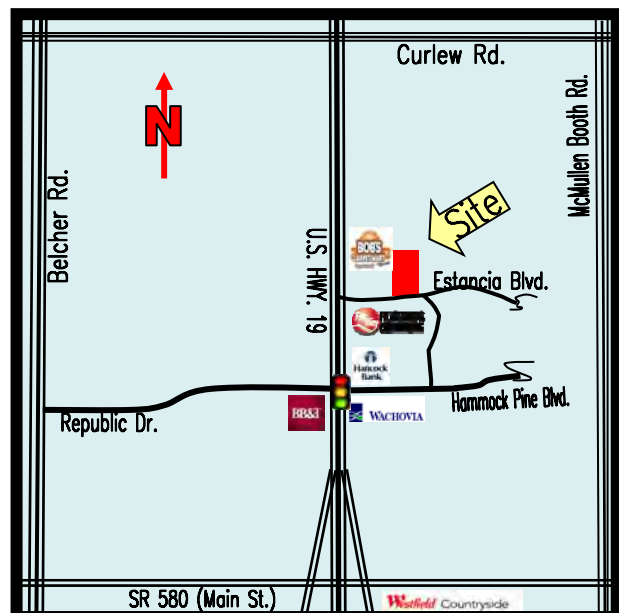


## OAK CREEK - COUNTRYSIDE OFFICE FOR LEASE



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

- COUNTRYSIDE LOCATION
- PARK – LIKE CAMPUS
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- VERY QUIET SURROUNDINGS
- SUITE 202 - 1,536 SF
- **LEASE RATE \$18.00/SF  
MODIFIED GROSS**



**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  
**FLOOD ZONE:** "X" No Flood Insurance Required

**YEAR BUILT:** 1986

**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

**LEASE RATE:** \$18/SF Modified Gross

**TAXES:** \$34,766.06 (2023)

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

**NOTES:** Very convenient location just off U.S. Hwy. 19 about 1/2 mile north of S.R. 580/Main St. Countryside Westfield 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. Recent interior renovation, LVP flooring, state of the art LED lighting and paint. US 19 is currently undergoing renovations in this area.

**KEY HOOK#:** Lock Box on door

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

**SIGNAGE:** 3 x 4

Email: tom.duncan@khrfl.com

**LISTING CODE:** LO-1031-3-21

**SHOWING INFORMATION:** Contact listing agent to make appointment. Call for Lock Box code.

**LEASING INFORMATION:**

**PROJECT SIZE:** 19,180 SF

**SPACE AVAILABLE:** Suite # 202 - 1,536 SF

**OCCUPANCY:** Immediate

\$18.00/SF = \$2,304.00/month

**ESCALATION:** 4% Annual

All rent plus 3% Tax. Minimum Term: 4 years

**PARKING:** 5/1000

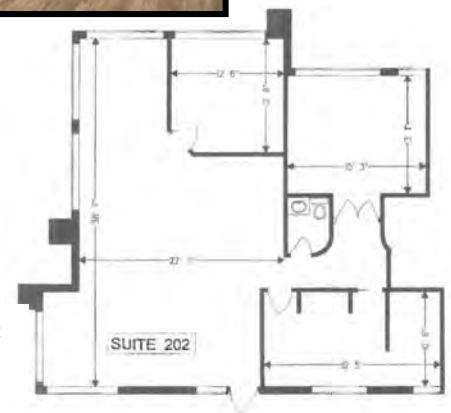


**OTHER CHARGES**

**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 - Building	X	
Electric - Unit		X

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



**FLOOR PLAN:**

**SIGNAGE:** On unit Front