



ONE CLEARWATER TOWER – Bank of America Building



FOR LEASE Class “A” Office Space

600 Cleveland Street, Clearwater, FL. 33755



The One Clearwater Tower - Bank of America Building is located at the northeast corner of Cleveland Street and Garden Avenue adjacent to Station Square Park in the heart of downtown Clearwater's Central Business District. Built in 1975, the building has undergone several renovations over the years, and remodeling is ongoing as the main lobby, elevators, landings, hallways, and restrooms of the building are being modernized and upgraded. The building offers free surface parking adjacent to the building on two lots located along Garden Avenue and convenient, covered parking in the Garden Avenue and Station Square parking garages.

Offering outstanding water views of the Clearwater Bay bridge, Clearwater Beach, Sand Key and the Gulf of Mexico, One Clearwater Tower is a prominent, eleven story, 134,835 square foot professional office building centrally located in downtown Clearwater. Its central location is just a short walk from City Hall, City and County offices, Coachman Park, the U.S. Post Office, numerous restaurants and banks, specialty shops, retail stores, and Clearwater's Main Public Library. The building features recently renovated lobbies and common areas, lobby banking, ample parking, on-site management and maintenance - all at very competitive rates.



For additional leasing information please contact:

Deana Cannella or Jim Jacob
813-258-3200 or 813-245-7717
Jacob Real Estate Services, Inc.
607 W. Bay Street, Tampa, FL. 33606
or if on site, please contact:

Tom Hires, Bldg. Engr. in Suite #203
727-446-6405 or 813-597-4500

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Building Facts:

Total Building Area: 144,346 sq.ft.±
Rentable Sq. Ft.: 134,835 sq.ft.±
Total Space Available: 54,139rsf.±
Number of Floors: 11
Minimum Available: 799 sq.ft.±
Maximum Contiguous: 13,024 sq.ft.±
Minimum/Maximum Rent: \$16.75-\$21.50psf
Parking Spaces: 252
Parking Ratio: 4:1 incl. garages
Year Built: 1975



Looking west from the 11th floor offices toward Clearwater Beach

Build-Out Allowances Available

The **One Clearwater Tower - Bank of America Building** is located in the Cleveland Street District of the Community Redevelopment Area (CRA) and is in a designated Enterprise Zone, as well as the downtown Clearwater Brownfield area; As a result of these designations, there are incentives available from governmental sources by way of professional assistance, grants, subsidies or tax credits to assist businesses who choose to locate in the downtown Clearwater area. More information is available from Jacob Real Estate Services, or you can contact the City of Clearwater Economic Development Department, Seth Taylor, Director, City of Clearwater Economic Development & Housing Department, 727-562-4031.

Available Spaces as of August 15th, 2016:

Suite	Size(rsf)	Offered Rate
300	13,024	\$ 17.00psf
490	1,403	\$ 17.50psf*
500	13,024	\$ 18.50psf
799	2,360	\$ 18.50psf*m-t-m
815	1,983	\$ 19.00psf*
850	4,316	\$ 19.50psf**
920	1,151	\$ 19.00psf**
970	929	\$ 19.00psf**
1050	3,519rsf	\$20.00psf*
1060	2,187rsf	\$20.00psf*
1100	4,641rsf	\$21.50psf*

*available with 90 days notice

**under proposal

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The ONE CLEARWATER TOWER – Bank of America Building is the most prestigious business address in downtown Clearwater. Originally opened in 1975, the building's past glory as the best business address is being reclaimed with complete remodeling of the main building lobbies and entrances, elevator modernization, elevator lobbies and common areas and the building systems. High speed fiber optic infrastructure has been beefed up throughout the building as well as wireless infrastructure. Since the Ikajevs family acquired the property in September 2013, they have developed and are implementing a comprehensive plan to upgrade the entire building, adding public spaces and amenities that will ensure ONE CLEARWATER TOWER is the premiere business address in the Cleveland Street District.



ONE CLEARWATER TOWER



The Cleveland Street District proves there's much more to Clearwater than the beautiful white sand beaches. Sitting atop a 30-foot bluff overlooking Clearwater Harbor, the Cleveland Street Retail and Entertainment District combines beautiful waterfront living with a walkable urban setting. You'll never run out of exciting things to do, see, eat, hear, and enjoy in the Cleveland Street District and the Clearwater area!

Visit: www.clevelandstreetdistrict.com