

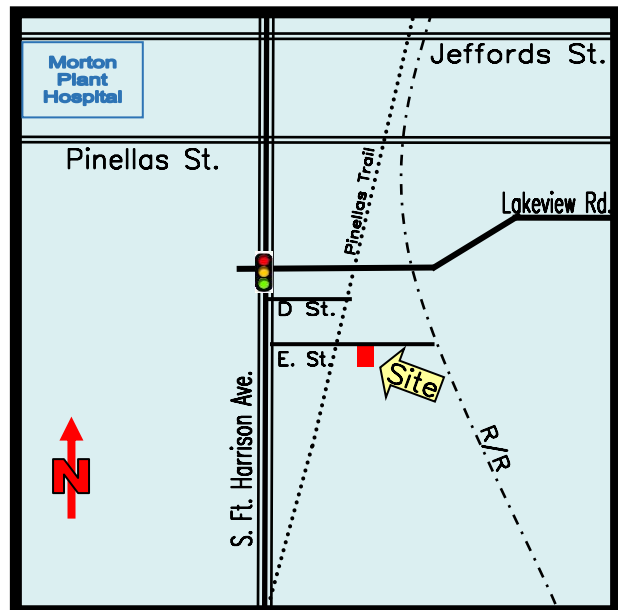


MEDICAL OR GENERAL OFFICE SPACE FOR LEASE



**616 E. STREET
CLEARWATER, FL 33756**

- 7,213 SF MEDICAL OFFICE
- 9 EXAM ROOMS – 3 LABS
- 2 X-RAY, LARGE RECEPTION AREA
- UPGRADED FINISHES
- 1 FREE MONTH RENT FOR EACH YEAR OF LEASE
- **LEASE RATE: \$12/SF
MODIFIED GROSS**



ADDRESS: 616 E. Street
Clearwater, FL 33756

LOCATION: East of Ft. Harrison Ave., south of
Lakeview Rd.

LAND AREA: .95 Acres
DIMENSIONS: 2 parcels

ZONING: IRT – City of Clearwater
LAND USE: IL– City of Clearwater
FLOOD ZONE: X- Non Flood

IMPROVEMENTS: 14,242 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: Remodeled 2001

TAXES: \$ 15,351 (2015)

PARKING: 40 spaces + street parking, 4/1000

PARCEL ID #: 21/29/15/06462/009/0090

PRESENT USE: Medical / Professional Office

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

MORTGAGE HOLDER: F & C

LEASE RATE: \$12/SF Modified Gross

TRAFFIC COUNT: N/A

NOTES: The space was built out in 2001 for a pulmonary group and sleep lab. The sleep center has 4 bed rooms, 2 private bathrooms, 1 w/shower and an open work area. The pulmonary area has a large waiting area with 25 seats, a large receptionist / clerical area for a staff of 5-6, 3 labs, 9 exam rooms, 2 x-ray rooms, 2 bathrooms for patients, 3-4 admin offices, a large staff kitchen / break room and 3 very large doctors' offices with a private bathroom for each. Upgraded finishes include Crown Molding, regular ceiling tiles, chair rail moldings, vaulted ceilings, 12' ceilings in areas and 8'6" ceilings in areas. The building is sprinklered and had a new roof installed in 2013. A large monument sign has space for 2 tenants. 1 Free month rent for each year of the lease term, minimum 3 year lease.

KEY HOOK # 34

ASSOCIATE: Chris Howell, CCIM

K&H SIGNAGE: Window

LISTING CODE: LO-1046-3-18

SHOWING INFORMATION: Contact listing associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 14,242 SF

SPACE AVAILABLE: 7,213 SF

PARKING: 28 space + street parking

OCCUPANCY: Immediate

RENT: \$12/SF Modified Gross

ESCALATION: 3% annually

| OTHER CHARGES | LESSOR | LESSEE |
|--------------------------------------------|--------|--------|
| Real Estate Taxes | X | |
| Insurance | X | |
| Insurance: Liability and personal property | | X |
| Trash | | X |
| Exterior Maintenance | X | |
| Interior Maintenance | | X |
| Water | | X |
| Management | X | |
| Electric | | X |

MINIMUM TERM: 3 – 5 years

SIGNAGE: Monument Sign & Front Window