



## LAKESIDE OFFICE @ PARK PLACE FOR LEASE



### 355 PARK PLACE BLVD. CLEARWATER, FL 33759

- 85,000 SF BUILDING
- LEED REGISTERED "GREEN" BUILDING
- PARKING RATIO 4.3/1000
- 34 FT. ELEVATION - NON-FLOOD & NON EVACUATION
- **LEASE RATE: \$21.95/SF  
FULL SERVICE**



Rev. 10/5/09

**PROPERTY OVERVIEW**

LO-792

**ADDRESS:** 355 Park Place Blvd.  
Bay Clearwater, FL 33759

**LOCATION:** NW Quadrant of S.R.60 (Gulf to Blvd) & US 19 N.

**LAND AREA:** 6.15 acres  
**DIMENSIONS:** Irregular

**ZONING:** O Planned – City of Clearwater  
**LAND USE:** ROG – City of Clearwater  
**FLOOD ZONE:** X - No Flood Insurance required

**IMPROVEMENTS:** Entitled – to be built

**LEGAL DESCRIPTION:** Lengthy – See listing file  
**UTILITIES:** Electric – Progress Energy  
Water & Sewer – City of Clearwater

**YEAR BUILT:** N/A

**PARKING:** 365 Spaces

**TAXES:** TBD  
**PARCEL ID #:** 17-29-16-00000-240-0400

**PRESENT USE:** Planned Development

**LEASE RATE:** \$21.95/SF - Full Service

**NOTES:** This master planned D.R.I. calls for an 85,000 SF, 3-story building, open floor plates of 28,000 SF. This is a Leed Registered “Green” Building with hurricane resistant construction. The building will be accessed from Gulf to Bay & Hampton Dr. All major access roads are at signalized intersections. Visibility will be great from Gulf to Bay Blvd.

**KEY HOOK #:** N/A  
**K&H SIGNAGE:** Yes  
**SHOWING INFORMATION:** Call listing office.

**ASSOCIATE:** Mark Klein, CCIM & Steve Klein  
**LISTING CODE:** LO-792-04-\$250-13/27

**LEASING INFORMATION**

**PROJECT SIZE:** 85,000 SF

**SPACE AVAILABLE:** 85,000 SF

**PARKING:** 365 spaces

**OCCUPANCY:** Approximately 10 months

**RENT:** \$21.95/SF Full Service

**ESCALATION:** CPI

<b>OTHER CHARGES</b>	<b>LESSOR</b>	<b>LESSEE</b>
Real Estate Taxes	X	
Bldg. Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance	X	
Water	X	
Management	X	
Electric	X	

**MINIMUM TERM:** 5 Years

**SIGNAGE:** To be arranged