

Harbourside Grande Crossings

Prime Office Space for Lease

Class A Building
Strategic Location
Major Upscale Renovations



18167 US Highway 19 N.
Clearwater, FL 33764



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Property Facts & Highlights

Suites from 1,943 SF to 26,420 SF Available

Prominent 6-Story Class A Office Building

153,026 SF

587 Parking Spaces

Parking Ratio: 4.0 Spaces per 1,000 SF

\$26.00/SF Full-Service Lease Rate

90,000+ AADT Traffic Count

Upscale Renovations in Progress

On-Site Nick's Cafe

24/7 Building Access

Convenient Bus Line Access

Excellent Visibility and Accessibility



**18167 US Highway 19 N.
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Aerial Photo



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Aerial Photo

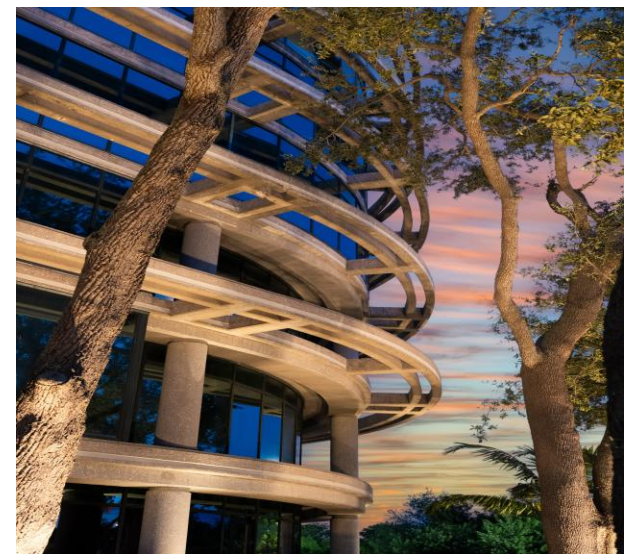
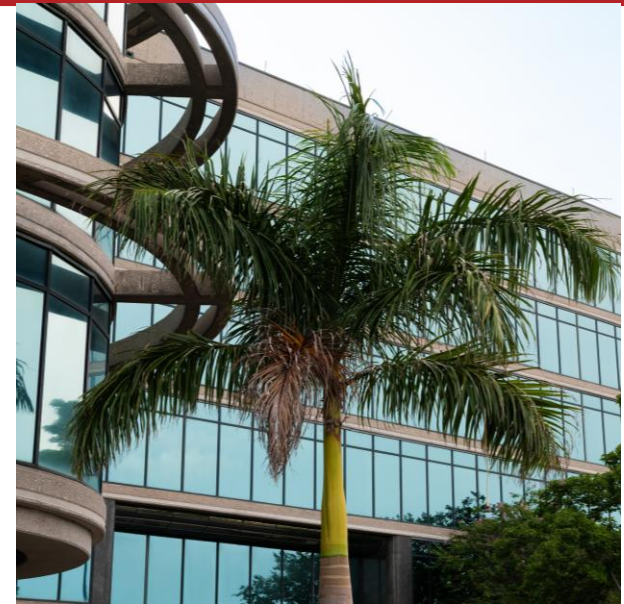


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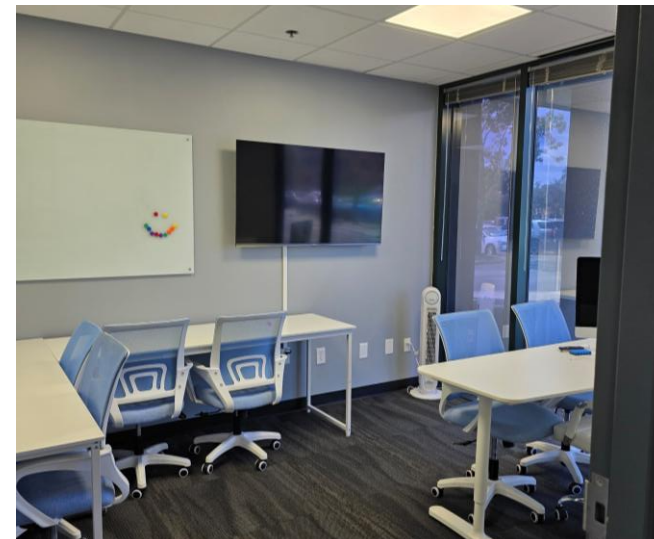
Recent Landscape Upgrades



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Prime Office Space Available for Lease | Suite 160 | 1,943 SF | \$26.00/SF Full Service

- Open-Concept Design – Modern glass windows and doors create a bright, upscale environment ideal for collaboration, team interaction, and private meetings.
- Customizable Layout – Flexible floor plan allows for the addition of 1–2 private offices, a boardroom, or break room while preserving a spacious open-work environment.
- Rear Entrance – Convenient secondary access provides added flexibility for staff, deliveries, and day-to-day operations.
- Quiet Professional Setting – Positioned away from heavier foot traffic, offering a peaceful and professional atmosphere for employees and clients.



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Prime 5,453 SF Office Space Available for Lease | Suite 200 | Terms: Negotiable

Suite 200 offers a fully turnkey, updated office suite with a high-end professional look and impressive lobby presence featuring marble flooring. The space includes a kitchen, an open-plan area with cubicles, an additional room configured as a mini call center, a private office suitable for a CEO or executive use, and another private office for additional staff or management with flexible functionality.

The suite also features glass-enclosed offices for a modern, professional aesthetic and ample boardroom space. The cubicles are brand new, and the space has never been occupied, providing a clean, move-in-ready layout.

The suite totals 5,453 SF, with the flexibility to demise approximately 1,200 SF to accommodate an adjacent space if needed.



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Prime Office Space for Lease | Suite 250 | 3,749 SF | \$26.00/SF Full Service

This beautifully designed office suite features an upgraded lobby with elegant marble flooring and offers a refined professional setting within Harbourside Grande Crossings. Currently configured for a law firm, the space can be delivered as-is, built-to-suit, or shelled out to meet the new tenant's vision.

- **Private Offices** – 8 spacious offices with stylish interior windows overlooking the main work areas
- **Conference Room** – large room designed for client meetings and team collaboration
- **Open Kitchen Area** – convenient space for staff with built-in cabinetry
- **Storage Rooms** – two small rooms for files and supplies
- **Rear Access** – direct door access to stairwell and parking lot
- **Scenic Views** – overlook the rear parking area and beautiful residential homes along Tampa Bay
- **Atrium & Waterfall Feature** – located on the 2nd floor with an open atrium and stunning waterfall centerpiece for a welcoming environment
- **Quiet Hallway** – only one other tenant, ensuring a peaceful and productive setting



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Prime 8,183 SF Office Space Available for Lease | Suite 285 | Terms: \$26.00/SF

Suite 285 presents a rare opportunity to secure a professional and adaptable office space within one of Clearwater’s most prestigious business addresses. Originally designed for an insurance firm, this second-floor suite blends functionality with potential—ideal for companies seeking a polished, established setting that can evolve with their growth.

Impressive Entrance & Meeting Space

Just steps from the elevator, guests are welcomed into a private lobby leading to a modern meeting room—perfect for executive sessions or client presentations. The suite features glass entry doors and interior windows that create a bright, open feel. Two executive offices, including one designed for the CEO, offer additional privacy and distinction.

Private Offices with Views

The layout includes thirteen private offices, several of which overlook the bustling U.S. Hwy 19 corridor. Expansive windows fill the space with natural light, fostering a productive and inspiring work environment.

Beyond private offices, the suite includes:

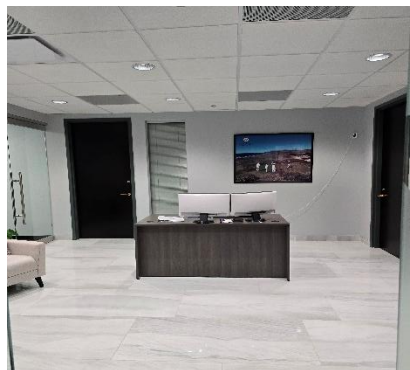
- Large open areas ideal for cubicles or collaborative workstations
- Two kitchens and an additional open break area for convenience and comfort
- This adaptable design allows for seamless customization to suit your company’s operational needs.

Upscale Building Upgrades

Harbourside Grande Crossings is known for its Class A finishes and professional image. The building’s restrooms were upgraded in 2025, and Suite 285 can be delivered as-is or reimaged through a modern build-out tailored to your brand and workflow.

Flexible Leasing Options

- Current Configuration: Ideal for professional services, financial firms, legal practices, or corporate offices
- Divisible: Can be configured into smaller suites
- Expandable: Up to 3,749 additional square feet available for tenants requiring extra space
- With its high-end aesthetic, flexible layout, and commanding views, Suite 285 offers the perfect setting for businesses seeking a flagship office in one of Clearwater’s most desirable Class A environments.



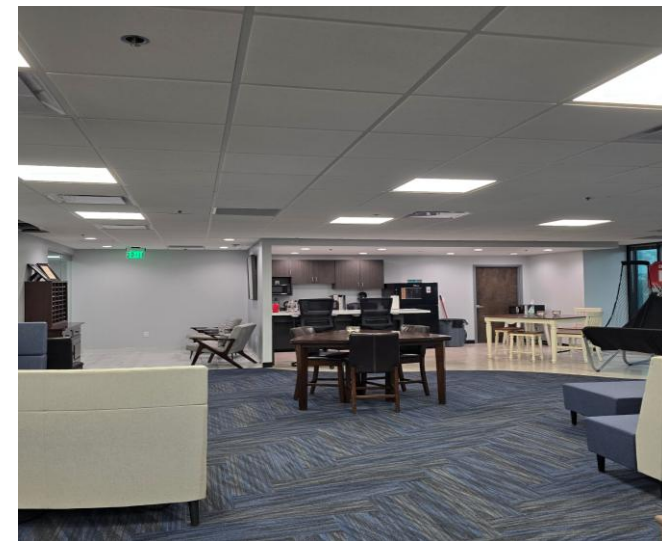
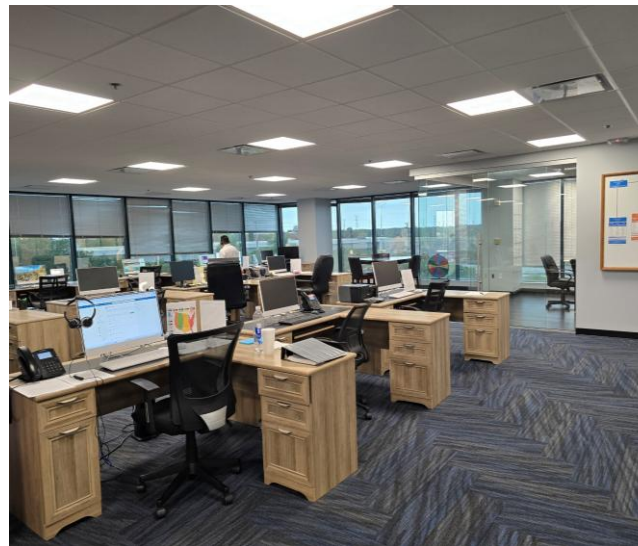
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Prime 7,092 SF Office Space Available for Lease | Suite 480 | Terms: Negotiable

Suite 480 is a fully turnkey, move-in ready office suite offering a high-end professional aesthetic from the moment you walk in. The impressive lobby presence features marble flooring, setting the tone for the refined environment throughout.

The suite spans 7,092 SF and is thoughtfully laid out to accommodate executive leadership and staff alike. It includes a dedicated CEO/executive private office, four additional private offices for management or support teams, an open-plan area with private desks, and a well-appointed kitchen. Glass-enclosed offices add a sleek, modern touch, while generous boardroom space — plus a second boardroom for smaller meetings — ensures flexibility for any gathering.

Positioned on a quiet corner with no local tenant traffic, the suite enjoys serene east-facing and north-side views overlooking the recently upgraded property entrance and exterior. A secondary employee entrance on the far northeast side of the building provides convenient stairwell access — keeping staff flow separate and discreet from the main lobby. A rare combination of privacy, presence, and premium finishes.



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Location: Major Retail Corridor – North View



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Location: Major Retail Corridor – South View



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About Us

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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

