

1255 Tower For Lease

Exceptional Value for
Downtown Clearwater
Office Space
“Penthouse” Opportunity
Up to 15,610± SF
\$17.00 SF Full Service
Net of Janitorial



Contact

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Offered at
\$17.00 SF FS

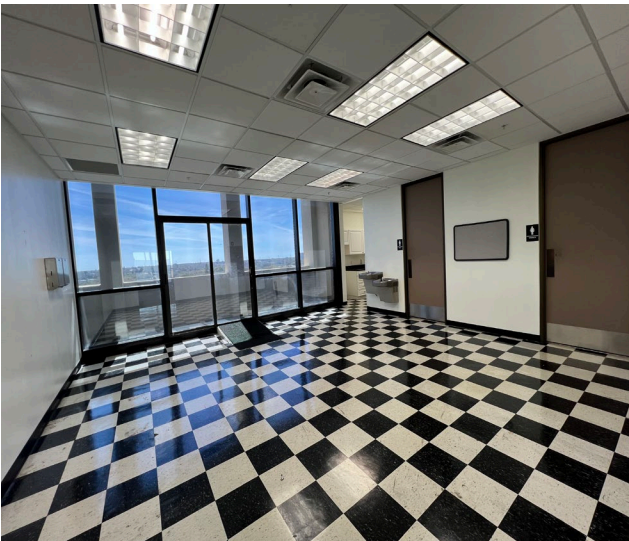
Signature Office
FUNCTIONAL &
MOVE-IN READY!

1255 Cleveland St
Clearwater, FL 33755



Tenant Experience

- Private Entrance and Elevator Lobby Reception
- 24/7 Tenant Access
- Security Guard On-Site
- Lots of Shaded Natural Light w/o the glare!
- High Visibility Location
- Easy Ingress and Egress
- On Multiple PSTA Bus Lines and walkable from over 3,000 apartment units within 1-mile
- 184 Parking Spaces - 7 prime, reserved parking spaces just steps from the lobby!



Building Amenities

- Ample Parking! Including Overflow Parking
- Easy Access to and from Tampa Int'l Airport, St Pete-Clearwater Int'l Airport
- Ideally positioned within the vibrant Cleveland Street District with access to several retail shops, entertainment venues and a selection of restaurants
- Brand new infrastructure with multiple pedestrian 6' side walks along Cleveland Street





The building provides flexible office configurations suitable for a variety of users and benefits from proximity to Downtown Clearwater amenities, dining, and major thoroughfares.



Recently repositioned at **\$17.00 per square foot, full service (net of janitorial)**, the property presents a compelling value for professional, administrative, and service-oriented users seeking convenient access to Clearwater's core business district.



Space Highlights

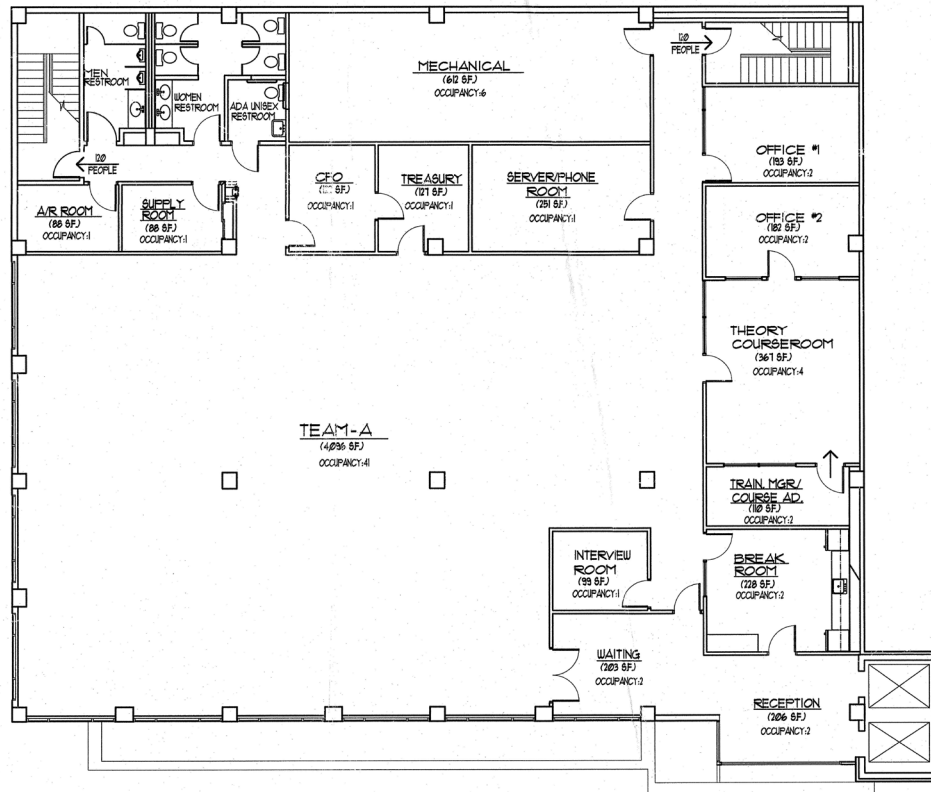
- Large private offices
- Surrounding open workspace
- Break room
- Multiple closets that can be used as IT rooms
- CAT V wiring throughout
- Balcony overlooking the coastal side of Downtown Clearwater
- Up to 15,610 SF of contiguous space available
- Full Service apart from Janitorial services

Formerly known as 1255 Cleveland Street, the property is now being marketed as 1255 Tower, reflecting its renewed identity as a prominent office destination within Downtown Clearwater.



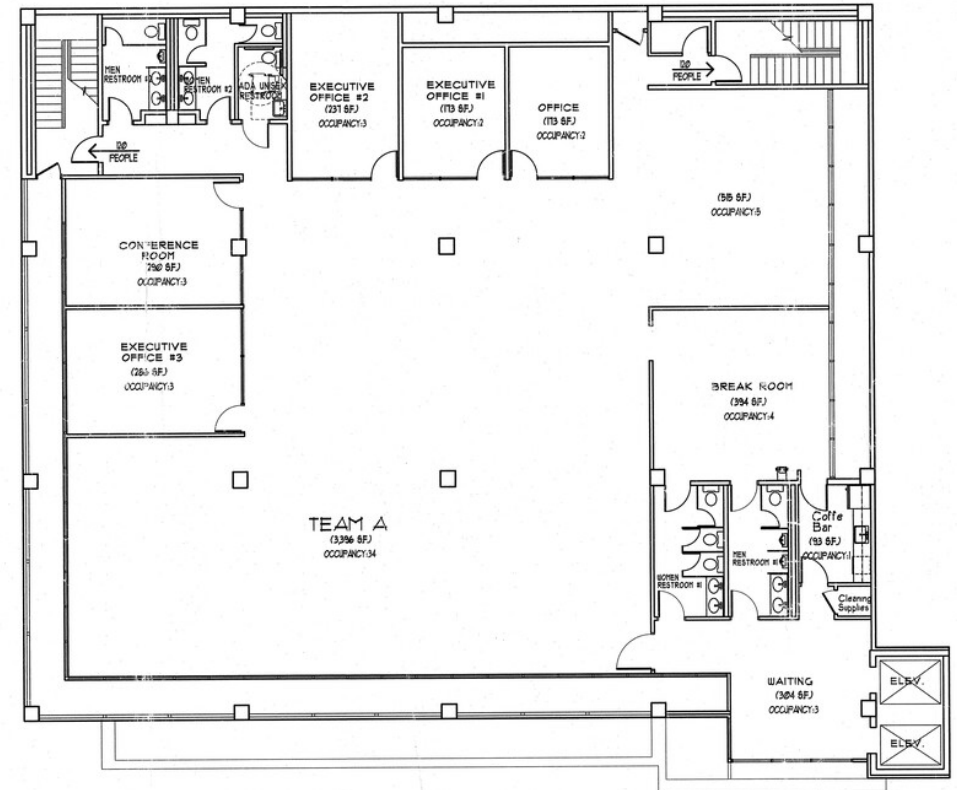
Floor Plans

4th Floor



7,967± SF

5th Floor



7,643 SF

Demographics

1-mile

15,693

Population



7,067

Households

41.3

Median Age

\$35,157

Median Disposable Income

3-mile

101,448

Population



44,241

Households

46.7

Median Age

\$49,608

Median Disposable Income

5-mile

232,256

Population



109,739

Households

51.3

Median Age

\$49,686

Median Disposable Income

Location

The Cleveland Street District in Clearwater, FL, offers significant potential for development and investment. Its central location provides excellent connectivity, with proximity to major transportation hubs such as Tampa International Airport and St. Pete-Clearwater International Airport. Additionally, the district is just a short drive from the renowned Clearwater Beach, making it an ideal location for both business and leisure. The property presents a valuable opportunity for developers, investment firms, and research organizations looking to capitalize on the area's growth. With direct access to key roadways including State Road 60, the Bayside Bridge, US 19, and Alternate 19, commuting is seamless and convenient. Furthermore, the district is within a 1-mile walk of over 3,000 multifamily units, as well as a variety of bars, restaurants, and entertainment venues, making it a highly desirable area for both residents and businesses.



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For more information or
request a tour contact:

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