

FOR LEASE



1684 N Belcher Rd. Suite 2189 | Clearwater, FL 33765

1,364 SF | \$1,700 Monthly | Modified Gross

- España Business Center - Strategically positioned at the high-visibility intersection of Belcher Road (4-lane thoroughfare) and Logan Street, this property offers convenient access to US Highway 19 N - just 2-miles away.
- Functional Layout: Welcoming reception area leads to four private offices and two shared workspaces, all enhanced by abundant natural light.
- Dual Entry Access: Separate entrances for staff and visitors ensure privacy and ease of flow.
- Parking Convenience: Dedicated front-of-building parking plus generous parking on the property.
- Amenities: Includes a single restroom, utility sink with storage cabinet above, and a dedicated A/C unit for optimal climate control.
- Traffic Exposure: Belcher Road boasts a daily traffic count of 19,500 AADT - ideal for visibility and accessibility.

Office Space for Lease

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SPACIOUS OFFICE INTERIOR

Corner of Belcher Rd & Logan St.



Grand Entry



Private Offices

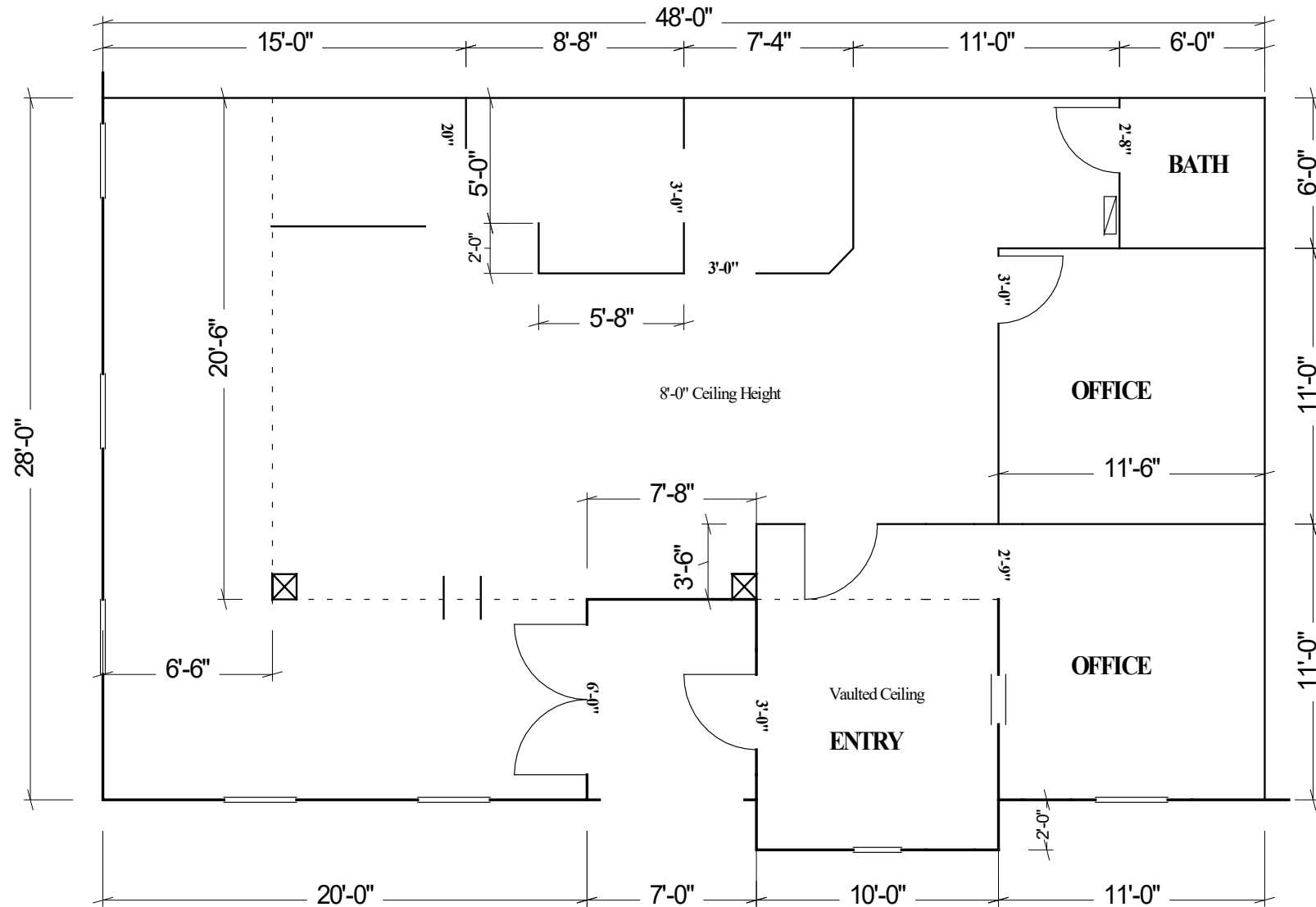


Reception

ESPAÑA BUSINESS CENTER - Suite 2189

SPACE PLAN

Corner of Belcher Rd & Logan St.



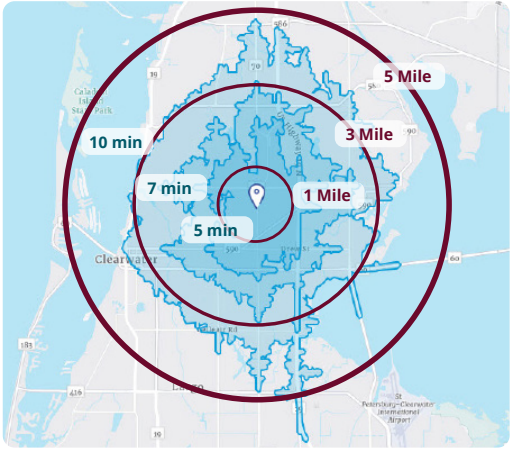
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
RING POPULATION			
2030 Projection	9,130	124,608	243,313
2025 Estimate	9,243	125,013	244,114
Housing Units	4,368	65,014	132,025



ESPAÑA BUSINESS CENTER - Suite 2189

CAP-Realty.com

(727) 376-4900

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.



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