

FOR LEASE

±18,000 SF Flex Building

1365 Hamlet Avenue · Clearwater, FL 33756



OFFERING SUMMARY

Base Lease Rate / Type	\$15.00 / SF + NNN
Est. NNN Expenses	± \$6.00 / SF
Building Area	±18,000 SF (fully air-conditioned)
Warehouse	±6,000 SF · 12-14' clear · roll-up door
Power	3-phase, 400-amp service
Zoning	IRT – Industrial, Research & Technology
Lease Term	Negotiable
Flood Zone	X – No Flood Insurance Required
Parking	55 spaces (2 ADA), paved & lighted
Availability	June 1, 2027

OVERVIEW

1365 Hamlet Avenue is a ±18,000 SF single-tenant flex building on the Pinellas peninsula in incorporated Clearwater. It pairs a professionally finished, headquarters-quality office environment with an attached, fully air-conditioned warehouse well suited to engineering, technology, research, or corporate users. The office offers a reception lobby, 19 private offices, two conference rooms, a training room, a large breakroom/kitchen, a ±5,000 SF cubicle bullpen, storage rooms and a mail/copy room. The ±6,000 SF warehouse has 12-14' clear height, one 10 x 10 roll-up door, and dedicated file, storage, and IT server rooms. The building is fully HVAC-served (five roof units; one new in August 2024), fire-sprinklered, and carries 3-phase / 400-amp power. Located ±3 minutes west of Alternate US-19 / Missouri Avenue and less than 1.5 miles south of downtown Clearwater, the site sits within a federal HUBZone and Flood Zone X. **Video link:** [1365 Hamlet Avenue](#)

Shane Billings Broker Associate

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Jack Wynne Broker Associate

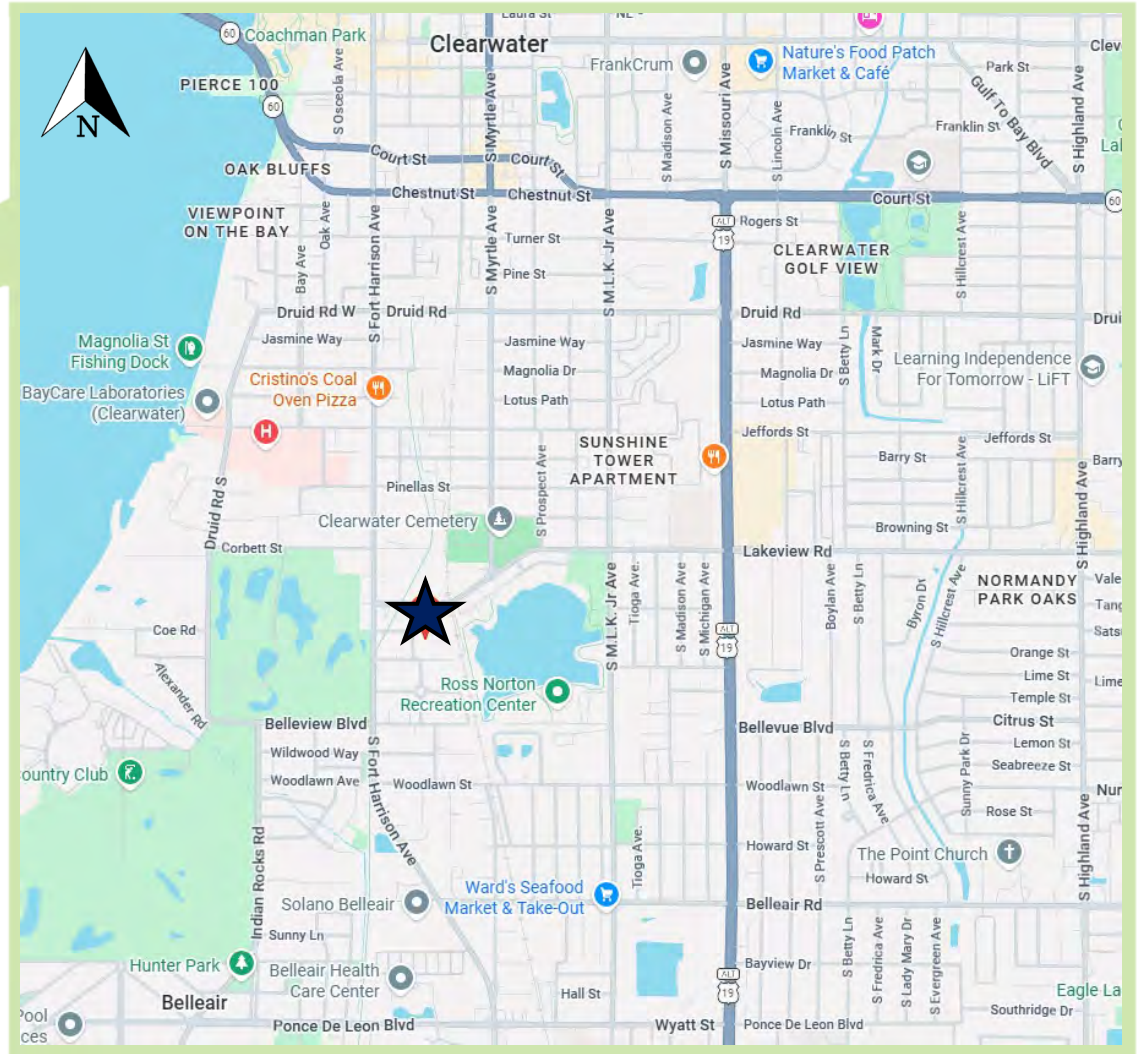
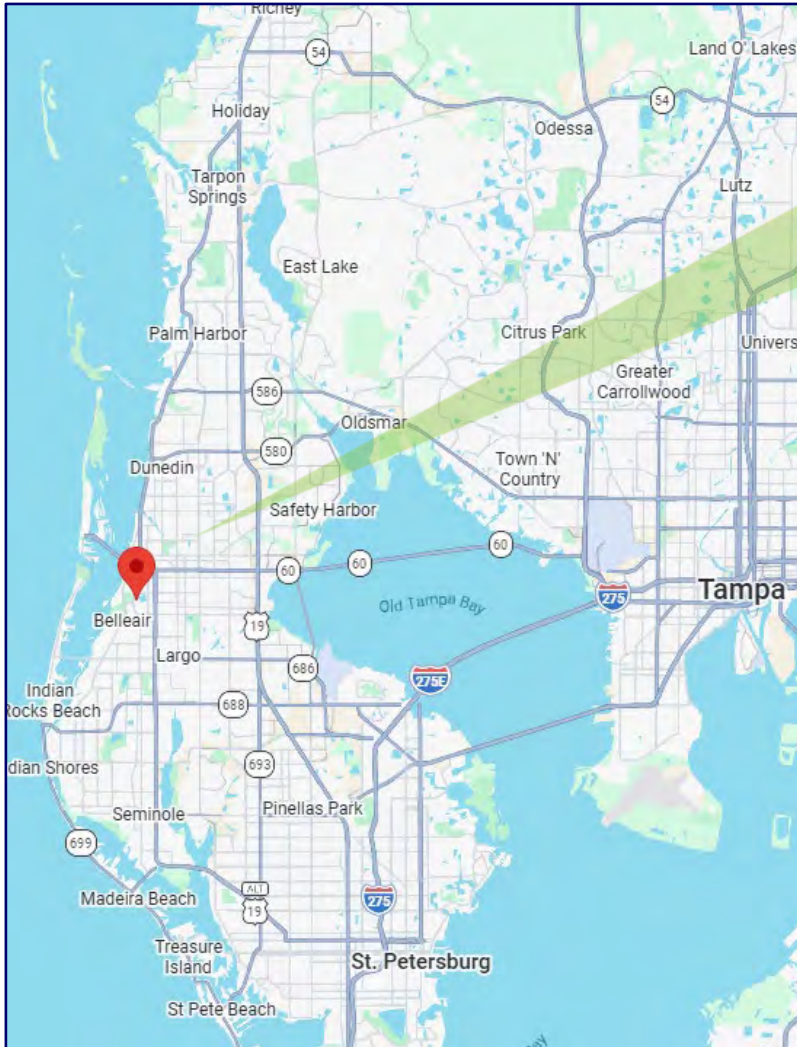
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+/- 3 minutes west of Alternate US-19 / Missouri Avenue.

< 1.5 miles south of downtown Clearwater (+/- 7 minutes)

HUBZone federal small-business incentive area; Flood Zone X (no flood insurance required)

IRT Zoning – Industrial, Research & Technology

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BUILDING SPECIFICATIONS

Building Size	18,000 SF, fully air-conditioned
Building Type	Single-tenant office / warehouse flex
Office Improvements	Reception & lobby, 19 private offices, 2 conference rooms, training room, large breakroom/kitchen, ±5,000 SF cubicle bullpen, mail/copy room
Warehouse	±6,000 SF air-conditioned (includes±1,500 SF file, storage & IT server rooms) · 12-14' clear height · one 10x10 roll-up door (south side)
Restrooms	Men's & women's plus a unisex single in the office space, a single in the warehouse, and a private restroom in the President's office
HVAC	Five roof-mounted units (one 7.5 ton replaced August 2025); mini-split IT room; entire building conditioned
Roof	Replaced February 2015
Electrical	3-phase, 400-amp service
Fire Protection	Building-wide fire sprinkler system; fire hydrant at front of the property
Parking	55 paved, lighted spaces (2 ADA); single ingress/egress off Hamlet Avenue
Zoning / Flood	IRT – Industrial, Research & Technology · FEMA Flood Zone X · Federal HUBZone
Signage & Access	Concrete monument sign; covered entrance
Recent Improvements	Parking lot recoated & building repainted within the past 5–7 years
Parcel	21-29-15-06462-009-0010 (Pinellas County)

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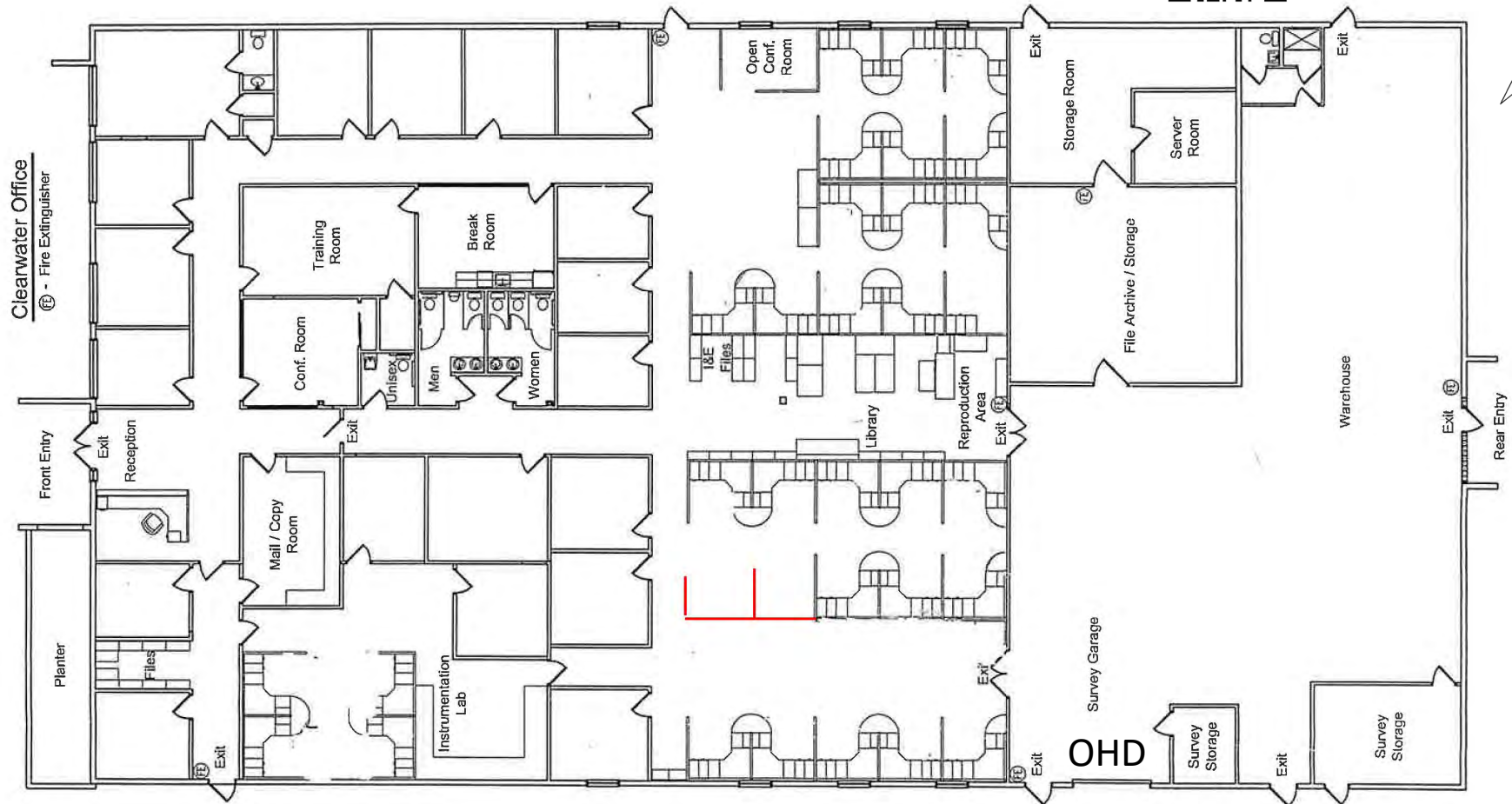
FLOOR PLAN

±18,000 Square Feet

Link for video walkthrough [1365 Hamlet Avenue](#)

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- KEY SPACES**
- Reception & lobby / 19 private offices / 2 conference rooms / Training room / ±5,000 SF cubicle bullpen / Breakroom-kitchen
 - Mail / copy room / IT server room / ±6,000 SF warehouse / 10 x 10 Roll-up door (south)

The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. Bridgewater Commercial Real Estate is a full service commercial real estate brokerage.

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LEASE TERMS

\$15.00

PSF / year, NNN (asking)

± \$6.00

PSF est. operating (NNN)

± \$21.00

PSF est. gross

Annual Base Rent	± \$270,000 (± \$22,500 / month)
Lease Structure	NNN
2025 Real Estate Taxes	\$27,309
2025 Electric	± \$24,000 (June 2026 \$1,929 : July 2026 \$2,317)
July 2026 Water/Sewer/Garbage Fire Protection/Stormwater	\$1,172
Lease Term	Negotiable
Availability	Upon current lease expiration — June 1, 2027

NNN figures are estimates for budgeting only; actual expenses will vary. 2025 real estate tax and electric shown as reference points. The Landlord intends for the new tenant to contract and pay for all property expenses directly, with property tax to be reimbursed.



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CURRENT TENANT — MCKIM & CREED

The building has been leased and occupied by **McKim & Creed** since **May 2004**. The lease expires May 31, 2027, after which the tenant will vacate — making the building available to a new occupant on June 1, 2027.

McKim & Creed is an employee-owned engineering and surveying firm founded in 1978 that grew from an early structural-engineering practice into a broad, multidisciplinary services company. Its long-term tenancy speaks to the building's suitability as a professional engineering and technology headquarters.

Engineering

Civil · environmental · mechanical ·
electrical · plumbing · structural

Geospatial

LiDAR & scanning · unmanned aerial
systems · subsurface utility engineering

Surveying

Hydrographic & conventional surveying

Design-Build

Industrial design-build services

Consulting

Environmental consulting & planning

Land Development

Planning & land-development services

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BUILDING & EXTERIOR PHOTOS

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INTERIOR PHOTOS

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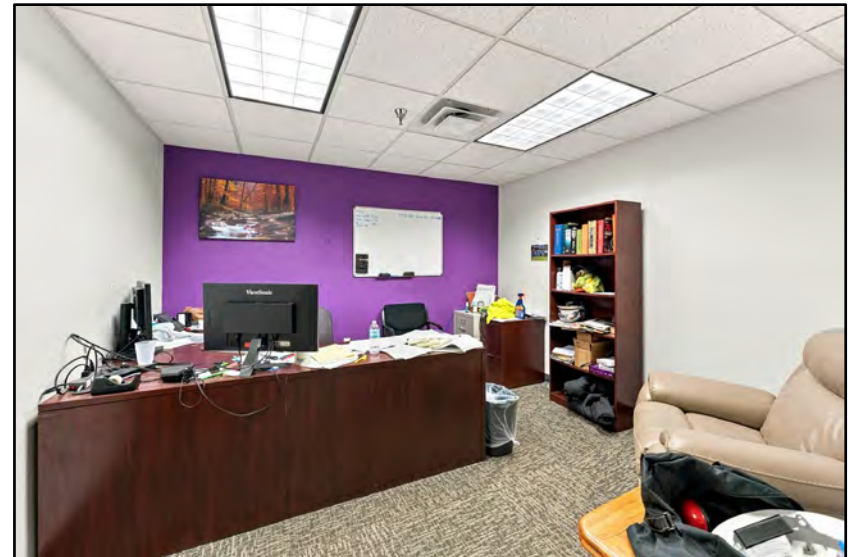


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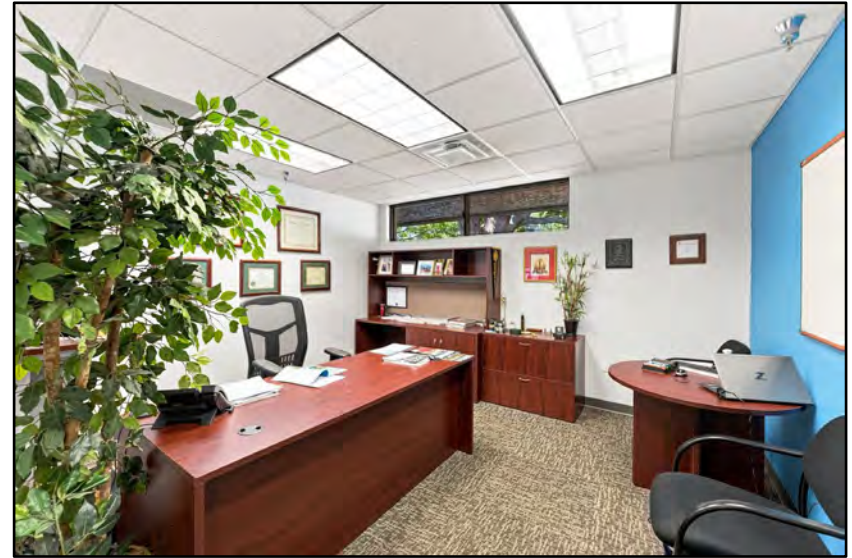


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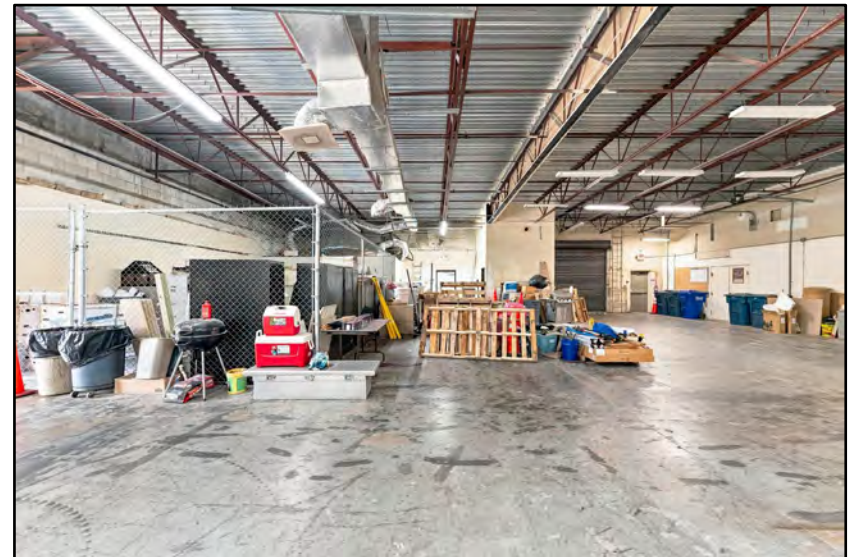
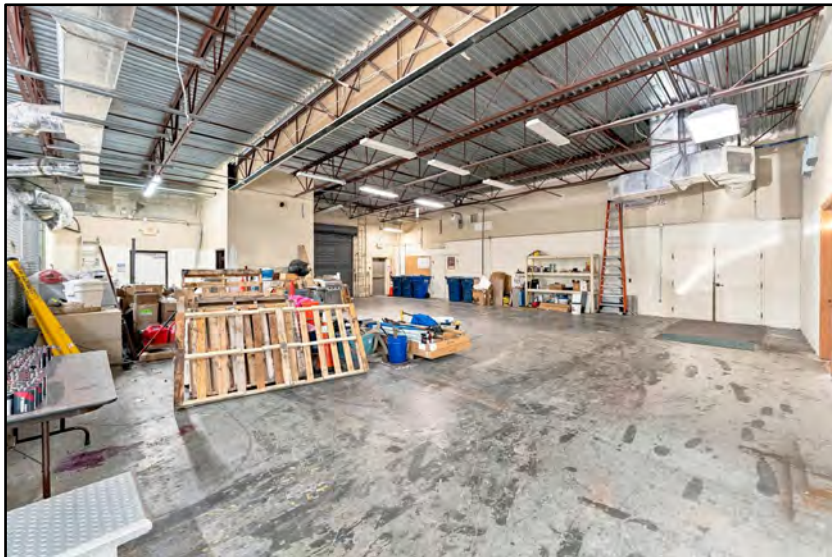


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FOR LEASE

AERIAL PHOTO

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Scan the QR code or click the link to view a video walkthrough
[1365 Hamlet Avenue](#)



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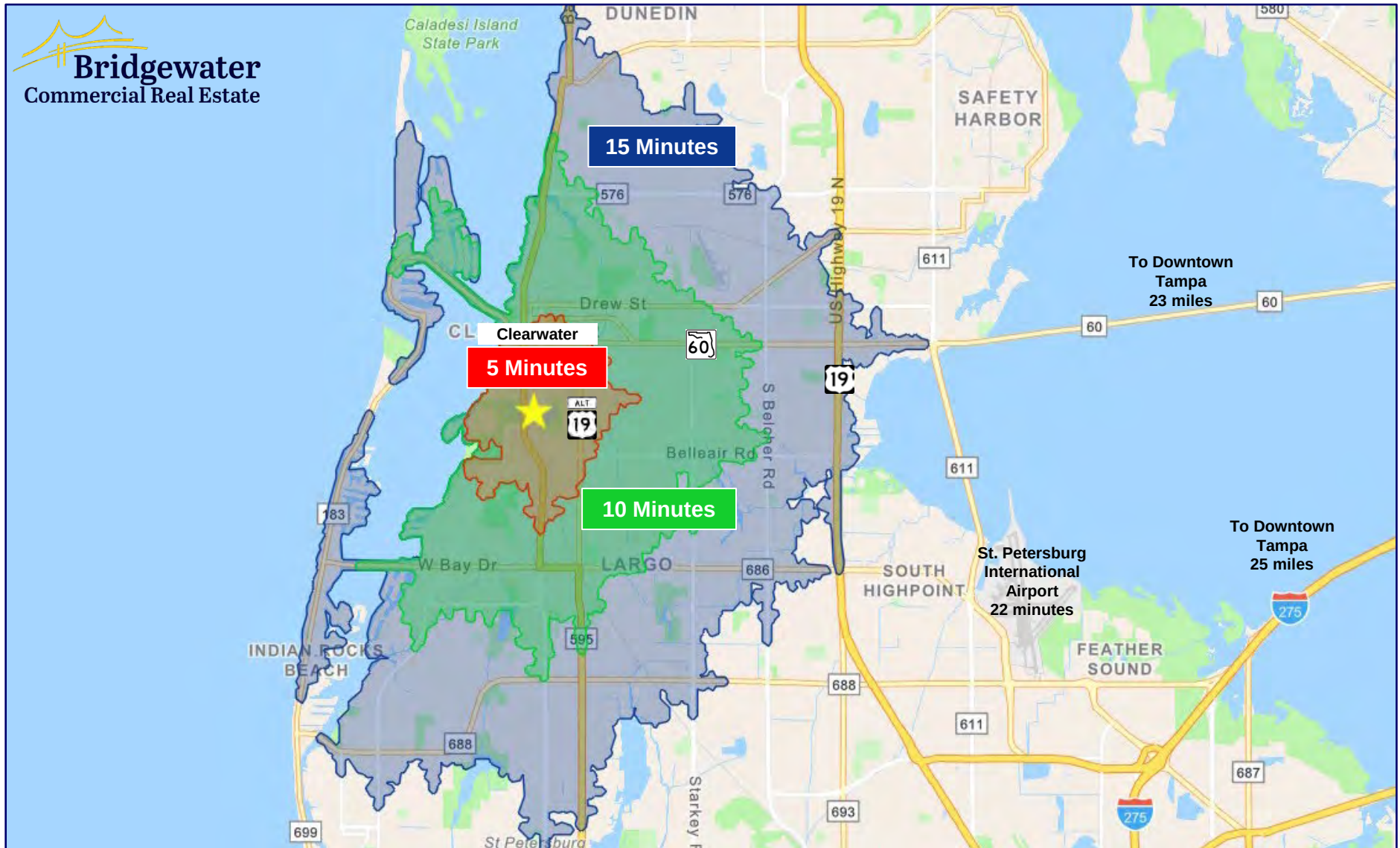


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5 - 10 - 15 Minute Drive Time Map



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AREA DEMOGRAPHICS

5 - 10 - 15 Minute Drive Time

2026 POPULATION

	5 Min	10 Min	15 Min
Total Population	17,205	79,479	192,393
Daytime Population	24,475	87,620	200,012
Median Age	46.4	48.0	50.0
Male Population	8,348	38,991	93,404
Female Population	8,857	40,488	98,989
White Color Occupation %	58.3	63.7	64.2

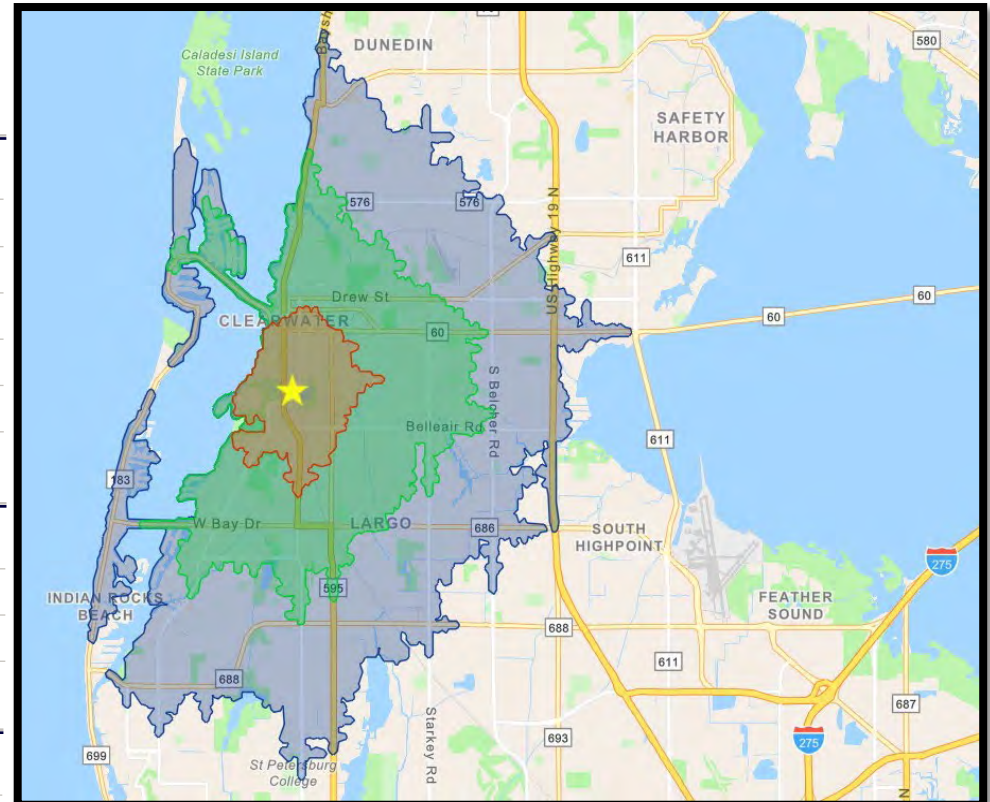
2026 HOUSEHOLDS

	5 Min	10 Min	15 Min
Total Households	8,051	36,460	89,683
Avg # of Persons per HH	2.06	2.13	2.08
Average HH Income	100,338	103,467	104,921

2026 BUSINESSES

	5 Min	10 Min	15 Min
Professional, Scientific & Tech	200	546	1,063
Food & Drinking Places	63	259	683
Health Care & Social Assistance	229	489	966

Demographic data derived from ESRI



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BROKER BIOS



Shane Billings

813-995-1592

Broker Associate

Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 31 years of experience in the environmental field, setting him apart from other brokers. His expertise includes conducting over 1,000 environmental due-diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential "red flags" early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His success stems from delivering thorough, responsive service and approaching every deal as if it were his own investment. Shane has facilitated transactions from Pinellas to Polk Counties and northward to Citrus and Marion Counties. In 2026, he celebrates his 10th year in commercial real estate.



Jack Wynne

727-519-3607

Broker Associate

Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types - including office spaces, industrial sites, auto-care facilities, warehouses, and land. His expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in Pinellas Park, he serves clients throughout Pinellas, Pasco, and Hillsborough Counties and the surrounding regions.

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