



# FOR LEASE

- 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
- Professional suite opens to a generous reception area with a private office adjacent. Three well proportioned rooms are situated along the hallway, each ideally suited for research and development, technology, or product development testing.
- Includes exterior signage, a single restroom and a dedicated A/C unit for optimal climate control.
- Dedicated front of building parking featuring four ingress and egress points to support smooth, efficient traffic flow on the property
- Traffic Exposure: Belcher Road boasts a daily traffic count of 19,500 AADT - ideal for visibility and accessibility.
- Neighboring suites include manufacturing, printing, product development, and related retail.

1688 N. Belcher Rd. | Clearwater, FL 33765

968 SF | \$1,250 SF/month

## Technology/Research Space for Lease

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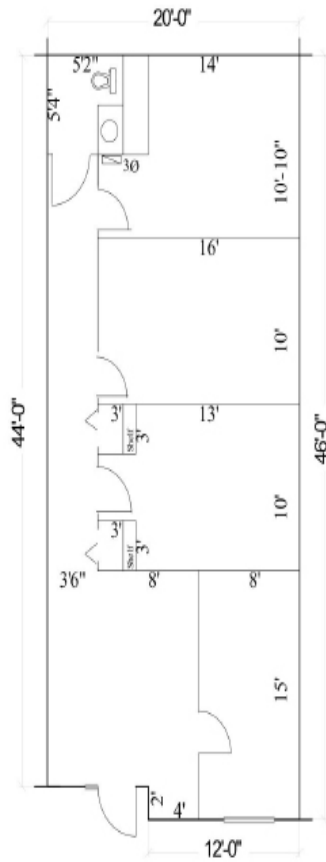
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# SPACIOUS OFFICE INTERIOR

Corner of Belcher Rd & Logan St.



**España**

1688 Belcher Rd

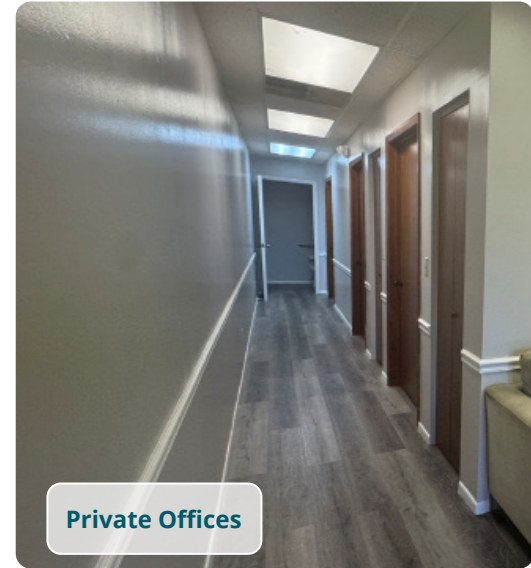
NOTES:

1. Dimensions are approximate.
2. 968 Tot. Sq. Ft.
3. Office Area - 968 Sq. Ft.
4. Warehouse Area - 0 Sq. Ft.

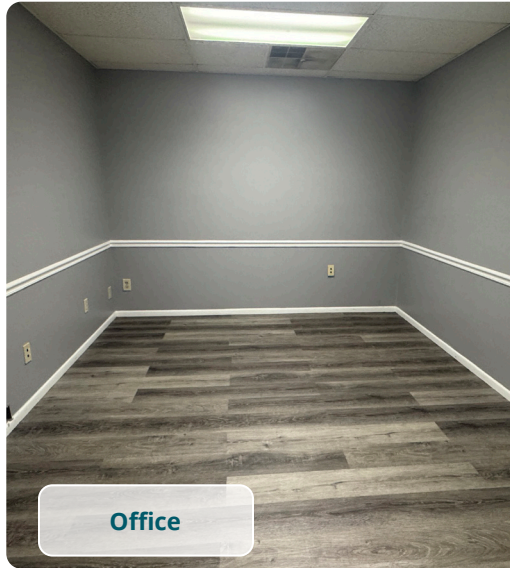
Floor Plan



Lobby



Private Offices



Office



Lab/R&D

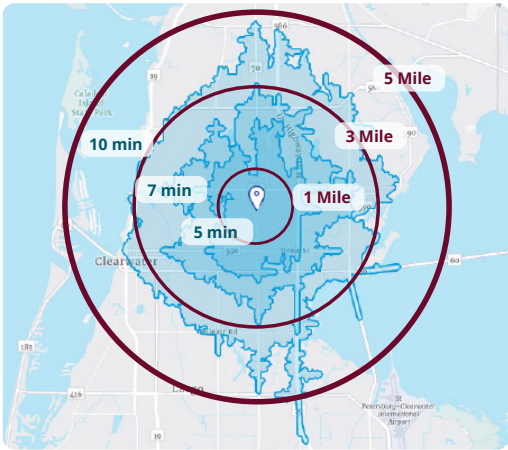
ESPAÑA BUSINESS CENTER 1688 N. BELCHER



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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>RING POPULATION</b>			
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 1688 N. BELCHER

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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