



## **Belleair Oaks**

2240 Belleair Rd, Clearwater, FL 33764

### **Shyam Mundra**

2240 Bellair Oaks, LLC

2240 Bellair Rd, Suite 260, Clearwater, FL 33764

[belleairoaks@gmail.com](mailto:belleairoaks@gmail.com)

(813) 391-3990



# Belleair Oaks

\$17.00 /SF/Yr

Due to COVID-19 we have implemented Card Access Entry. We follow CDC guidelines for cleaning. We spray all the common areas with a Botanical Disinfectant Solution, killing 99.99% viruses in 1 minute, sanitizing 99.99% in 30 seconds, and killing 99.99% Bacteria in 2 minutes. We have installed multiple hand sanitizing station. With direct visible frontage, this property is located at the lighted intersection of Belleair and Belcher Road, and conveniently located next to Bank of America branch. Belleair Oaks is also less than 1 mile from US Hwy 19 N, 1.6 miles to Gulf to Bay Blvd, and 3.7 miles to Bayside Bridge. FedEx, UPS and Postal Mailbox located in the parking lot. Onsite access to WOW, Spectrum and Frontier. The property interior and exterior have been recently painted. The parking lot was resurfaces with black top in 2020. All windows have...

- Resurfaced parking lot with 1.5 inch black top
- ADA compliant restrooms, parking, and building access
- Access from both S Belcher Rd and Belleair Rd
- Updated landscaping throughout the entire property



Rental Rate:	\$17.00 /SF/Yr
Min. Divisible:	529 SF
Property Type:	Office
Building Class:	B
Rentable Building Area:	38,230 SF
Year Built:	1987
Walk Score ®:	49 (Car-Dependent)
Transit Score ®:	19 (Minimal Transit)
Rental Rate Mo:	\$1.42 USD/SF/Mo

### 1st Floor Ste 130

Space Available	529 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This space boasts two large open offices including a generously sized storage room. Newly painted and carpeted, unit 130 is in ready to move in condition.

### 1st Floor Ste 150

Space Available	1,057 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This is an open space that was used as a IT work space with a separate managers office. The space overlooks the entrance with lots of windows and open air feel. New carpeting, recently painted and located just off the entrance. Tenant is able to control AC in the unit.

### 1st Floor Ste 170

Space Available	605 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This suite was used as a psychiatrist office with a waiting and reception area. First floor location makes it ideal for walk-in traffic. Lots of windows allow for natural light and overlooking parking area and greenery. Owner willing to repaint and install new carpet based on new tenants needs. Brand new AC unit was installed in 2020.

### 2nd Floor Ste 225

Space Available	4,499 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Newly renovated office space features a new roof installed in 2018, exterior and interior completely painted in December 2018. The space has multiple entry points, an elevator, a lunch room with sink and refrigerator, a large open office area, along with approximately 25 cubicles. Highlights include windows installed along the exterior side that allows for outstanding natural light. There are 9 offices along with 1 conference room, and has newly installed foam insulation, making the space space energy efficient. The interior features updated carpeting, paint, ceiling tiles, and a new AC/Heating unit.

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**2nd Floor Ste 260**

Space Available	1,378 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Call Center
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Beautiful open layout currently used as a call center with ample social distancing. Clean, functional, with lots of natural sunlight with a new AC unit. Very quiet efficient space planning and layout.

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**2nd Floor Ste 280**

Space Available	842 - 885 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This space includes three private offices and a waiting /reception area. In great condition, very quiet - located just off the 2nd floor hallway. Carpet in great condition, owner will repaint as required.





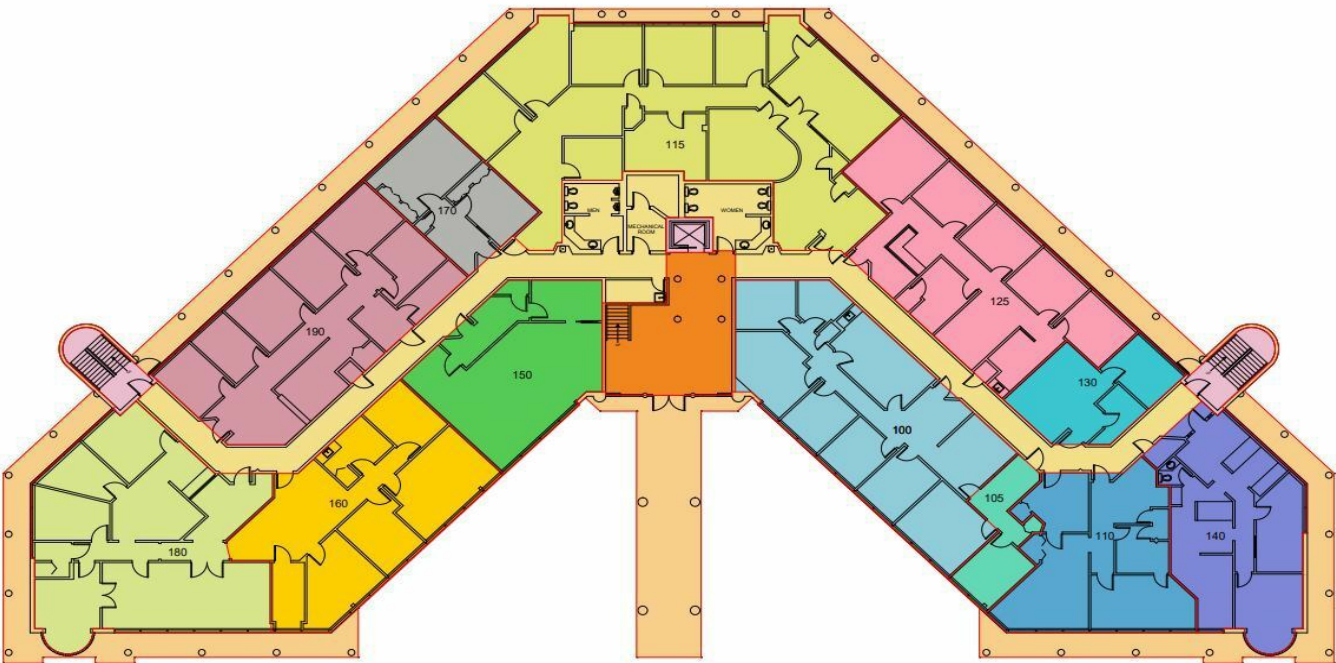
## 2240 Belleair Rd, Clearwater, FL 33764

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Property Photos



Lobby



Method A (2017) - Tenant Areas

ANSI/BOMA 265.1 - 2017 Office Standard	
- Building Service Area - 598 Square Feet	- Boundary Area - 17,161 Square Feet
- Floor Service Area - 1,911 Square Feet	- Exterior Gross Area - 20,380 Square Feet
- Vertical Penetrations - 369 Square Feet	
- Suite 100 - 1,615 Square Feet	- Suite 150 - 919 Square Feet
- Suite 105 - 265 Square Feet	- Suite 160 - 1,308 Square Feet
- Suite 110 - 955 Square Feet	- Suite 170 - 919 Square Feet
- Suite 115 - 2,617 Square Feet	- Suite 180 - 1,638 Square Feet
- Suite 125 - 1,444 Square Feet	- Suite 190 - 1,520 Square Feet
- Suite 130 - 454 Square Feet	
- Suite 140 - 1,029 Square Feet	

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**BELLEAIR OAKS**  
2240 BELLEAIR ROAD  
CLEARWATER, FLORIDA 33764

PROJECT NUMBER:  
2240BELLEAIR

DESIGNED BY:  
CLS

CHECKED BY:  
DEA

DATE:  
8/31/2018

SCALE:  
SCALE TO FIT

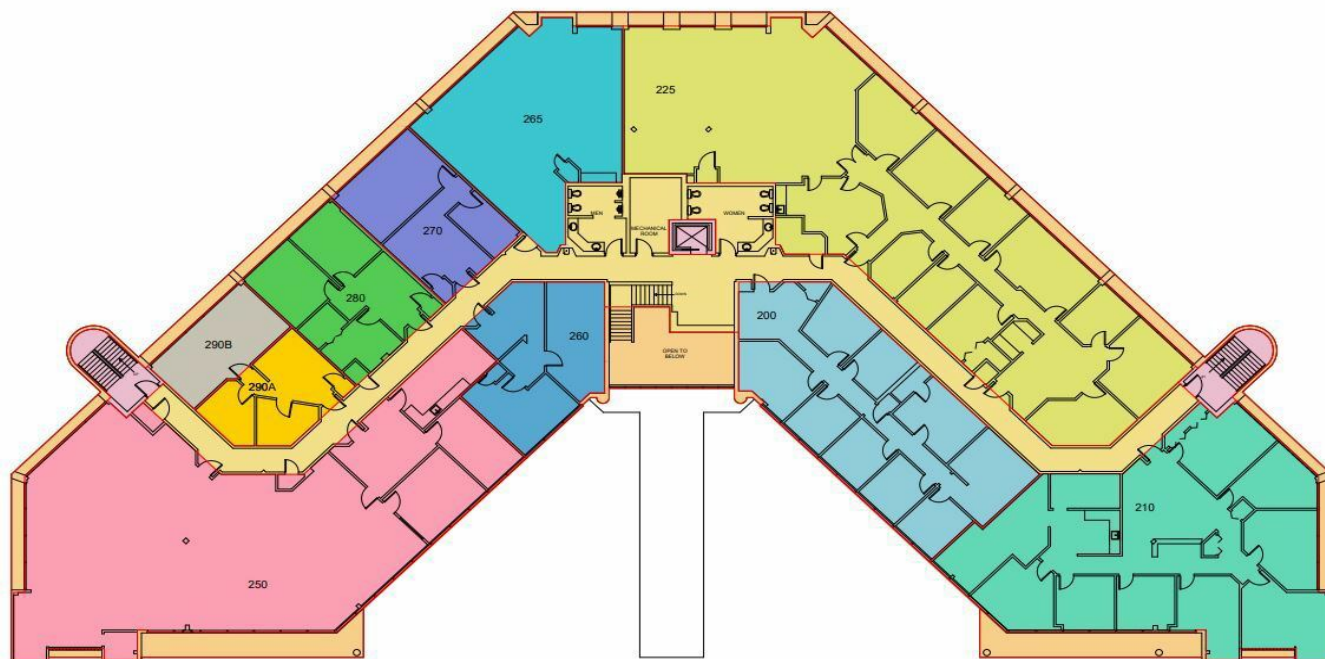
SHEET TITLE:  
FIRST FLOOR PLAN  
OPTION 3

SHEET NUMBER:  
A1.5

Floor Plan - 1st Floor



## Property Photos



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**BELLEAIR OAKS**  
2240 BELLEAIR ROAD  
CLEARWATER, FLORIDA 33764

PROJECT NUMBER: 2240BELLEAIR  
OWNER: CLS  
CHECKED BY: DEA  
DATE: 8/31/2018  
SCALE: SCALE TO FIT

SECOND FLOOR  
PLAN

### A1.3

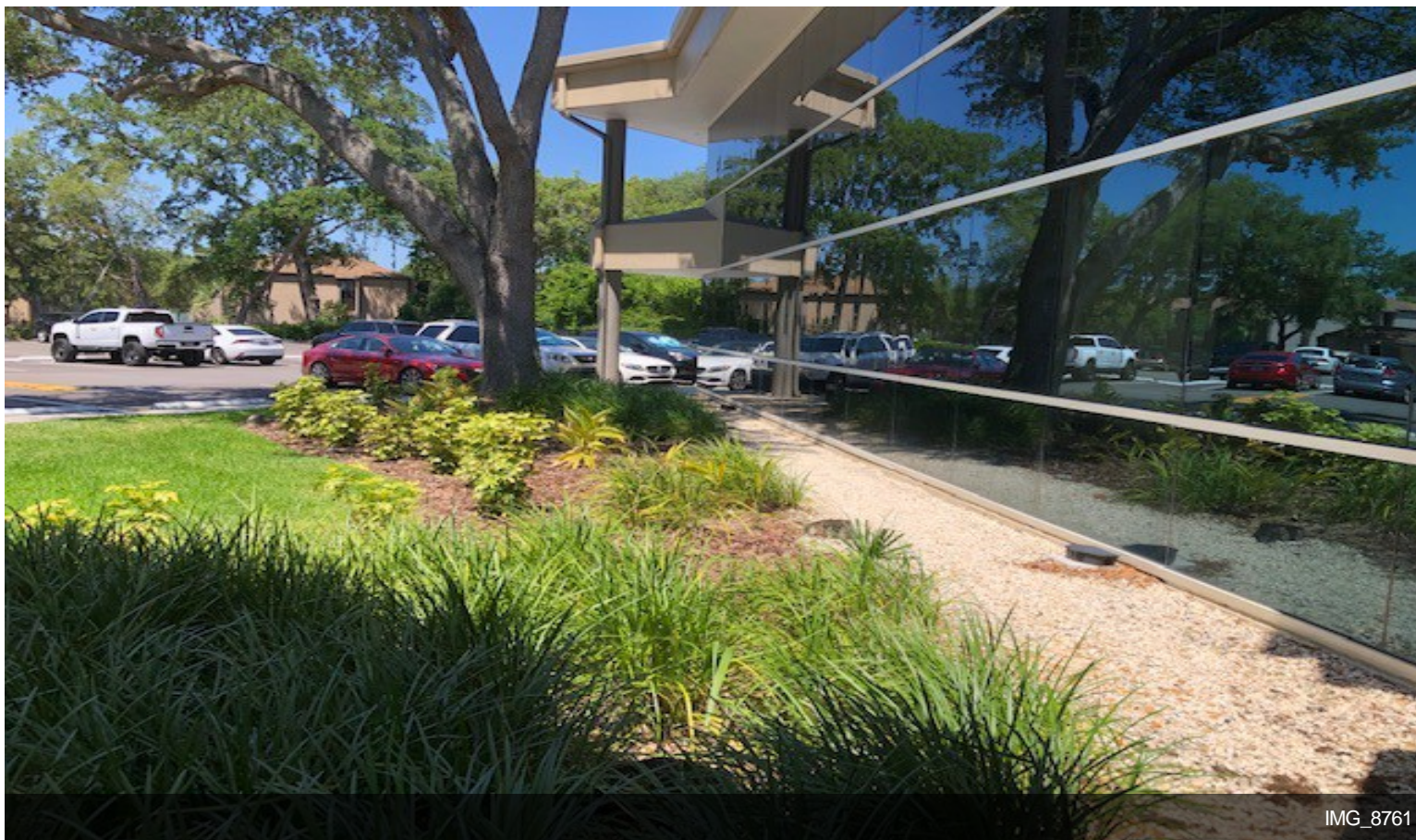
Method A (2017) - Tenant Areas

ANSI/BOMA Z65.1 - 2017 Office Standard

- Floor Service Area - 2,128 Square Feet
- Vertical Penetrations - 381 Square Feet
- Suite 200 - 1,627 Square Feet
- Suite 210 - 2,489 Square Feet
- Suite 225 - 3,840 Square Feet
- Suite 250 - 3,430 Square Feet
- Suite 260 - 686 Square Feet

- Boundary Area - 17,833 Square Feet
- Exterior Gross Area - 19,653 Square Feet
- Suite 265 - 1,176 Square Feet
- Suite 270 - 627 Square Feet
- Suite 280 - 719 Square Feet
- Suite 290A - 405 Square Feet
- Suite 290B - 325 Square Feet

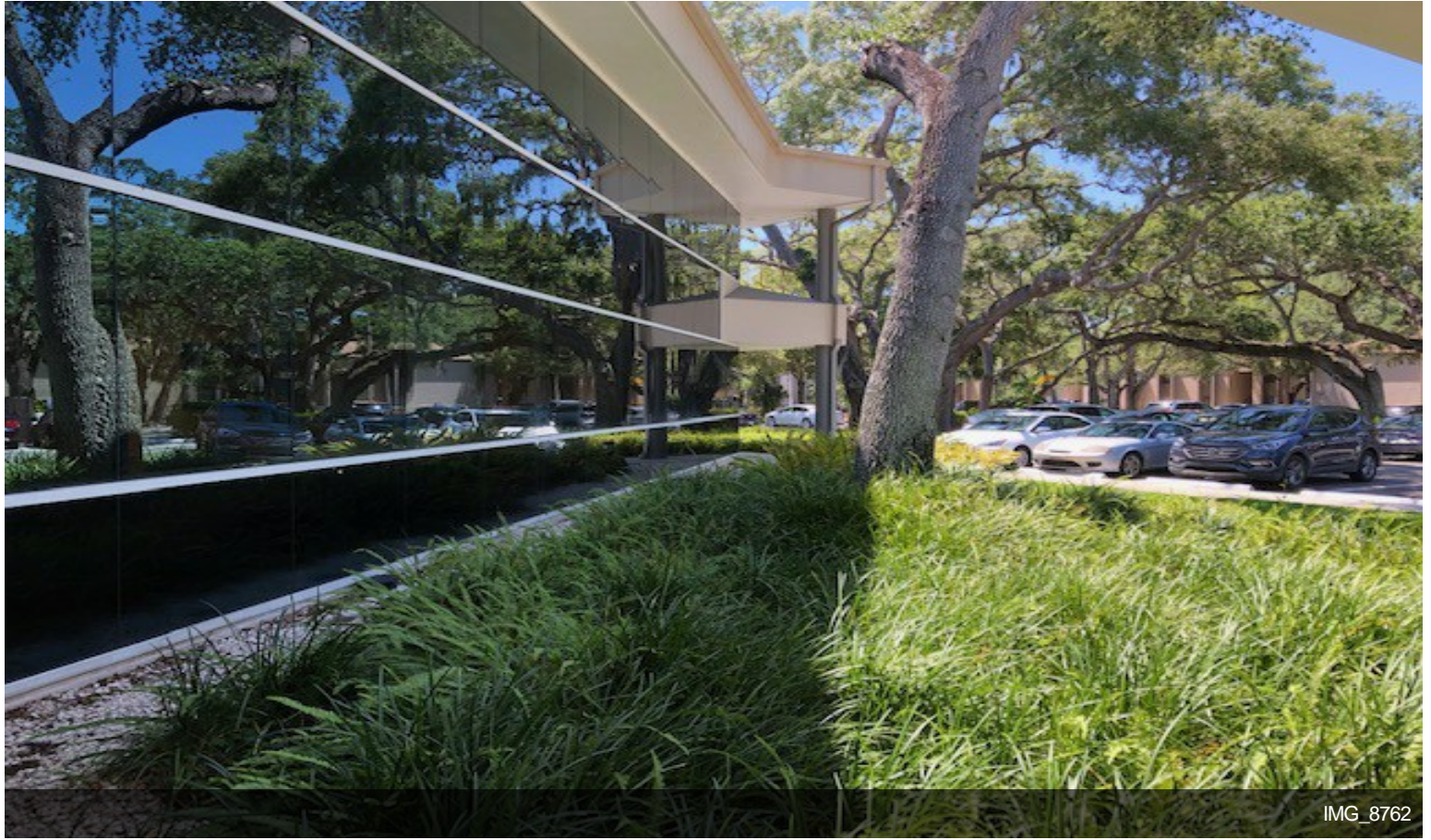
### A1.3 Floor Plan - 2nd Floor



IMG\_8761



## Property Photos





## Property Photos



IMG\_8763



IMG\_8766



## Property Photos



IMG\_8769



IMG\_8772



## Property Photos





## Property Photos





## Property Photos





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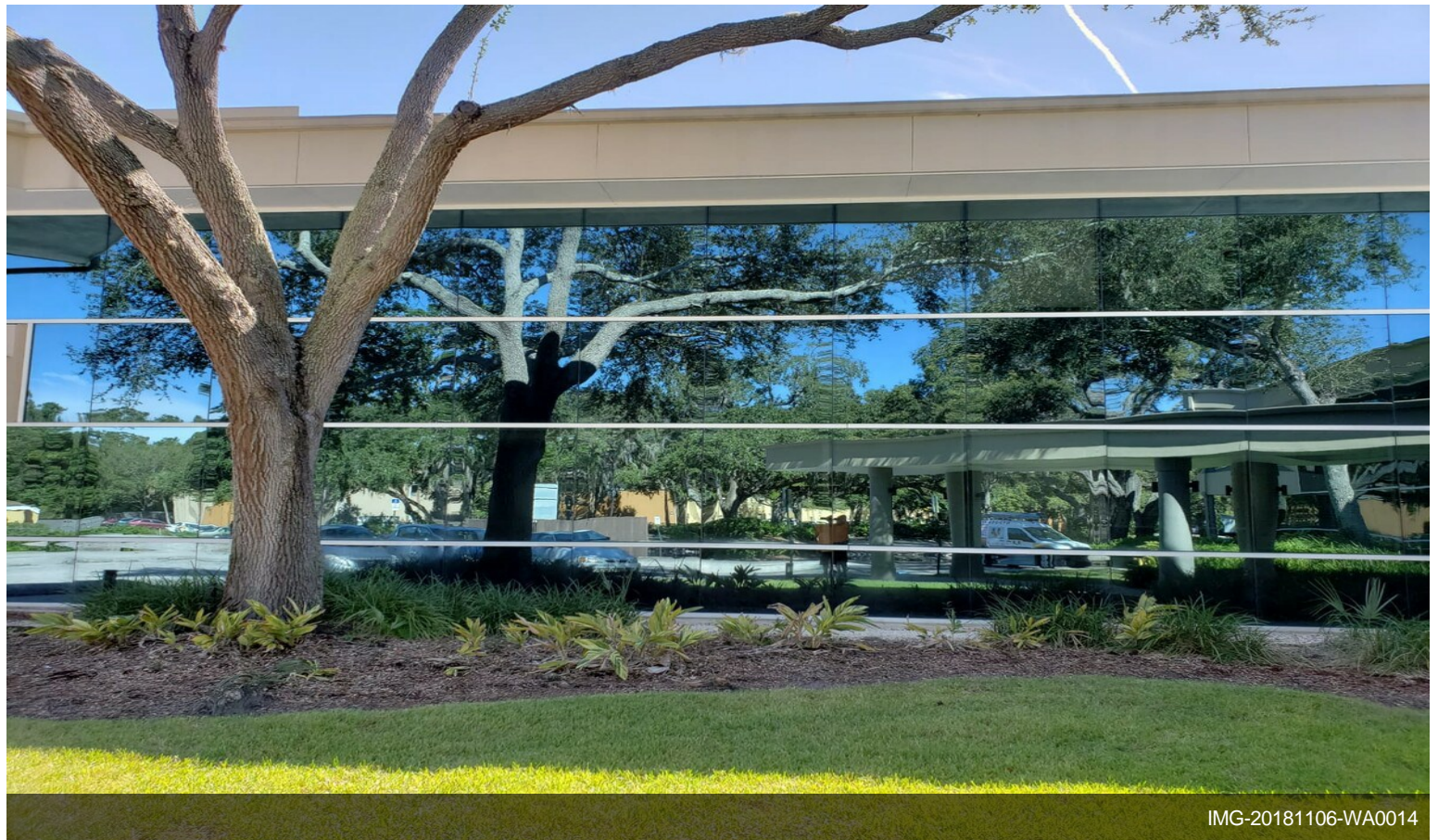


## Property Photos





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