



**FOR LEASE**

## Belleair Office Park

1016 Ponce de Leon Blvd.  
Belleair, FL 33756

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**1016 Ponce de Leon Blvd., Belleair, FL 33756**

Belleair Office Park offers a superb location across from Belleair City Hall and near downtown Clearwater, yet in a serene suburban setting. Less than one mile from Alternate 19, the property convenient to abundant options for dining, shopping, banking, and more.

- Ideal for professionals desiring a prestigious location and address
- Excellent opportunity for medical use; minimal buildout required and close to hospitals
- In Belleair and near downtown Clearwater, great location for any office use
- Access to large employment pool and upscale clientele

- > 10,656 SF
- > .74 Acres
- > Zoned C-1
- > Surface parking - 48 spaces
- > Renovations recently completed
- > New signage

Suite	Available Space (SF)	Rate (per SF)
1&2	3,742 ±	\$13.00 MG
6	1,200 ±	\$13.00 MG

11'7"

Office

File Storage

Exam

10'

10'3"

Exam

Exam

9'7"

6'

Exam

Exam

10'5"

14'

14'

Main Entrance

Counter

Hallway

Closet

Restroom

Restroom

Nurses Station

Exam

Exam

18'

10'5"

Storage

Procedure Room

12'

Kitchen

Restroom w/ Shower

Office

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11' x 11'

11' x 11'

11' x 11'

11' x 11'

Waiting Area

16'

49'

The floor plan shows a dental office layout with the following rooms and dimensions:

- Restroom** (top left): 10' x 8'1"
- Exam** (top middle): 13'5" x 12'
- Office** (top right): 11'9" x 9'8"
- Waiting Room** (bottom left): 10' x 23'4"
- Reception/Billing** (bottom middle-left): 7'8" x 11'
- Exam** (bottom middle-right): 7'8" x 11'
- Utility Room** (bottom right): 10' x 10'
- Restroom** (bottom right): 10' x 10'
- Hallway** (center): Connects the rooms.
- Open Storage** (far right): Adjacent to the Office.
- Entrance**: Located on the left wall of the Waiting Room, labeled "Please Don't Lay".
- Dimensions**: The overall width of the office is 49'.

