

OFFICE FOR LEASE

XENIA OFFICE BUILDING

2340 DREW STREET, CLEARWATER, FL 33765



KW COMMERCIAL

5101 Fruitville Road, Suite 102
Sarasota, FL 34232

PRESENTED BY:

DAVID KINNARD

Director

O: (813) 417-2586

C: (813) 417-2586

dkinnard@kw.com

Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

2340 DREW STREET



OFFERING SUMMARY

LEASE RATE:	\$23.50
LEASE TERM:	5 years
BUILDING SF:	28,834
AVAILABLE SF:	7,200
RENOVATED:	2021
BUILDING CLASS:	B
FLOORS:	2
PARKING:	Surface
PARKING RATIO:	3.6
ZONING:	O

Property Description

Discover this exceptional office space available for lease in a stunning two-story building in Clearwater, FL. This 7,200 SF office is beautifully built out and ready for immediate occupancy, offering a professional and functional environment tailored to meet your business needs.

Key Features:

- Multiple Conference Room: Ideal for meetings, presentations, and collaboration.
- Private Offices: Ample space for focused work and privacy.
- Welcoming Reception Area: A professional and inviting space to greet clients.
- Open floor plan: Room for cubicles.
- Breakroom.

Conveniently located in Clearwater, this office offers the perfect blend of accessibility and comfort in a serene, professional setting.

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PROPERTY PHOTOS

2340 DREW STREET



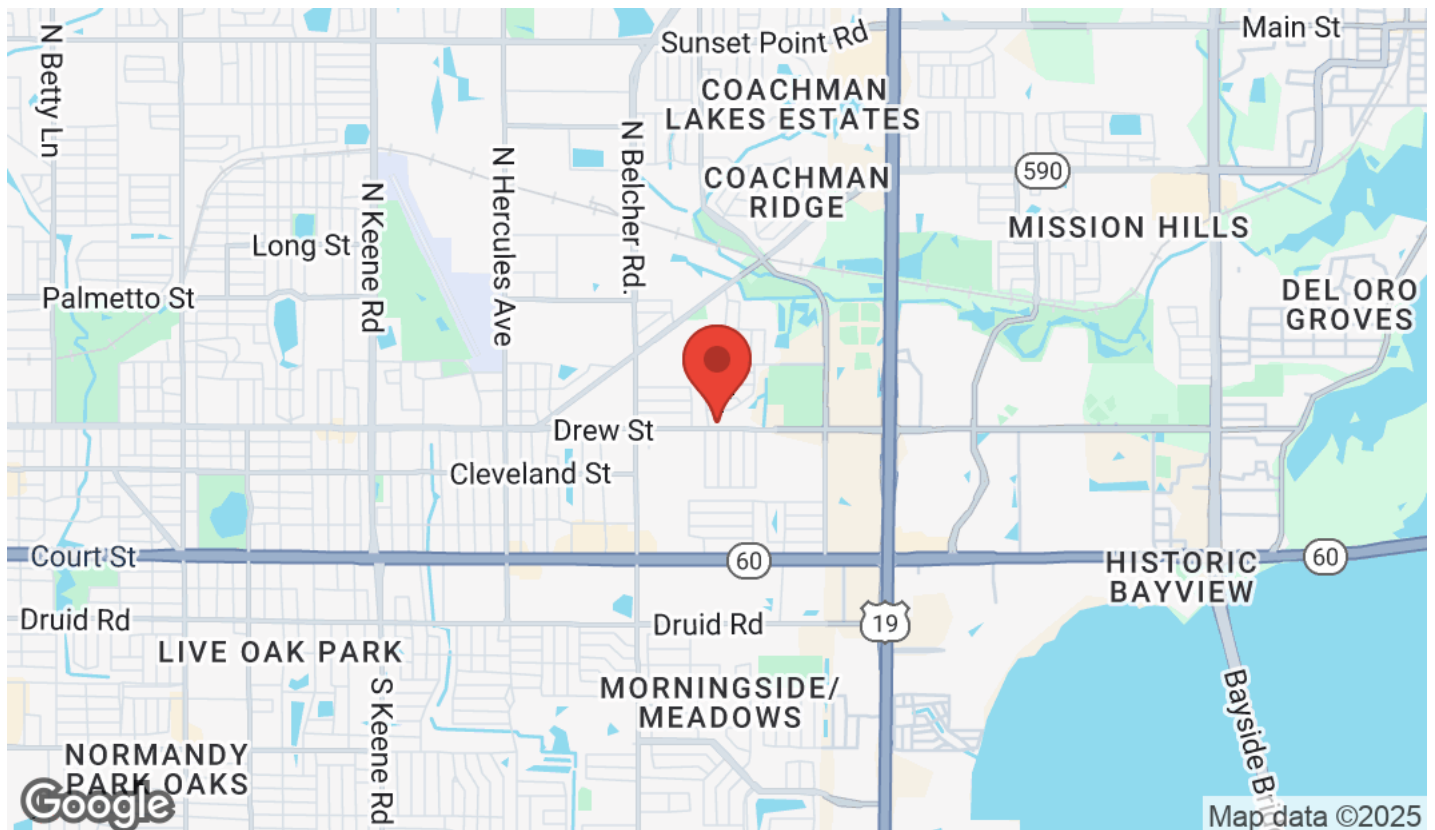
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LOCATION MAPS

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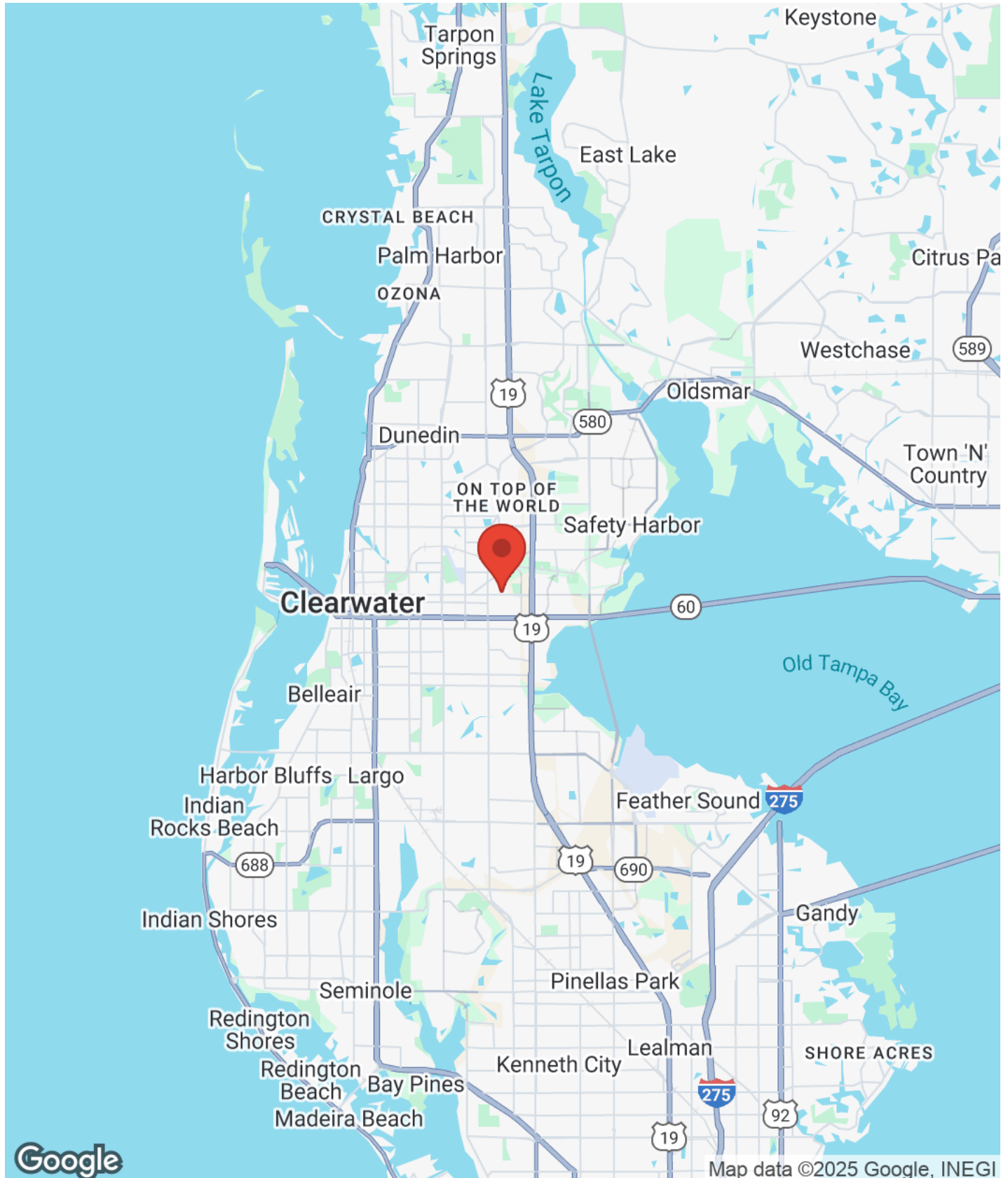
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REGIONAL MAP

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AERIAL MAP

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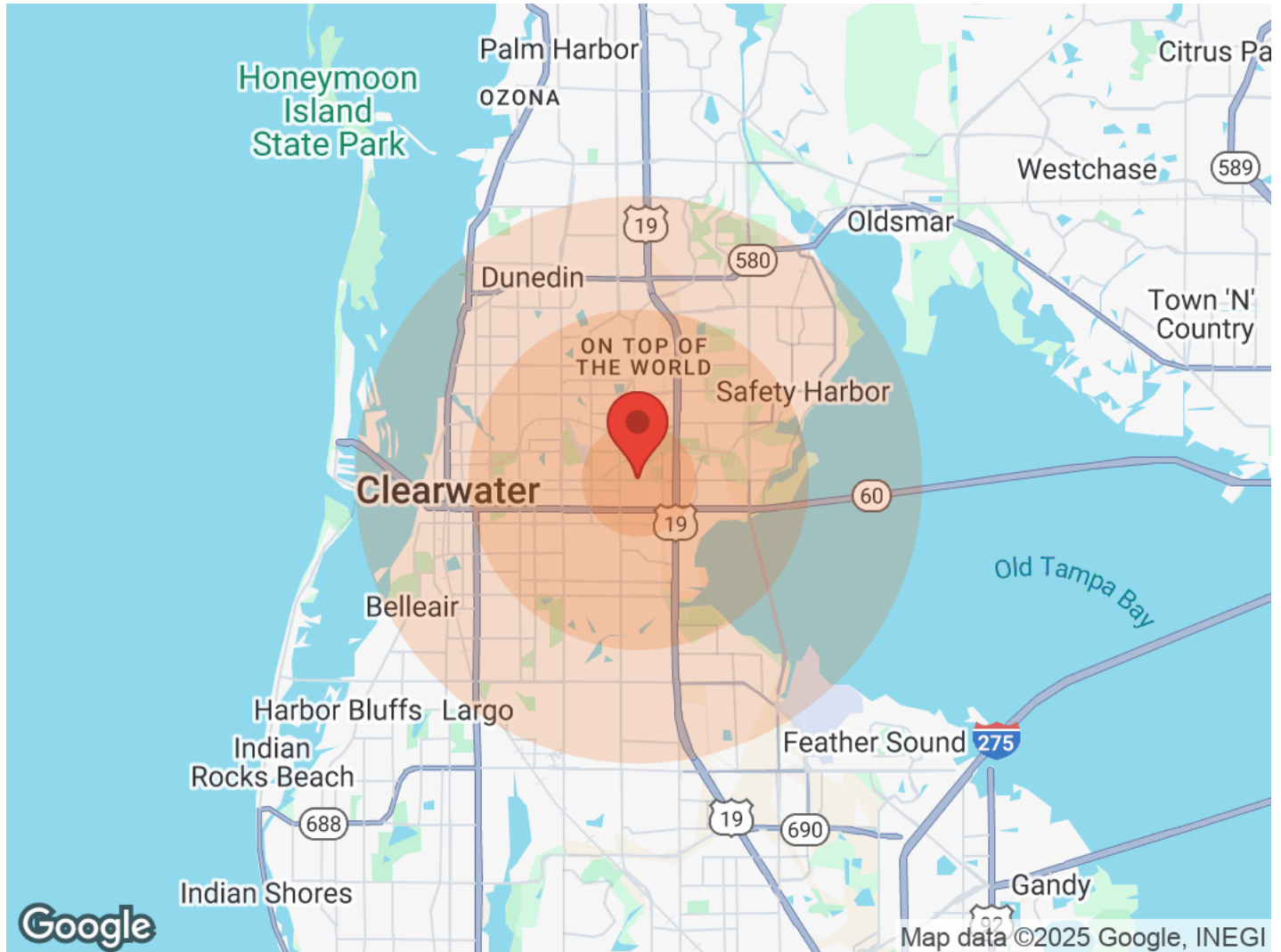
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,295	46,306	109,792
Female	5,645	50,834	122,473
Total Population	10,940	97,140	232,265

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,792	14,337	32,833
Ages 15-24	1,080	10,113	23,373
Ages 25-54	4,328	34,009	82,239
Ages 55-64	1,334	12,636	31,040
Ages 65+	2,406	26,045	62,780

Race	1 Mile	3 Miles	5 Miles
White	8,460	82,706	200,810
Black	757	6,880	15,992
Am In/AK Nat	34	129	184
Hawaiian	4	32	91
Hispanic	3,071	14,161	26,261
Multi-Racial	3,006	12,716	24,958

Income	1 Mile	3 Miles	5 Miles
Median	\$44,228	\$45,006	\$44,618
< \$15,000	751	5,421	14,752
\$15,000-\$24,999	788	6,178	16,071
\$25,000-\$34,999	666	5,667	14,224
\$35,000-\$49,999	937	7,489	18,088
\$50,000-\$74,999	826	8,234	19,337
\$75,000-\$99,999	436	4,622	11,001
\$100,000-\$149,999	279	3,724	8,472
\$150,000-\$199,999	42	1,001	2,254
> \$200,000	116	947	2,358

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,637	53,106	133,369
Occupied	4,788	45,176	111,457
Owner Occupied	1,918	29,622	70,980
Renter Occupied	2,870	15,554	40,477
Vacant	849	7,930	21,912

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David Kinnard has over 10 years of experience in commercial real estate, specializing in general office leasing, sales, and consulting. Throughout his career, he has successfully represented both buyers and sellers, consistently delivering results that align with his clients' financial and operational objectives. With a strong understanding of the market and a straightforward approach to transactions, David provides reliable guidance to his clients.

Before entering real estate, David spent 20 years in corporate finance, developing expertise in financial analysis, strategic planning, and capital management. Additionally, his entrepreneurial experience buying and selling businesses gives him a broader perspective on transaction management and investment strategies. This combined background allows David to offer clients practical advice aimed at maximizing the value of their real estate investments while ensuring alignment with their broader business goals.