



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1228

PROFESSIONAL / MEDICAL FOR LEASE



5522 TROUBLE CREEK RD.
SUITE# 102
NEW PORT RICHEY, FL 34652

- **4,100 SF MEDICAL/PROFESSIONAL OFFICE FOR LEASE**
- **FULLY TRAFFIC LIGHT INTERSECTION**
- **GREAT VISIBILITY & SIGNAGE**
- **10 EXAM ROOMS**
- **EASY ACCESS**
- **LEASE PRICE: \$14/SF NNN**
+ NNN FEE \$3.50/SF



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 5522 Trouble Creek Rd., # 102
New Port Richey, FL 34652

LOCATION: US Hwy 19 N., right on Trouble Creek Rd. to property on the SEC of Grand Blvd.

LAND AREA: 42,961 SF (.98 Acres)
DIMENSIONS: 207' x 103' ±

ZONING: Commercial General (*Pasco County*)
LAND USE: ROR (*Pasco County*)
FLOOD ZONE: X (*No Insurance Required*)

IMPROVEMENTS: 8,100 SF (*Concrete Block Structure*)

LEGAL DESCRIPTION: In listing file

YEAR BUILT: 1997
PARKING: 44 total spaces

UTILITIES: Water & Sewer (*Pasco County*)
Trash (*Waste Management*) Electric (*Duke Energy*)

PRESENT USE: Medical Office

TAXES: \$10,974.80 (2021)

LEASE RATE: \$14/SF NNN
NNN: \$3.50/SF

PARCEL ID: 17-26-16-0040-03700-0032

TRAFFIC COUNT: 10,782 VPD @ Trouble Creek Rd. & Grand Blvd.

NOTES: This 4,100 SF Class "A" medical professional space is available for immediate occupancy. Very good medical layout, sinks & cabinets in all exam rooms. Very attractive design and finishes. Located at traffic signal Trouble Creek Road and Grand Blvd. Move-in ready! Building also For Sale see (SI-1590).

KEY HOOK #: Lock Box
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Stanley Newmark & Joseph Santolucito
LISTING CODE: LO-1228-3-19/32

SHOWING INFORMATION: Listing Associates must accompany all showings, call Stanley Newmark (727) 643-8199 or Joseph Santolucito (727) 481-3194 to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 8,100 SF

SPACE AVAILABLE: Suite # 102 - 4,100 SF

PARKING: 44 total spaces

OCCUPANCY: Immediate

MONTHLY RENT: \$14/SF NNN
NNN: \$3.50/SF*

ESCALATION: 3%

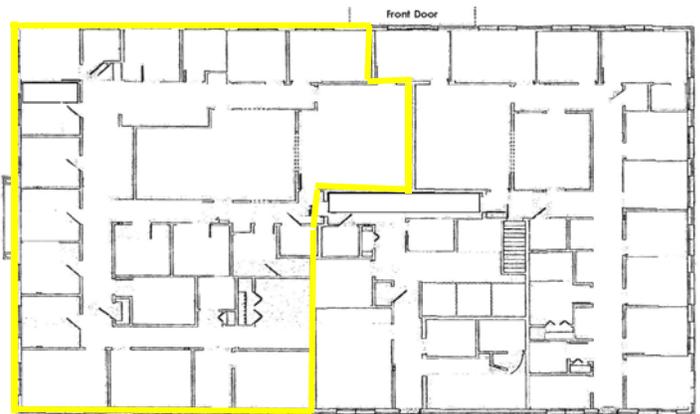
OTHER CHARGES

	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes	X*	
Insurance	X*	
Insurance: Personal Property & Liability		X
Trash		
Exterior Maintenance	X*	X
Interior Maintenance		
Water	X*	
Management	X*	
Electric	X*	X

*Incd. in \$3.50/SF NNN

MINIMUM TERM: 5 years

SIGNAGE: Pylon sign



Suite # 102
4,100 SF