



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1249

MEDICAL SPACE

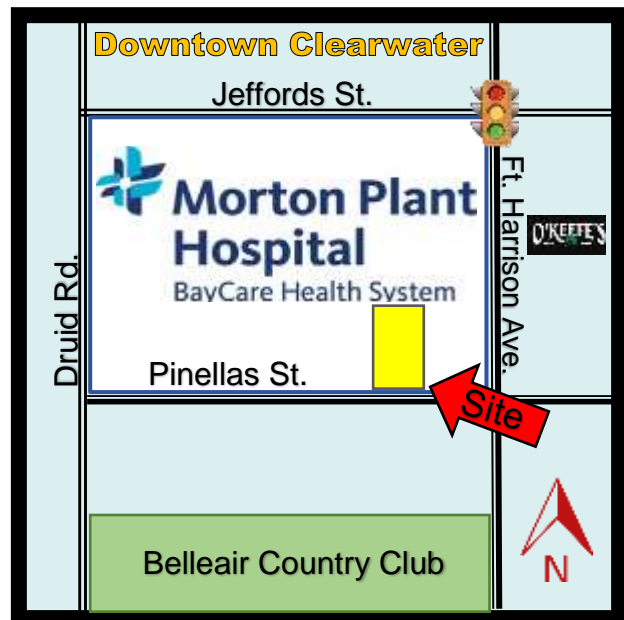
AXELROD PAVILION

FOR LEASE



**400 PINELLAS STREET
CLEARWATER, FL 33756**

- LOCATED IN AXELROD PAVILION
- ON CAMPUS OF MORTON PLANT HOSPITAL
- CUSTOM DESIGNED MEDICAL SPACE
- FLEXIBLE FLOOR PLANS
- EASY ACCESS & GREAT VISIBILITY
- HOME TO CARLISLE IMAGING CENTER
- **LEASE RATE: \$30.00/SF FULL SERVICE**



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

www.kleinandheuchan.com



Revised: 8/17/22

PROPERTY OVERVIEW

LO-1249

ADDRESS: 400 Pinellas Street
Clearwater, FL 33756

LOCATION: Take S. Ft. Harrison Ave. to Pinellas St.
West to address

IMPROVEMENTS: 101,981 SF

ZONING: I – Institutional (*City of Clearwater*)

LAND USE: I – Institutional

YEAR BUILT: 2011

FLOOD ZONE: X – (*No Flood Insurance Required*)

PARKING: 6/1,000

LEGAL DESCRIPTION: Lengthy – (*In listing folder*)

PRESENT USE: Medical Office

UTILITIES: Electric – (*Duke Energy*)
Water & Sewer – (*City of Clearwater*)

LEASE RATE: \$30.00/SF Full Service

TAXES: Exempt

PARCEL ID #: 21-29-15-00000-120-1200

NOTES: Medical space custom designed to tenant's specifications. Class "A" building on campus of Morton Plant Hospital. Available space is in shell condition.

KEY HOOK #: N/A

ASSOCIATE: Steven Klein (727) 458-8493

K&H SIGNAGE: 3X4

LISTING CODE: LO-1249-3-27

SHOWING INFORMATION: Contact listing associate for showing.

LEASING INFORMATION

PROJECT SIZE: 101,981 SF

SPACE AVAILABLE: Suite #375 – 3,683 SF
Suite #400 – 22,022 SF (Divisible)

OCCUPANCY: upon completing tenant's buildout

PARKING: 6/1,000

SIGNAGE: Lobby Directory and Suite Door

MINIMUM TERM: 5 years

ESCALATION: 4%

RENT: \$30.00/SF Full Service



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