



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1250

MEDICAL SPACE

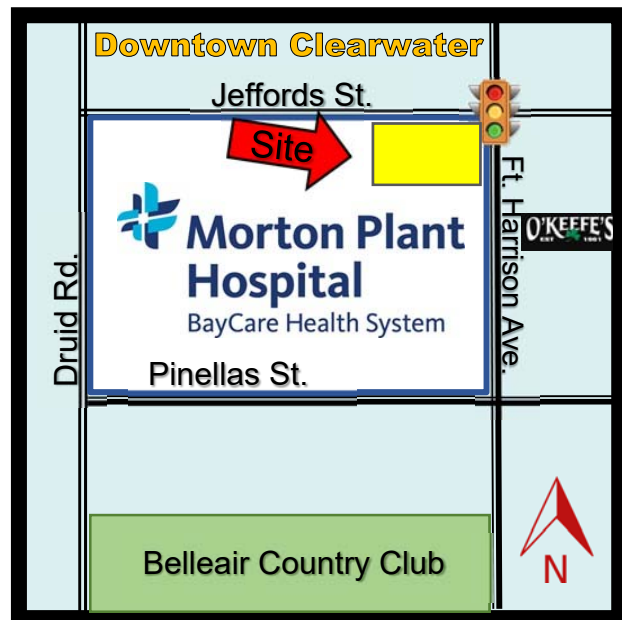
PTAK ORTHO & NEURO PAVILION

FOR LEASE



**430 MORTON PLANT STREET
CLEARWATER, FL 33756**

- CLASS "A" MEDICAL SPACE
- ATTACHED PARKING GARAGE
- FLEXIBLE FLOOR PLANS
- ON MORTON PLANT HOSPITAL CAMPUS
- ONSITE CAFÉ IN BUILDING
- EASY ACCESS
- GREAT LOCATION
- **LEASE RATE: \$19.75/SF NNN**



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-1250

ADDRESS: 430 Morton Plant Street
Clearwater, FL 33756

LOCATION: Take S. Ft. Harrison Ave. to Pinellas St.
to Morton Plant St.

LAND AREA: 1.75 acres
DIMENSIONS: 380' X 200'

ZONING: I – Institutional (City of Clearwater)
LAND USE: I – Institutional
FLOOD ZONE: X – (No Flood Insurance Required)

IMPROVEMENTS: 90,917 SF

LEGAL DESCRIPTION: Lengthy – (In listing folder)

YEAR BUILT: 2004

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

PARKING: 6/1,000 in garage

PRESENT USE: Medical Office

TAXES: Exempt
PARCEL ID #: 21-29-15-00000-120-0300

LEASE RATE: \$19.75/SF NNN

NOTES: Class “A” medical space on campus of Morton Plant Hospital. Suites of various sizes. Custom designed offices to tenant’s specifications. Attached garage provides covered parking. Building has onsite café.

KEY HOOK #: N/A
K&H SIGNAGE: N/A

ASSOCIATE: Steven Klein (727) 458-8493
LISTING CODE: LO-1250-3-27

SHOWING INFORMATION: Contact listing associate for showing.

LEASING INFORMATION

PROJECT SIZE: 90,917 SF

SPACE AVAILABLE:

PARKING: 6/1,000 in garage

<u>SUITE</u>	<u>SF AVAILABLE</u>
Suite #101	1,161 SF
Suite #101A	652 SF
Suite #200	1,420 SF
Suite #206	8,346 SF (Divisible)

SIGNAGE: Lobby Directory and Suite Door

OCCUPANCY: Immediate

ESCALATION: 4%

MINIMUM TERM: 5 years

RENT: \$19.75/SF NNN

OPERATING EXPENSES: \$9.38/SF

<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