



# PROFESSIONAL OFFICE SPACE

ON SEMINOLE BLVD.

**FOR LEASE UP TO 1,855 SF OFFICE SPACE**



**5290 SEMINOLE BLVD., UNIT "D"**  
**ST. PETERSBURG, FL 33708**

- 1,185 SF PROFESSIONAL OFFICE SUITE WITH ADDITIONAL ADJACENT UNITS AVAILABLE TO REACH 1,855 SF
- NEW EXTERIOR PAINT, NEW ROOF, NEWLY PAVED PARKING LOT
- CORNER LOCATION
- GREAT VISIBILITY & SIGNAGE
- EXCELLENT PARKING & ACCESS
- RENOVATED BUILDING
- **LEASE RATE: \$20/SF**  
**MODIFIED GROSS**



**ADDRESS:** 5290 Seminole Blvd., Unit D  
St. Petersburg, FL 33708

**LOCATION:** Corner of Seminole Blvd. & 53<sup>rd</sup> Ave. N.

**LAND AREA:** 20,000 SF

**ZONING:** C-1 - Commercial General – City of Seminole

**LAND USE:** CG- Commercial General

**FLOOD ZONE:** "X" - No insurance required

**DIMENSIONS (street frontage):** 100' x 200'

**UTILITIES:** Water/Sewer – Pinellas County  
Electric– Duke Energy

**TOTAL BUILDING:** 4,470 SF (6 Suites)

**YEAR BUILT:** 1981-Renovated in 2020

**TAXES:** \$ 1,907.17 (2021) Unit D

**PARKING:** 28 spaces

**PARCEL ID #:** 03-31-15-80105-000-0040

**PRESENT USE:** Office

**TRAFFIC COUNT:** 38,500 VPD

**LEASE RATE:** \$20.00/SF, Modified Gross

**NOTES:** Very nice office space on corner lot. **Unit D** is 1,185 SF, building has new roof, new paint, and new parking lot, with additional adjacent units available, to reach 1,855 SF. Very prominent pylon sign on very busy Seminole. Well apportioned office suite, ideal for Lawyer, Financial planner, Insurance, Medical professional, or other office user. Prior uses include Law Office and Dental practice.

**KEY HOOK #** 30

**ASSOCIATE:** Marilyn Stuelke

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1247-3-23

**SHOWING INFORMATION:** Call listing associate to schedule appointment.

**LEASING INFORMATION:**

**TOTAL BUILDING SIZE:** 4,470 SF

**Floorplan:**

**SPACE AVAILABLE:** Suite D – 1,185 SF

**PARKING:** 7 spaces (2 in back)

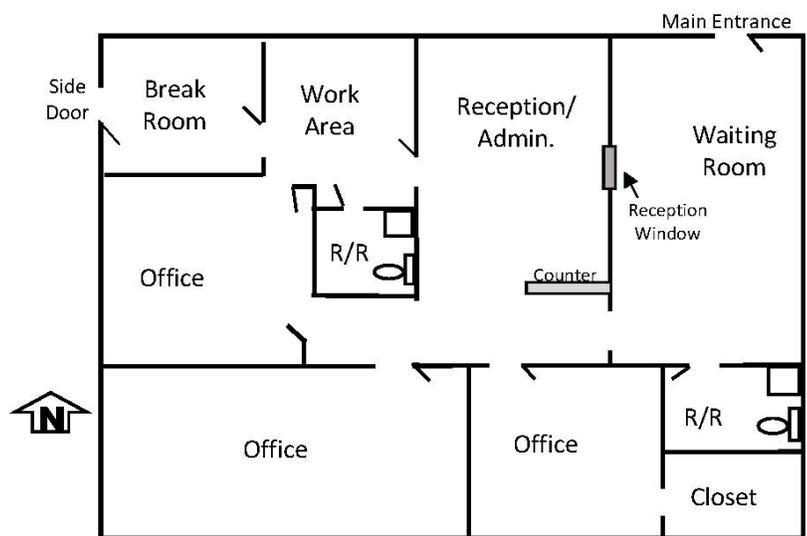
**OCCUPANCY:** Immediate

**ESCALATION:** 4%

**MINIMUM TERM:** 3 years

**RENT:** \$1,975/Month

OTHER CHARGES	LESSOR	LESSEE
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



**Unit D - 1,185 SF**

**SIGNAGE:** Pylon sign on Seminole Blvd.