



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1280

HIGH QUALITY PROFESSIONAL OFFICE FOR LEASE



**4147 WOODLANDS PARKWAY
PALM HARBOR, FL 34685**

- FREE STANDING BUILDING
- OUTSTANDING N. PINELLAS COUNTY EAST LAKE LOCATION
- METICULOUSLY MAINTAINED
- 3,944 SF
- **LEASE RATE: \$23.00/SF + CAM**
- **RENT: \$7,559.33 PER MONTH PLUS CAM & TAX**



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



ADDRESS: 4147 Woodlands Parkway
Palm Harbor, FL 34685

LOCATION: Intersection of McMullen Booth Rd.
and Eastlake Rd.

LAND AREA: 7,360 SF
DIMENSIONS: 92' x 80'

ZONING: GO - Pinellas County
LAND USE: ROG – Pinellas County
FLOOD ZONE: "B"

IMPROVEMENTS: 3,944 SF

LEGAL DESCRIPTION: Lengthy – In listing folder

YEAR BUILT: 2004

UTILITIES: Duke Energy - Electric
Pinellas County Utilities – Water & Sewer

PARKING: 5/1000

PRESENT USE: Office

TAXES: \$12,765.97 (2022)

PARCEL ID #: 09-28-16-85512-000-0012

LEASE RATE: \$23.00/SF + CAM

TRAFFIC COUNT: 62,500 v.p.d. East Lake Rd.
35,500 v.p.d. Tampa Rd.

NOTES: Rare opportunity to lease a free standing high quality professional office in the heart of Eastlake. This 3,944 SF professional office has been meticulously cared for and includes a good mix of private offices, conference rooms, open work space, and an abundance of natural light.

KEY HOOK#: 35

ASSOCIATE: Larry Gilbert

SIGNAGE: 3' x 4'

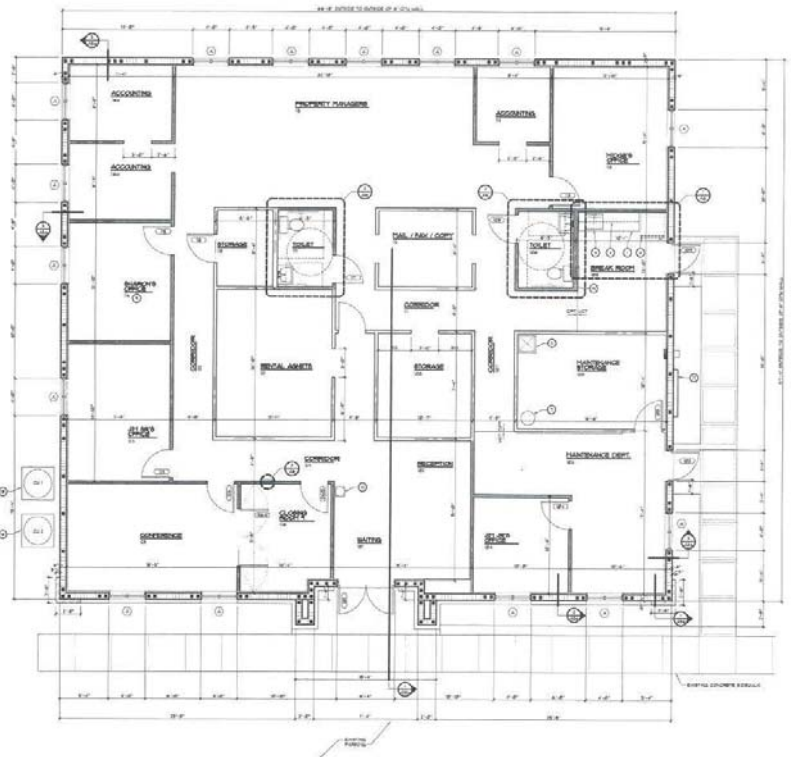
LISTING CODE: LO-1280-3-31

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION:

PROJECT SIZE: 3,944 SF
SPACE AVAILABLE: 3,944 SF
OCCUPANCY: Immediate
MINIMUM TERM: 3 Years
ESCALATION: 5% annually
RENT: \$7,559.33/Month + Cam & Tax
CAM: \$6.19 PSF
PARKING: 5/1000
SIGNAGE: Monument

FLOOR PLAN:



| OTHER CHARGES | LESSOR | LESSEE |
|--|--------|--------|
| Real Estate Taxes | | CAM |
| Insurance | | CAM |
| Insurance: Personal Property & Liability | | X |
| Trash | | CAM |
| Exterior Maintenance | | CAM |
| Interior Maintenance | | X |
| Water | | X |
| Management | | CAM |
| Electric | | X |