



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

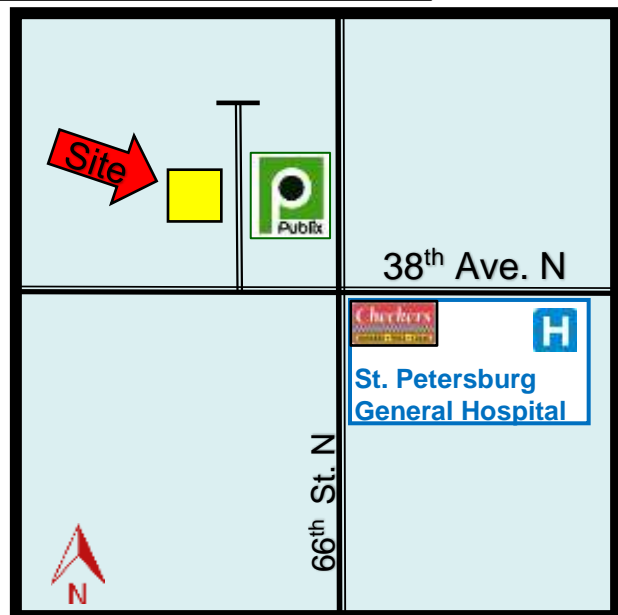
LO-1271-A

MEETING ROOM / STUDIO SPACE **FOR LEASE**



6701 38TH AVE N. SUITE C
ST. PETERSBURG, FL 33710

- 900 SF
- NEAR ST. PETERSBURG GENERAL HOSPITAL
- ONE BLOCK WEST OF 66TH ST. NORTH
- GREAT PARKING
- OPEN FLOOR PLAN
- **LEASE RATE: \$22.60/SF MODIFIED GROSS**
- **RENT: \$1,695.00 PER MONTH + TAX**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
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Revised: 8-14-23

PROPERTY OVERVIEW

LO-1271-A

ADDRESS: 6701 38th Ave. N, Suite C
St. Petersburg, FL 33773

LOCATION: one block west of the intersection of 66th St.
and 38th Ave. N. behind Publix Shopping Center.

LAND AREA: 2.9 acres

DIMENSIONS: 219' x 581' (Irregular)

ZONING: CRS-1 (Corridor Residential Suburban) City of St. Pete

LAND USE: R/OG (Residential Office General)

FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 23,120 SF total (5 buildings)

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 2005 (Building 6705)

CLEAR CEILING HEIGHT: 10'

UTILITIES: Electric (Duke Energy) / Trash (Waste Pro)
Water & Sewer (Pinellas County Utilities)

PARKING: 110 spaces

TAXES: \$35,820.78 (2022)

PRESENT USE: Over flow space (My Care)

PARCEL ID #: 06-31-16-73431-001-0010

LEASE RATE: \$22.60/SF Modified Gross

TRAFFIC COUNT: 19,177 VPD (38th Ave. N.)

NOTES: The open floorplan of this suite is well suited for meetings, studio work, and other collaborative activities. Physical therapy, or work stations for administration or marketing teams. Could also work well for a design firm, photography studio, creation of videos for a marketing firm, or simply a large meeting room for civic organization events. There is a bathroom, a kitchenette area with counter and sink and full refrigerator, an entry counter for reception. Perfect for a meeting, and work area for regular get together or collaborative work for a club or association or business. The top slot on the Pylon sign will go to this tenant. It currently reads SCOTT Medical Center, so it's the prime spot! Great parking!

KEY HOOK #: 31

ASSOCIATE: Marilyn Stuelke (727) 851-3155

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1271-A-3-23

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 23,120 SF

SPACE AVAILABLE: 900 SF

OCCUPANCY: Immediately

PARKING: 4.75/1000

RENT: \$1,695.00 per month + tax

ESCALATION: 4% Annually

MINIMUM TERM: 3 Years

SIGNAGE: pylon and on building



OTHER CHARGES

	<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

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