



# OFFICE OR MEDICAL SUITE IN LARGO FOR LEASE



**13777 BELCHER RD., S.**  
**SUITE #102**  
**LARGO, FL 33771**

- SUITE 102: GROUND FLOOR WITH 850 SF
- FRONT & BACK SIGNAGE INCLUDED
- RECENT & MODERN BULIDING NEAR ULMERTON RD.
- LARGE PARKING IN THE REAR - 99 SPACES
- LEASE RATE: \$1,700/MTH + SALES TAX  
ELECTRIC & WATER INCLUDED



**ADDRESS:** 13777 Belcher Rd., S., #102  
Largo, FL 33771

**LOCATION:** From US 19 – west on Ulmerton Rd. & north on Belcher Rd.

**LAND AREA:** 2.4 acres ±

**ZONING:** FLUM – Future Land Use

**DIMENSIONS:** 630' x 167'

**LAND USE:** Commercial General – City of Largo

**FLOOD ZONE:** X – No flood insurance required

**IMPROVEMENTS:** 22,393 SF

**LEGAL DESC.:** Lengthy, in listing file

**YEAR BUILT:** 2010

**PARCEL ID #:** 06-30-16-91626-000-0010

**PRESENT USE:** Office & Medical building

**TAXES:** \$51,417.67 (2023)

**PARKING:** 99 total spaces

**UTILITIES:** Water / Trash – Pinellas County

**TRAFFIC COUNT:** 32,464 VPD

Sewer - City of Largo & Electric - Duke Energy

**NOTES:** Beautiful Medical Center located in Largo (mid-Pinellas County). Easy access, signage, and large 99-space parking area. Last chance to rent a Medical or an Executive professional suite in this building before it is 100% leased out. Near Ulmerton Rd. and US19: Suite 102: On the 1st floor, this 850 SF suite has 2 exam rooms and a physician's office/conference room. Reception and private ADA bathroom. \$1,700 a month (+ applicable sales tax) rent includes everything even AC, water and electricity (except cleaning). Natural light inside with 4 windows is this corner unit. Completion of unit is about 90 days out. It can be customized depending on your need for wet stations or not, and rent can be negotiated accordingly. Your name can be on the street sign and by the front door and parking lot.

**KEY HOOK#:** None

**ASSOCIATE:** Philippe Beau

**SIGNAGE:** None

**LISTING CODE:** LO-1235-2-18

**SHOWING INFORMATION:** Must call Listing Agent to set appointment.

**LEASING INFORMATION:**

**PROJECT SIZE:** 22,400 SF

**FLOORPLAN:**

**SPACE AVAILABLE:** Executive or Medical  
Suite #102 – 850 SF

**PARKING:** 99 total spaces

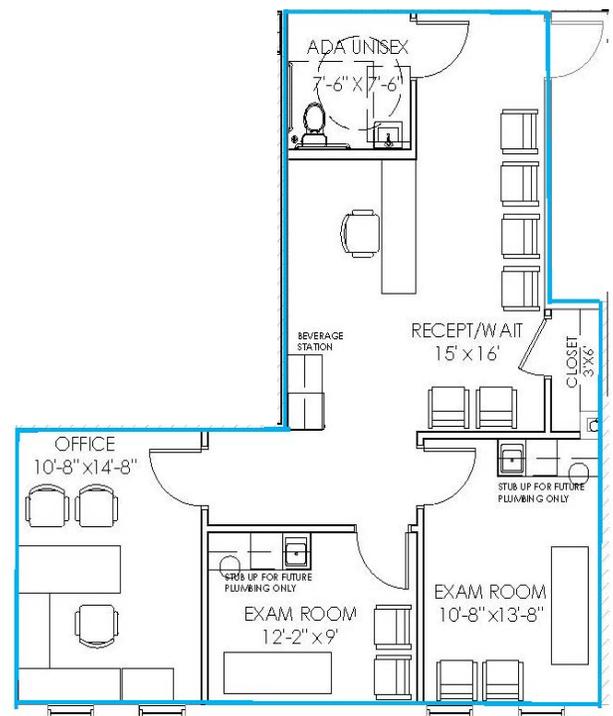
**OCCUPANCY:** 90 days

**ESCALATION:** 5%

**MINIMUM TERM:** 3 years, minimum

**LEASE RATE:** \$1,700/Month + Sales Tax

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



**SIGNAGE:** Monument/Outside Directory

**Suite# 102  
850 SF**