



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1157

## MEDICAL/PROFESSIONAL OFFICE SPACE FOR LEASE



**NORTHSIDE PROFESSIONAL COMPLEX**  
**5800 – 5880 49TH ST. N.**  
**ST. PETERSBURG, FL 33709**

- 1,441 SF MEDICAL/GENERAL OFFICE SPACE AVAILABLE
- UPDATED COMMON AREAS
- NORTHSIDE HOSPITAL CAMPUS
- LOCAL, RESPONSIVE PROPERTY MANAGEMENT
- 103 PARKING SPACES + OVERFLOW
- **LEASE RATE: \$22.00/SF MODIFIED GROSS**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 5800 – 5880 49<sup>TH</sup> St., N.  
St. Petersburg, FL 33709

**LOCATION:** On campus of Northside Hospital – St. Pete., just north of 54<sup>th</sup> Ave., on 49<sup>th</sup> St. N.

**LAND AREA:** .90,000 SF / 2.06 Acres  
**DIMENSIONS:** 450' x 200'

**ZONING:** ROG- Residential/Ofc/General, Pinellas County  
**LAND USE:** GO – General Office, Pinellas County  
**FLOOD ZONE:** X – No Flood Insurance Required

**IMPROVEMENTS:** 48,564 SF (2 Buildings)

**LEGAL DESCRIPTION:** Lengthy, in listing office

**YEAR BUILT:** 1977

**PARKING:** 103 + overflow

**UTILITIES:** Electric – Duke Energy  
Water & Sewer – City of St. Petersburg

**PRESENT USE:** Medical/Professional/  
Office Building

**TAXES:** \$83,290.89 (2023) estimated  
**PARCEL ID #:** 33-30-16-69948-400-4601

**LEASE PRICE:** \$22.00/SF Modified Gross

**TRAFFIC COUNT:** 38,885 v.p.d. (49th St.)

**NOTES:** These two buildings, recently got new roofs and new exterior paint. Complete renovations of common areas! Suites consist of a private entrance and restroom, 3/4 exam rooms & waiting area. Can be converted into regular office if desired. Complimentary cleaning service changes light bulbs, ceiling tiles, trash, etc., and rent includes water and everything except electric, cable and insurance of personal property. Well established medical professional buildings with office directories at every hall intersection. Elevators to 2<sup>nd</sup> floor.

**KEY HOOK #:** Lock Box

**ASSOCIATE:** Marilyn Stuelke

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

**LISTING CODE:** LO-1157-3-03

**SHOWING INFORMATION:** Contact listing associate to set appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 48,564 SF

**SPACE AVAILABLE:**

**PARKING:** 103 + overflow

S-104 - 1,441 SF - \$2,641.83/month

**OCCUPANCY:** Immediate

**ESCALATION:** 4%

**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

**MINIMUM TERM:** 3 years

**SIGNAGE:** On Directory

