



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

Commercial/Investment/Real Estate Services

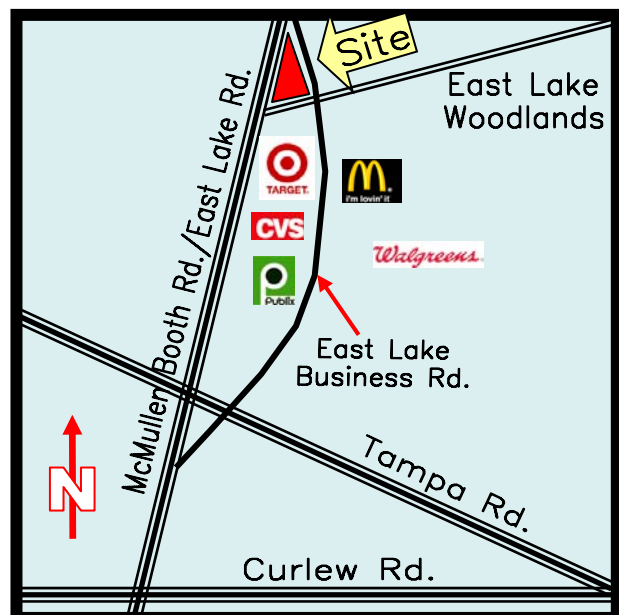
LO-866

# EAST LAKE POINT CLASS "A" OFFICE FOR LEASE



**4114 WOODLANDS PARKWAY**  
**SUITES # 402 & # 500**  
**PALM HARBOR, FL 34685**

- 2 SUITES AVAILABLE - 8,308 SF & 10,856 SF
- TRUE CLASS "A" BUILDING
- INCREDIBLE VISIBILITY
- GREAT NORTH PINELLAS LOCATION
- HIGH PARKING RATIO
- TOP OF BUILDING SIGNAGE AVAILABLE
- **LEASE RATE: \$22.50/SF NNN**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 7/15/2021

**PROPERTY OVERVIEW**

LO-866

**ADDRESS:** 4114 Woodlands Parkway  
Suites #402 & #500  
Palm Harbor, FL 34685

**LOCATION:** Intersection of McMullen Booth and  
East Lake Rd.

**LAND AREA:** 92,083  
**DIMENSIONS:** Irregular

**ZONING:** GO, Pinellas County  
**LAND USE:** ROG – Pinellas County  
**FLOOD ZONE:** “B” Flood Insurance Required

**IMPROVEMENTS:** 54,000 SF Approximately

**LEGAL DESCRIPTION:** Lot #2 Stonebridge at  
Boot Ranch.

**YEAR BUILT:** 2005

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

**PARKING:** 5/1000 MOL

**TAXES:** \$106,789.22 (2020)

**PRESENT USE:** Office

**PARCEL ID #:** 09 28 16 85512 000 0020

**LEASE RATE:** \$22.50/SF NNN

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

**NOTES:** Class “A” professional office space now available at the East Lake Point Professional Building!!! Choice from two separate suites: **Suite 402** is 8,308/SF and **Suite 500** is 10,856/SF. All offices include high end finishes, lots of windows allowing plenty of natural light. 5 cars per 1,000/SF parking ratio, lush landscaping and possible naming rights on the building. Call or email today to schedule your property visit.

**KEY HOOK#:** N/A

**ASSOCIATE:** Lawrence D. Gilbert & Steve G. Klein

**SIGNAGE:** None

**LISTING CODE:** LO-866-3-31/27

**SHOWING INFORMATION:** Call listing agent to set appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 54,000 ± SF

**SPACE AVAILABLE:** Suite 402 - 8,308 SF  
Suite 500 - 10,856 SF

**PARKING:** 5/1000 MOL

**RENT:** \$22.50/SF NNN

**OCCUPANCY:** Immediate

**ESCALATION:** 5% annually

**OTHER CHARGES**

**LESSOR**

**LESSEE**

Real Estate Taxes

CAM\*

Insurance

CAM\*

Insurance: Personal Property & Liability

X

Trash

CAM\*

Exterior Maintenance

CAM\*

\* CAM estimated at \$6.50/SF

Interior Maintenance

CAM\*

Water

CAM\*

Management

CAM\*

Electric

CAM\*

X

Janitorial

CAM\*

**MINIMUM TERM:** 5 years

**SIGNAGE:** TBD