

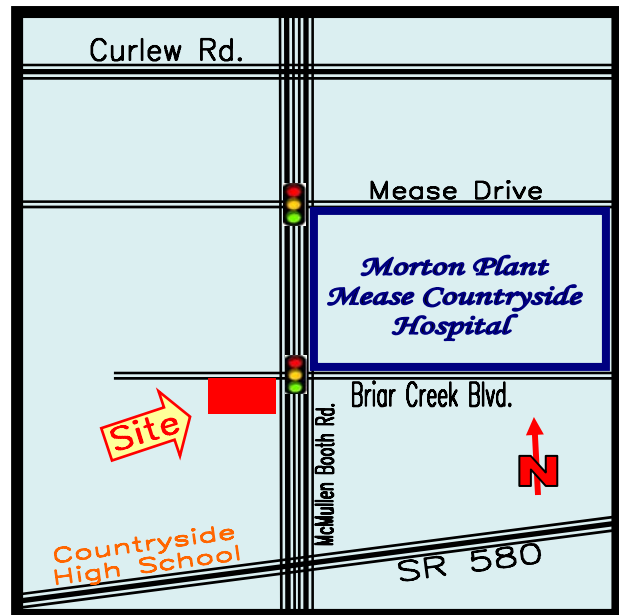


# NORTH PINELLAS MEDICAL OFFICE FOR LEASE



**3190 MCMULLEN BOOTH ROAD**  
**SUITE # 202**  
**CLEARWATER, FL 33761**

- DIRECTLY ACROSS FROM MEASE COUNTRYSIDE HOSPITAL
- SIGNAGE ON MCMULLEN BOOTH
- EXCELLENT VISIBILITY
- FULL TRAFFIC LIGHT ACCESS
- BEAUTIFUL FLOOR PLAN
- COVERED PHYSICIAN'S PARKING
- **LEASE RATE: \$28/SF**  
**MODIFIED GROSS**



**ADDRESS:** 3190 McMullen Booth Rd., Ste. #202  
Clearwater, FL 33761

**LOCATION:** McMullen Booth Rd., north of S.R. 580 & south of Curlew Rd.

**LAND AREA:** 2.50 acres MOL

**ZONING:** I – Institutional, City of Clearwater

**DIMENSIONS:** 310' x 342'

**LAND USE:** I - Institutional

**FLOOD ZONE:** "X" No Flood Insurance Required

**IMPROVEMENTS:** Medical Office – 2,450 SF

**LEGAL DESCRIPTION:** Countryside Medical Clinic Professional Condo, Unit 202

**YEAR BUILT:** 2006

**UTILITIES:** Water & Sewer – City of Clearwater  
Electric – Duke Energy

**PARKING:** 6/1000 SF

**PRESENT USE:** Medical Office

**TAXES:** \$6,304.50 (2020)

**PRICE:** \$28/SF Modified Gross

**PARCEL ID #:** 21-28-16-18679-000-2020

**TRAFFIC COUNT:** 55,675 VPD

**NOTES:** Medical suite for lease across McMullen Booth Rd., from Morton Plant Mease Countryside Hospital. Traffic light entrance, excellent signage, visibility and covered physician parking. Beautiful design and very efficient floorplan. Very rare to find north Pinellas medical so close to Mease Countryside Hospital.

**KEY HOOK #:** None

**ASSOCIATE:** Steve Klein

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

**LISTING CODE:** LO-1224-3-27

**LEASING INFORMATION**

**SPACE AVAILABLE:** Unit # 202 - 2,450 SF

**OCCUPANCY:** January 1, 2022

**LEASE RATE:** \$28/SF Modified Gross

**ESCALATION:** 3%

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	
Electric		X

**MINIMUM TERM:** 3 years

**SIGNAGE:** Monument Sign, Lobby Directory & Door

