



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Service

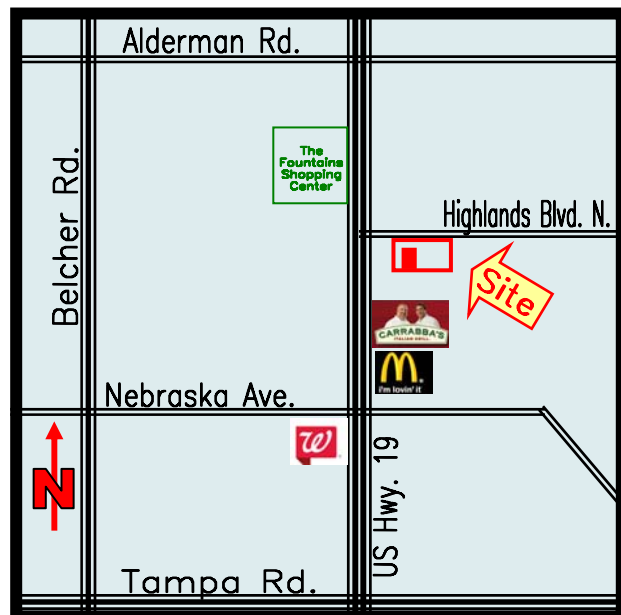
LO-1109

PROFESSIONAL MEDICAL SPACE FOR LEASE



34041 U.S. HWY. 19 N., UNIT "E"
PALM HARBOR, FL 34684

- 2,912 SF +/-
- LOCATED IN HIGHLAND LAKES PROFESSIONAL MEDICAL CENTER
- GREAT SIGNAGE ON U.S. 19
- NORTH PINELLAS LOCATION
- GREAT MEDICAL SPACE
- **LEASE RATE: \$22.50/SF**
MODIFIED GROSS
\$5,460.00/MONTH + EXPENSES



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

www.kleinandheuchan.com



ADDRESS: 34041 U.S. Hwy. 19 N., "E"
Palm Harbor, FL 34684

LOCATION: East side of Highway 19 just south of
Highlands Blvd N.

LAND AREA: 3.024 acres

DIMENSIONS: Irregular

ZONING: CP-1, Commercial Parkway-Pinellas County

LAND USE: ROR – Residential/Office/Retail

FLOOD ZONE: X – Non Flood Zone

IMPROVEMENTS: 20,795 SF

YEAR BUILT: 1989

LEGAL DESCRIPTION: Highlands Lakes Medical
Center Prof. Condo, Unit "E"

PARKING: 4 / 1,000

UTILITIES: Water/Sewer – Pinellas County
Electric – Duke Energy & Trash - Private

PRESENT USE: Medical

TAXES: \$5,476.39 - 2020

LEASE RATE: \$22.50/SF Modified Gross

PARCEL ID #: 06-28-16-38890-000-0050

MONTHLY: \$5,460.00 + Expenses

TRAFFIC COUNT: 77,000 VPD

NOTES: 2,912 SF office for lease. Located in Highland Lakes Professional Center. Space includes reception area, check-in/check-out with three work stations, 6 exam rooms, 2 Doctor's offices, 2 nurse's stations, lab, kitchenette, medicine cabinet, and storage. In addition, there is a separate procedure/exam room with attached restroom. Great for any medical specialty, good for both large and small practices, laboratory or imaging facility.

KEY HOOK#: 19 Alarm

ASSOCIATE: Monique Petronje

SIGNAGE: 3' x 4'

LISTING CODE: LO-1109-03-05

SHOWING INFORMATION: Call listing Associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 20,795 SF

SPACE AVAILABLE: Unit E - 2,912 SF

PARKING: 4/1000

OCCUPANCY: Immediate

RENT: \$22.50/SF Modified Gross
\$5,460.00/Month + Expenses

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

Management

X

Electric

X

MINIMUM TERM: 5 years

SIGNAGE: Pylon & building signage
available.