



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Service

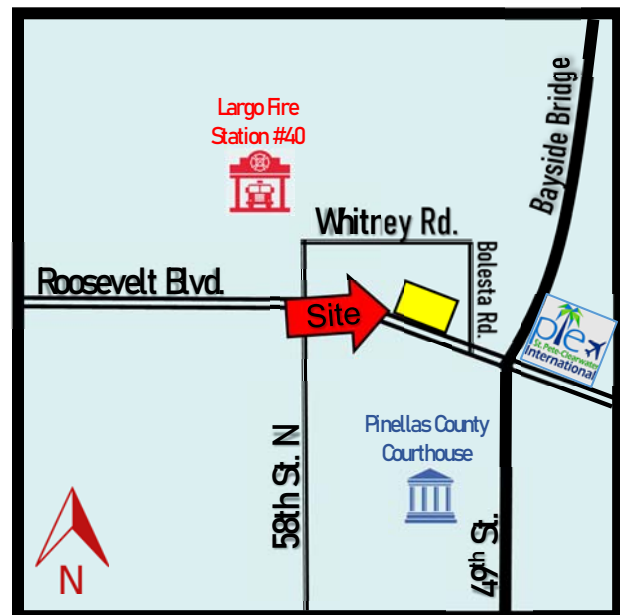
LO-1234

HIGH PROFILE OFFICE FOR LEASE



15500 ROOSEVELT BLVD.
SUITE #304/305
LARGO, FL 33760

- 3,953 SF
- FRESHLY PAINTED
- NEW FLOOR COVER
- HIGH PROFILE BUILDING
- CENTRALLY LOCATED
- ~~LEASE RATE: \$22.50/SF + ELECTRIC~~
- **PRICE REDUCED: \$19.50/SF + ELECTRIC**



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

www.kleinandheuchan.com



Revised: 6/13/22

PROPERTY OVERVIEW

LO-1234

ADDRESS: 15500 Roosevelt Blvd. Suite #304/305
Largo, FL 33760

LOCATION: North side of Roosevelt Blvd. approximately
¼ mile West of the Bayside Bridge.

LAND AREA: 74,061 SF

ZONING: N/A - Largo

DIMENSIONS: Irregular
(359' frontage on Roosevelt Blvd.)

LAND USE: Residential Office General

IMPROVEMENTS: 25,598 SF

FLOOD ZONE: X – No flood Insurance Required

YEAR BUILT: 2005

LEGAL DESCRIPTION: Lengthy – In listing folder

PARKING: 5/1,000

UTILITIES: Electric – Duke Energy
Water & Sewer – Pinellas County

PRESENT USE: General Office / Multi-Tenant Bldg.

TAXES: \$37,140.57 (2021)

~~**LEASE RATE:** \$22.50/SF + Electric~~

PARCEL ID #: 33-29-16-40356-001-0010

PRICE REDUCED: \$19.50/SF + ELECTRIC

TERMS: 3 years

NOTES: Outstanding opportunity to lease a high quality freshly updated professional office space, new floor covering, paint, wired with CAT 5 and more. Centrally located with easy access to Clearwater, St. Petersburg, and Tampa.

KEY HOOK #: 22

ASSOCIATES: Larry Gilbert & Marilyn Stuelke

K&H SIGNAGE: 3'x4'

LISTING CODE: LO-1234-3-31/23

SHOWING INFORMATION: Contact listing associates for a showing

LEASING INFORMATION

PROJECT SIZE: 25,598 SF

SPACE AVAILABLE: 3,953 SF

PARKING: 5/1,000

OCCUPANCY: Immediate

RENT: \$6,423.63 per Month + Electric

ESCALATION: 5%

OTHER CHARGES

Real Estate Taxes
Insurance
Insurance: Personal Property & Liability
Trash
Exterior Maintenance
Interior Maintenance
Water
Management
Electric

LESSOR

X
X
X
X
X
X

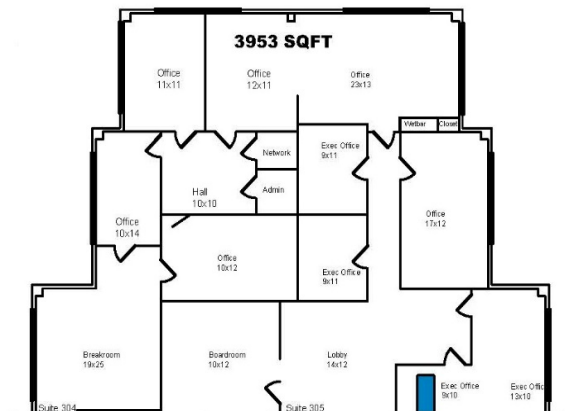
LESSEE

X

X

X

FLOOR PLAN



MINIMUM TERM: 3 years

SIGNAGE: on Building and Unit