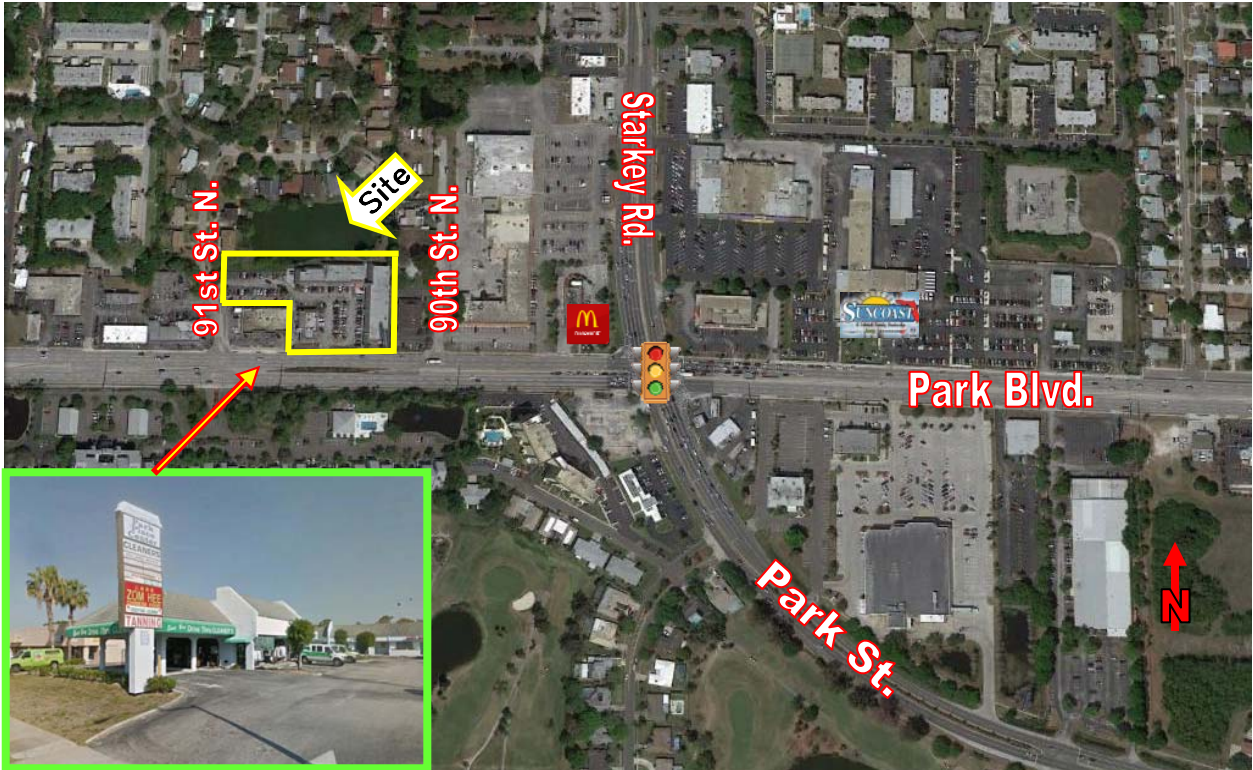




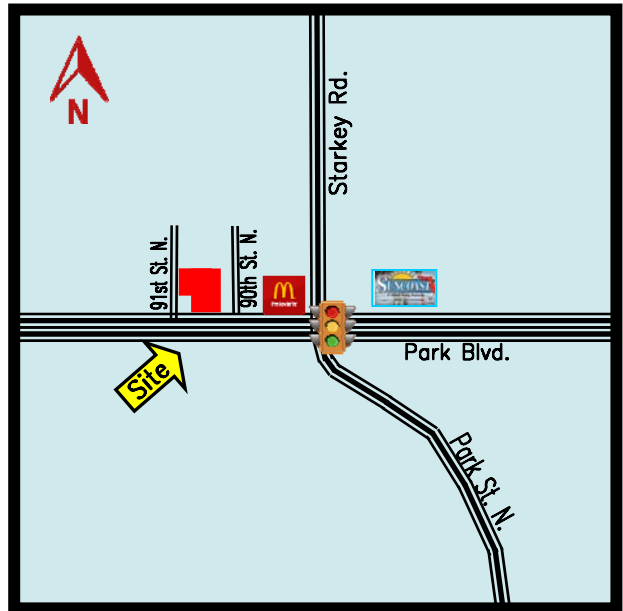
PARK PLACE CENTER

FOR LEASE



9011-23 PARK BLVD.
SEMINOLE, FL 33777

- 1 SUITE LEFT – OFFICE /RETAIL
- SUITE SIZE: 2,200 SF OR
CAN BE DIVIDED: 1,000 SF OR 1,200 SF
- GOOD SIGNAGE
- INGRESS / EGRESS ON PARK BLVD. & 91 ST.
- PARKING: 5/1000
- **LEASE RATE: \$12.00/SF + \$2.00 CAM**



ADDRESS: 9011-23 Park Blvd.
Seminole, FL 33777

LOCATION: On north side of Park Blvd., 2 blocks west of Starkey Rd. / Park St. intersection.

LAND AREA: 2.1 acres
DIMENSIONS: 238' x 325'

ZONING: CG – City of Seminole
LAND USE: CG
FLOOD ZONE: “AE” - Flood Insurance Required

IMPROVEMENTS: 20,342 SF

LEGAL DESCRIPTION: Lengthy, in office

YEAR BUILT: 1986 – renovated 2004

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

PARKING: 5/1000

PRESENT USE: Retail & Office

LEASE RATE: \$12.00/SF + \$2.00 CAM

PARCEL ID #: 26-30-15-48276-001-0240

TRAFFIC COUNT: 48,000 VPD

NOTES: This 2,200 SF, suite is currently built-out as office and has 2 restrooms. This suite was previously used as a Title Company and is ready to move into. This unit can be split into 2 units (1,000 SF & 1,200 SF). Good signage, parking & maintenance.

KEY HOOK #: 47

ASSOCIATE: Joseph Santolucito

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-992-3-32

SHOWING INFORMATION: Contact listing associate.

LEASING INFORMATION

PROJECT SIZE: 20,342 SF

SPACE AVAILABLE:

PARKING: 5/1000

Unit #

SF

203 & 204

2,200 SF *(Can be split into 2 units)

RENT: \$12/SF + CAM

*#203 – 1,000 SF & #204 -1,200 SF

CAM: \$2.00/SF includes,
Outside Maintenance, Common
Area Electric, Water & Trash

ESCALATION: 3%

OCCUPANCY: Immediate

OTHER CHARGES

LESSOR

LESSEE

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

MINIMUM TERM: 3 year

SIGNAGE: On space & sign

