



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1239-A

HIGH PROFILE OFFICE SPACE FOR LEASE



12450 ROOSEVELT BLVD. N
ST. PETERSBURG, FL 33716

- TRUE CLASS "A" OFFICE SPACE
- HIGH VISIBILITY LOCATION
- GATEWAY SUB MARKET
- PYLON SIGNAGE
- DIRECT ACCESS FROM ROOSEVELT BLVD.
- 58,500 AVERAGE ANNUAL DAILY TRAFFIC COUNT
- LOTS OF WINDOWS
- FLEXIBLE FLOORPLANS
- **LEASE RATE: \$29.50/SF FULL SERVICE**



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

www.kleinandheuchan.com



REVISED: 7/1/2022

PROPERTY OVERVIEW

LO-1239-A

ADDRESS: 12450 Roosevelt Blvd. N.
St. Petersburg, FL 33716

LOCATION: Roosevelt Blvd. and corner of 28th St.
also known as Carillon Pkwy.

LAND AREA: 217,177 SF (4.99 acres)
DIMENSIONS: Irregular

ZONING: EC-1 Employment Center (City of St. Petersburg)
LAND USE: IL – Industrial Limited (City of St. Petersburg)
FLOOD ZONE: AE (Flood Insurance Required)

IMPROVEMENTS: 50,000 SF
(23,108 Rentable SF Available)

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 2007

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of St. Petersburg

PARKING: 199 spaces (10 covered) (4/1,000)

TAXES: \$114,021 (2021)

PRESENT USE: Multi-Story Office Building

PARCEL ID: 11-30-16-16865-000-0010

LEASE RATE: \$29.50/SF FULL SERVICE

TRAFFIC COUNT: 58,500 Average Annual Daily Traffic Count

NOTES: Class “A” multi-story office building on a major thoroughfare in the Carillon/ Gateway area of St. Petersburg. Highly visible building with direct access from Roosevelt Blvd. Excellent finishes in an upscale building. Excellent pylon signage. Potential for building signage.

KEY HOOK # N/A

ASSOCIATE: Mark Klein & Steve Klein

K&H SIGNAGE: 4' x 6'

LISTING CODE: LO-1239(A)-3-13-27

SHOWING INFORMATION: Call listing agents to schedule an appointment.

LEASING INFORMATION

PROJECT SIZE: 50,000 SF

SPACE AVAILABLE: 23,108 SF Total

PARKING: 4/1,000

<u>Suite#</u>	<u>Rentable SF</u>
105	450 SF
300	3,784 SF
305/307	1,380 SF
200/301/303	17,494 SF

ESCALATION: 5%

OCCUPANCY: Immediate

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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	
Janitorial	X	

TERM: 3 year Minimum

SIGNAGE: Pylon

