



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

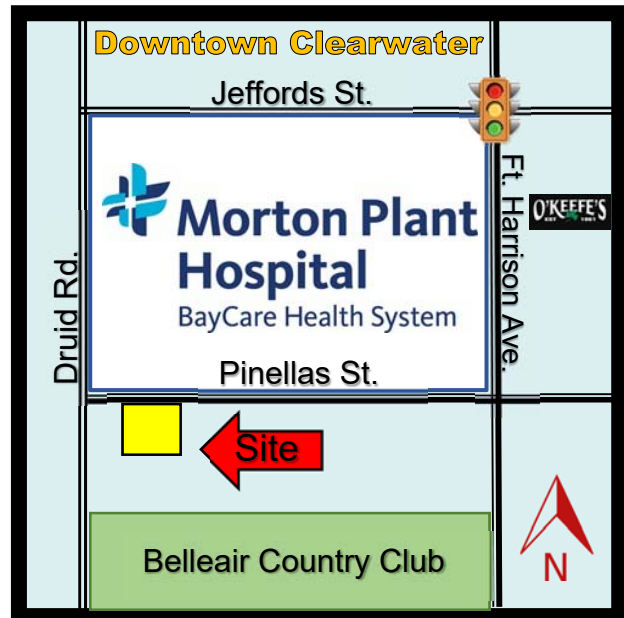
LO-1248

MEDICAL SPACE FOR LEASE



**303 PINELLAS STREET
CLEARWATER, FL 33756**

- HIGH END MEDICAL SPACE
- LOCATED IN POWELL PAVILION
- MORTON PLANT HOSPITAL CAMPUS
- COVERED PICKUP/DROP OFF
- EASY ACCESS TO BUILDING
- RESERVED PHYSICIAN PARKING
- RESERVED PATIENT PARKING
- **LEASE RATE: \$25.00/SF FULL SERVICE**



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

www.kleinandheuchan.com



Revised: 8/17/22

PROPERTY OVERVIEW

LO-1248

ADDRESS: 303 Pinellas Street
Clearwater, FL 33756

LOCATION: Take S. Ft. Harrison Ave. to Pinellas St.
West to address

LAND AREA: 2.8 acres
DIMENSIONS: 450' X 273'

ZONING: I – Institutional (City of Clearwater)
LAND USE: I – Institutional
FLOOD ZONE: X – (No Flood Insurance Required)

IMPROVEMENTS: 2,818 SF

LEGAL DESCRIPTION: Lengthy – (In listing folder)

YEAR BUILT: 1995

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

PARKING: 6/1,000

PRESENT USE: Medical Office

TAXES: Exempt

LEASE RATE: \$25.00/SF Full Service

PARCEL ID #: 21-29-15-96678-002-0010

NOTES: High end medical space located next to Morton Plant Hospital. Mixed exam rooms and procedure rooms. Reserved physician parking and tenant parking. Professionally managed and maintained.

KEY HOOK #: N/A
K&H SIGNAGE: 3X4

ASSOCIATE: Steven Klein (727) 458-8493
LISTING CODE: LO-1248-3-27

SHOWING INFORMATION: Contact listing associate for showing.

LEASING INFORMATION

PROJECT SIZE: 35,000

SPACE AVAILABLE: 2,818 SF

PARKING: 6/1,000

OCCUPANCY: Immediate

RENT: \$25.00/SF Full Service

ESCALATION: 4%

<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	

MINIMUM TERM: 3 years

SIGNAGE: Lobby Directory & Suite Door