



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1249

# MEDICAL SPACE

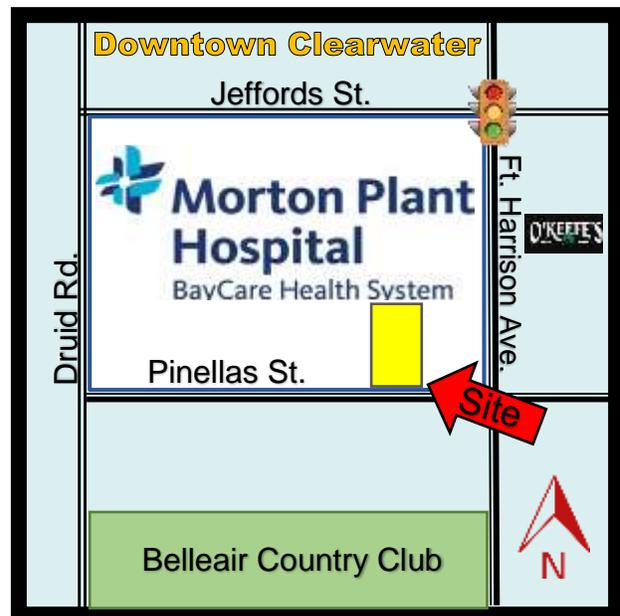
## AXELROD PAVILION

### FOR LEASE



**400 PINELLAS STREET  
CLEARWATER, FL 33756**

- LOCATED IN AXELROD PAVILION
- ON CAMPUS OF MORTON PLANT HOSPITAL
- CUSTOM DESIGNED MEDICAL SPACE
- FLEXIBLE FLOOR PLANS
- EASY ACCESS & GREAT VISIBILITY
- HOME TO CARLISLE IMAGING CENTER
- **LEASE RATE: \$30.00/SF FULL SERVICE**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 8/17/22

**PROPERTY OVERVIEW**

LO-1249

**ADDRESS:** 400 Pinellas Street  
Clearwater, FL 33756

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

**IMPROVEMENTS:** 101,981 SF

**ZONING:** I – Institutional (*City of Clearwater*)

**LAND USE:** I – Institutional

**YEAR BUILT:** 2011

**FLOOD ZONE:** X – (*No Flood Insurance Required*)

**PARKING:** 6/1,000

**LEGAL DESCRIPTION:** Lengthy – (*In listing folder*)

**PRESENT USE:** Medical Office

**UTILITIES:** Electric – (*Duke Energy*)

Water & Sewer – (*City of Clearwater*)

**LEASE RATE:** \$30.00/SF Full Service

**TAXES:** Exempt

**PARCEL ID #:** 21-29-15-00000-120-1200

**NOTES:** Medical space custom designed to tenant’s specifications. Class “A” building on campus of Morton Plant Hospital. Available space is in shell condition.

**KEY HOOK #:** N/A

**ASSOCIATE:** Steven Klein (727) 458-8493

**K&H SIGNAGE:** 3X4

**LISTING CODE:** LO-1249-3-27

**SHOWING INFORMATION:** Contact listing associate for showing.

**LEASING INFORMATION**

**PROJECT SIZE:** 101,981 SF

**SPACE AVAILABLE:** Suite #375 – 3,683 SF  
Suite #400 – 22,022 SF (Divisible)

**OCCUPANCY:** upon completing tenant’s buildout

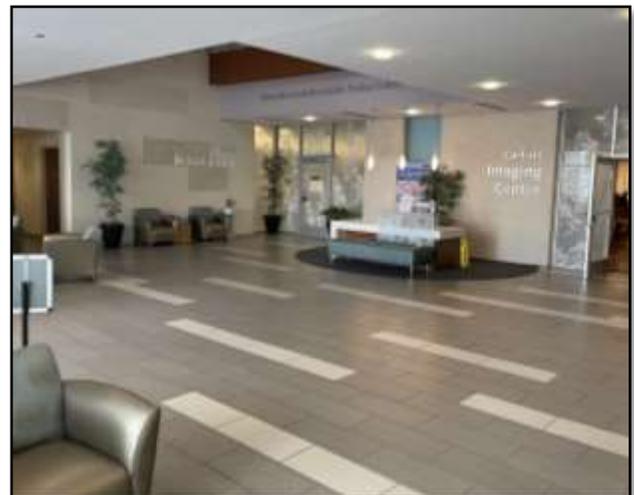
**PARKING:** 6/1,000

**SIGNAGE:** Lobby Directory and Suite Door

**MINIMUM TERM:** 5 years

**ESCALATION:** 4%

**RENT:** \$30.00/SF Full Service



<b><u>OTHER CHARGES</u></b>	<b><u>LESSOR</u></b>	<b><u>LESSEE</u></b>
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	

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