



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1247

PROFESSIONAL OFFICE SPACE

ON SEMINOLE BLVD.

FOR LEASE UP TO 1,855 SF OFFICE SPACE



5290 SEMINOLE BLVD., UNIT "D" **ST. PETERSBURG, FL 33708**

- 1,185 SF PROFESSIONAL OFFICE SUITE WITH ADDITIONAL ADJACENT UNITS AVAILABLE TO REACH 1,855 SF
- NEW EXTERIOR PAINT, NEW ROOF, NEWLY PAVED PARKING LOT
- CORNER LOCATION
- GREAT VISIBILITY & SIGNAGE
- EXCELLENT PARKING & ACCESS
- RENOVATED BUILDING
- **LEASE RATE: \$20/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 5290 Seminole Blvd., Unit D
St. Petersburg, FL 33708

LOCATION: Corner of Seminole Blvd. & 53rd Ave. N.

LAND AREA: 20,000 SF

ZONING: C-1 - Commercial General – City of Seminole

LAND USE: CG- Commercial General

FLOOD ZONE: "X" - No insurance required

DIMENSIONS (street frontage): 100' x 200'

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

TOTAL BUILDING: 4,470 SF (6 Suites)

YEAR BUILT: 1981-Renovated in 2020

TAXES: \$ 1,907.17 (2021) Unit D

PARKING: 28 spaces

PARCEL ID #: 03-31-15-80105-000-0040

PRESENT USE: Office

TRAFFIC COUNT: 38,500 VPD

LEASE RATE: \$20.00/SF, Modified Gross

NOTES: Very nice office space on corner lot. **Unit D** is 1,185 SF, building has new roof, new paint, and new parking lot, with additional adjacent units available, to reach 1,855 SF. Very prominent pylon sign on very busy Seminole. Well apportioned office suite, ideal for Lawyer, Financial planner, Insurance, Medical professional, or other office user. Prior uses include Law Office and Dental practice.

KEY HOOK # 30

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1247-3-23

SHOWING INFORMATION: Call listing associate to schedule appointment.

LEASING INFORMATION:

TOTAL BUILDING SIZE: 4,470 SF

Floorplan:

SPACE AVAILABLE: Suite D – 1,185 SF

PARKING: 7 spaces (2 in back)

OCCUPANCY: Immediate

ESCALATION: 4%

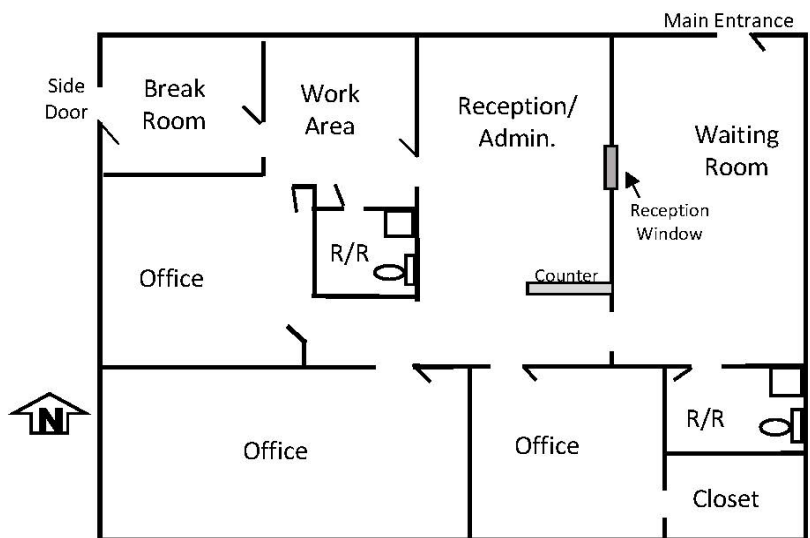
MINIMUM TERM: 3 years

RENT: \$1,975/Month

OTHER CHARGES

LESSOR LESSEE

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



Unit D - 1,185 SF

SIGNAGE: Pylon sign on Seminole Blvd.