



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

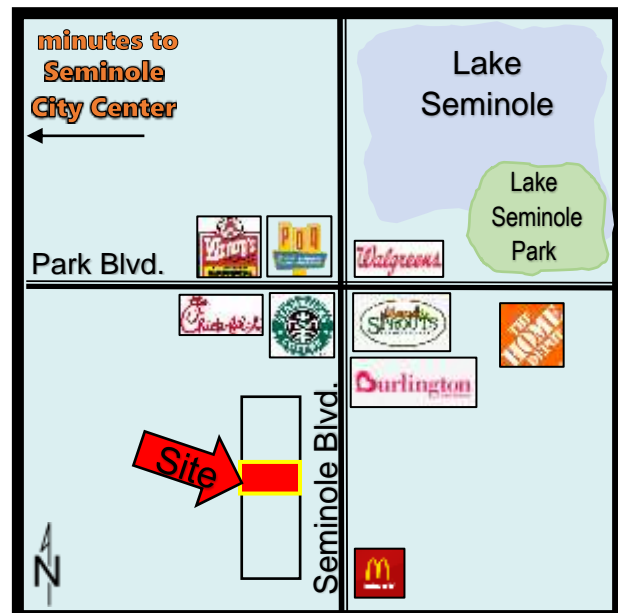
LO-1270

SMALL OFFICE SUITE WITH GREAT EXPOSURE **FOR LEASE**



SEMINOLE PROFESSIONAL CENTRE
7178 SEMINOLE BLVD.
SEMINOLE, FL 33772

- 720 SF OFFICE
- IN THE HEART OF SEMINOLE
- 37,500 VPD ON SEMINOLE BLVD.
- 217' FRONTAGE
- MINUTES TO SEMINOLE CITY CENTER
- **LEASE RATE: \$1,195.00 PER MONTH**
MODIFIED GROSS



Revised: 1/19/23

PROPERTY OVERVIEW

LO-1270

ADDRESS: 7178 Seminole Blvd.
Seminole, FL 33772

LAND AREA: 48,404 sf (1.11 acres)
DIMENSIONS: 168' x 217' (Irregular)

IMPROVEMENTS: 13,632 SF

YEAR BUILT: 1956

CLEAR CEILING HEIGHT: 9'
PARKING: 79 spaces

PRESENT USE: Attorney's Office

LEASE RATE: \$19.92/SF Modified Gross

LOCATION: Just south of Park Blvd. and Seminole Blvd. intersection. Yellow building with blue roof on west side across the street from Sprouts.

ZONING: CG - Commercial General (City of Seminole)
LAND USE: CG – Commercial General
FLOOD ZONE: X (No Flood Insurance Required)

LEGAL DESCRIPTION: Lengthy (in listing folder)

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

TAXES: \$18,677.11 (2022)

PARCEL ID #: 27-30-15-80118-002-0010

TRAFFIC COUNT: 37,500 VPD (Seminole Blvd.)

NOTES: This is a great space with a large sign above door. Has a waiting room or lobby area, pass through reception window/admin area. One large room for conference, patient care with a sink. One additional office, break area. Two storage rooms and bathroom.

KEY HOOK #: 32

K&H SIGNAGE: 3'X4'

SHOWING INFORMATION: Contact listing agent for a showing.

ASSOCIATE: Marilyn Stuelke (727) 851-3155

LISTING CODE: LO-1270-3-23

LEASING INFORMATION

PROJECT SIZE: 13,632 SF

SPACE AVAILABLE: 720 SF

OCCUPANCY: Immediate

PARKING: 5.8/1000

RENT: \$1,195.00 per month + tax

ESCALATION: 4% Annually

OTHER CHARGES

	<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: on building over door



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