



**KLEIN & HEUCHAN, INC.**  
**REALTORS**  
Commercial/Investment/Real Estate Services

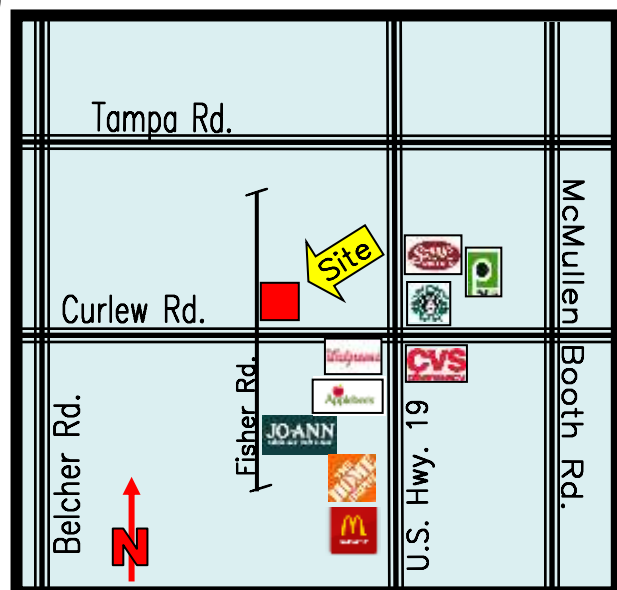
LO-1261

# **PALM HARBOR PROFESSIONAL OFFICE FOR LEASE**



**2300 CURLEW ROAD, SUITE #100  
PALM HARBOR, FL 34684**

- 7,000 SF - FIRST FLOOR AVAILABLE
- JUST OFF U.S. HWY. 19
- EASY ACCESS GOING EAST & WEST
- HIGH VISIBILITY CORNER LOCATION
- EXCELLENT SIGNAGE
- COVERED PARKING AVAILABLE
- **LEASE RATE: \$16.00/SF NNN**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 2300 Curlew Rd., Suite #100  
Palm Harbor, FL 34684

**LOCATION:** 1 block west of US 19 on north side of Curlew Rd.

**LAND AREA:** 26,559 SF  
**DIMENSIONS:** 126' x 210'

**ZONING:** CPI – Pinellas County  
**LAND USE:** Commercial  
**FLOOD ZONE:** X – No Flood Insurance required

**IMPROVEMENTS:** 13,540 SF, 2-story building

**LEGAL DESCRIPTION:** Lengthy, in listing file

**YEAR BUILT:** 1998

**PARCEL ID #:** 18-28-16-00000-240-0400

**PRESENT USE:** Professional Office

**TAXES:** \$23,623.33 (2022)

**LEASE RATE:** \$16.00/SF NNN

**UTILITIES:** Water/Sewer - Pinellas County Utilities  
Electric - Duke Energy

**TRAFFIC COUNT:** 31,000 VPD

**NOTES:** High quality professional office available in Palm Harbor, FL. Nicely appointed inside and out. 7,000 SF available on the 1st floor. Floor plan includes perimeter offices, separate restroom, & employee break room. Bullpen reception area, rear door, conference room and more. Covered parking available.

**KEY HOOK#:** 18

**ASSOCIATES:** Larry Gilbert & Steve Klein

**SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1261-3-31/27

**SHOWING INFORMATION:** Call listing office to arrange showing

### LEASING INFORMATION

**PROJECT SIZE:** 13,540 SF

**SPACE AVAILABLE:** Suite # 100 - 7,000 SF (First Floor)

**PARKING:** 3.50/1000

**OCCUPANCY:** Immediate

**RENT:** \$16/SF NNN

**ESCALATION:** 5%

#### OTHER CHARGES

#### LESSOR LESSEE

Real Estate Taxes  
Insurance  
Insurance: Personal Property & Liability  
Trash  
Exterior Maintenance  
Interior Maintenance  
Water  
Management  
Electric

CAM  
CAM  
X  
CAM  
CAM  
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CAM  
CAM

NNN Operating Expenses = \$4.50/SF



**MINIMUM TERM:** 3 years

**SIGNAGE:** Pylon sign & building signage could be available