



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1143

PLAZA 935 OFFICE SPACE **FOR LEASE**



935 MAIN ST., UNIT# B-2
SAFETY HARBOR, FL 34695

- RENOVATED UNIT: 800 SF
- DOWNTOWN SAFETY HARBOR
- EXCELLENT VISIBILITY
- FREE ON-SITE PARKING
- EASY ACCESS TO ENTIRE BAY AREA
- **MONTHLY RENT: \$2,200.00/MO.**
+ **ELECTRIC**



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

www.kleinandheuchan.com



ADDRESS: 935 Main St., Unit B-2
Safety Harbor, FL 34695

LOCATION: North side of Main Street and 9th
Ave., in Safety Harbor.

LAND AREA: 43,121 SF MOL
DIMENSIONS: 107' x 153' & 107' x 250'

ZONING: SR-1 (*Service Corridor One*), *City of Safety Harbor*
LAND USE: CRD – (*Community Redevelopment District*)
FLOOD ZONE: X (*No Flood Insurance Required*)

IMPROVEMENTS: 13,565 total SF

YEAR BUILT: 1980 & 1986

LEGAL DESCRIPTION: SEMINOLE PARK REV.,
BLK 5, LOTS 12, 13 & 14 & S ½ OF VACATED
ALLEY. LOTS 1- 5 & N ½ OF VACATED ALLEY.

PARKING: 60 spaces, 8 covered

UTILITIES: Electric – (*Duke Energy*)
Water, Sewer & Trash – (*City of Safety Harbor*)

PRESENT USE: Retail/Office

TAXES: \$33,384.97 (2023)

LEASE RATE: \$2,200/Month + Electric

PARCEL ID: 04-29-16-80028-005-0010
04-29-16-80028-005-0120

NOTES: Beautifully maintained professional office park. Located in the heart of downtown Safety Harbor, walking distance to restaurants and cafes. **Suite B-2**, 800 SF available. Space was completely renovated to include high ceilings. LED lighting, new flooring, glass doors, etc. Layout includes reception area, 3 offices and a kitchenette. Ideal for attorney, CPA, Insurance agent or any professional user looking for a great downtown Safety Harbor Location.

KEY HOOK #: 5

ASSOCIATES: Monique Petronje

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1143-3-05

SHOWING INFORMATION: Listing associate must arrange and accompany all showings.

LEASING INFORMATION

PROJECT SIZE: 13,565 SF

SPACE AVAILABLE: Unit B-2 - 800 SF

PARKING: 60 spaces, 8 covered

OCCUPANCY: Immediate

RENT: \$2,200/Month + Electric

ESCALATION: 4%

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

MINIMUM TERM: 5 years

SIGNAGE: Monument Sign