



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1020

PROFESSIONAL OFFICE FOR LEASE



**3450 EAST LAKE ROAD, UNIT #307
PALM HARBOR, FL 34685**

- UNIT # 307 - 1,428 SF
- HIGHLY VISIBLE OFFICE IN EAST LAKE WOODLANDS SHOPPING CENTER
- PROFESSIONAL OFFICE SPACE AVAILABLE
- GREAT SIGNAGE & VISIBILITY
- EASY ACCESS
- **LEASE RATE: \$24/SF
FULL SERVICE**



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

www.kleinandheuchan.com



ADDRESS: 3450 East Lake Rd., Unit # 307
Palm Harbor, FL 34685

LOCATION: NE quadrant of Tampa Rd. & East Lake Rd.

LAND AREA: 38,000 SF

DIMENSIONS: Irregular

ZONING: C-2, Pinellas County

LAND USE: CG – Pinellas County

FLOOD ZONE: "X" No Flood Insurance required

IMPROVEMENTS: 24,000 SF Office Building

LEGAL DESCRIPTION: Lengthy in listing file.

YEAR BUILT: 1986

PARKING: 4 + spaces / 1,000

UTILITIES: Electric – TECO Electric

Water & Sewer, Pinellas County Utilities

TAXES: \$32,523.19 - 2019

PRESENT USE: Office

PARCEL ID #: 09/28/16/00000/310/0900

LEASE RATE: \$24.00/SF Full Service,
Net of Janitorial

TRAFFIC COUNT: 25,796 V.P.D. East Lake Bus. Rd.
40,250 – East Lake Rd., & 40,074 – Tampa Rd.

NOTES: Well-located 3-story office building in East Lake. Professional & Medical office space with excellent visibility, great access and very good signage. Very attractive move-in ready suite. Excellent East Lake / Palm Harbor location. Join After Hours Pediatrics, PT Solutions & Office Pride. Great floorplan with private offices.

KEY HOOK#: None

SIGNAGE: 3' x 4'

ASSOCIATE: Steven G. Klein

LISTING CODE: LO-1020-3-27

SHOWING INFORMATION: Listing Associate must accompany, call listing office to set appointment.

LEASING INFORMATION

PROJECT SIZE: 24,000 ± SF

SPACE AVAILABLE: Unit # 307 – 1,428 SF

PARKING: 4 + spaces / 1,000

OCCUPANCY: March 1, 2021

RENT: \$24.00/SF Full Service, Net of Janitorial

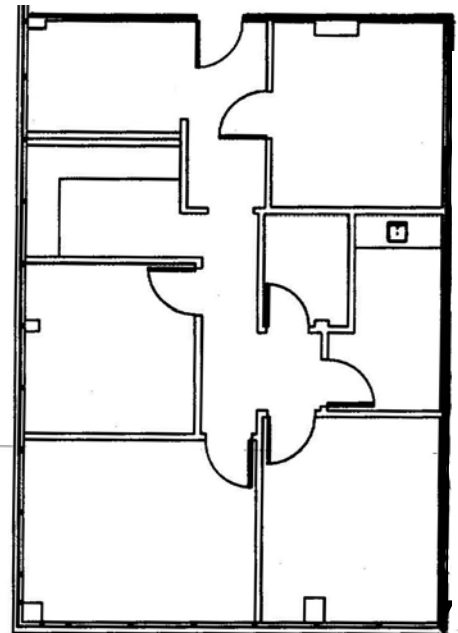
ESCALATION: 4%

OTHER CHARGES

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

LESSOR

LESSEE



MINIMUM TERM: 3 years

SIGNAGE: Large Pylon

Suite # 307
1,428 SF