



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-902-C

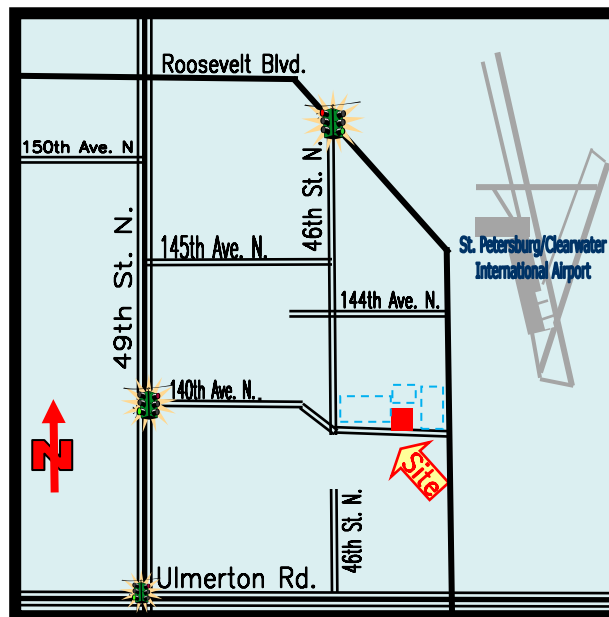
LEASING OPPORTUNITIES

AIRPORT BUSINESS CENTER



AIRPORT BUSINESS CENTER
14010 ROOSEVELT BLVD., SUITE # 705
CLEARWATER, FL 33762

- 5,700 SF MEDICAL SPACE
- PARK LIKE SETTING
- ON-SITE DELI
- FRONTIER FIOS & SPECTRUM HIGH SPEED
- LEASE RATE: \$7,362.50/MO.



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

www.kleinandheuchan.com



Rev. 7/1/19

PROPERTY OVERVIEW

LO-902-C

ADDRESS: 14010 Roosevelt Blvd., # 705
Clearwater, FL 33762**LOCATION:** Between Roosevelt Blvd & 49th St. north
of Ulmerton Rd.**IMPROVEMENTS:** Concrete block over steel**ZONING:** IPD - Pinellas County**YEAR BUILT:** 1997**LAND USE:** IL**PARKING:** 4/1,000**FLOOD ZONE:** X – Non-Flood**PRESENT USE:** Medical Office**LEGAL DESCRIPTION:** Lengthy, in listing file.**LEASE RATE:** \$7,362.50/month**UTILITIES:** Electric – Duke Energy, Frontier FiOS,
Spectrum Cable & Water & Sewer - Pinellas County**TAXES:** Land Lease**TRAFFIC COUNT:**51,000 v.p.d. on Roosevelt Blvd.
28,000 v.p.d. on 49th St.**PARCEL ID #:** 03-30-16-00118-000-007

NOTES: This unique business park offers many amenities including but not limited to an on-site post office, Fed Ex, UPS drop boxes, & deli. Your choice of Frontier FiOS or Spectrum Cable services allow for a smooth transition as you relocate your business to this beautifully landscaped park. Located only seconds from the St. Petersburg / Clearwater International Airport; less than 30 minutes to Tampa International Airport and I-275 at your doorstep, with the new Gateway Expressway.

KEY HOOK #: None**ASSOCIATE:** Linda Gardiner, 727-656-6832**K&H SIGNAGE:** (2) 3 x 4**LISTING CODE:** LO-902-C- 3-14**SHOWING INFORMATION:** Call associate for an appointment.**LEASING INFORMATION****PROJECT SIZE:** 13,500 SF**SPACE AVAILABLE:** 5,700 SF**PARKING:** 4/1000**OCCUPANCY:** Immediate**RENT:** \$7,362.50/Month**ESCALATION:** 5%**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: 3 years**SIGNAGE:** On building or Monument