



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1271-B

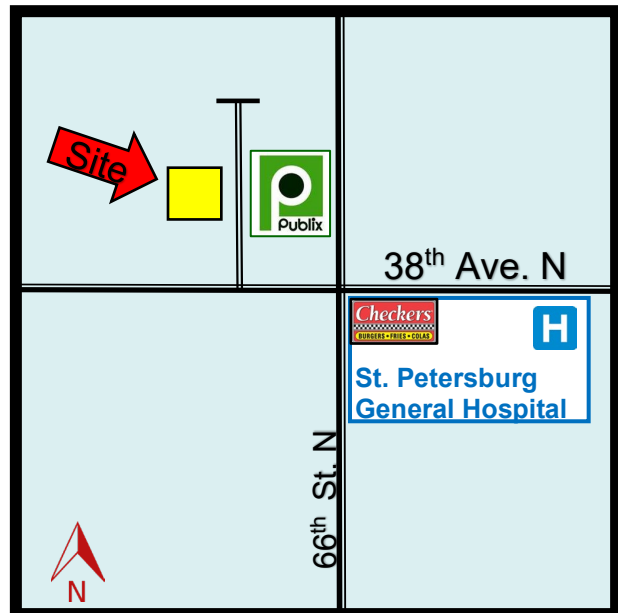
MEDICAL / OFFICE SUITE

FOR LEASE



6675 38TH AVE N. UNIT #102
ST. PETERSBURG, FL 33710

- 1,000 SF
- NEAR ST. PETERSBURG GENERAL HOSPITAL
- ONE BLOCK WEST OF 66TH ST. NORTH
- GREAT PARKING
- INDIVIDUAL OFFICES/ EXAM ROOMS
- **LEASE RATE: \$23.94/SF MODIFIED GROSS**
- **RENT: \$1,995.00 PER MONTH + TAX**



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

www.kleinandheuchan.com



Revised: 2-25-25

PROPERTY OVERVIEW

LO-1271-B

ADDRESS: 6675 38th Ave. N, Unit #102
St. Petersburg, FL 33773

LOCATION: one block west of the intersection of 66th St. and 38th Ave. N. behind Publix Shopping Center.

LAND AREA: 2.9 acres
DIMENSIONS: 219' x 581' (Irregular)

ZONING:CRS-1 (Corridor Residential Suburban) City of St. Pete
LAND USE: R/OG (Residential Office General)
FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 23,120 SF total (5 buildings)

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 2005 (Building 6675)
CLEAR CEILING HEIGHT: 9'

UTILITIES: Electric (Duke Energy) / Trash (Waste Pro)
Water & Sewer (Pinellas County Utilities)

PARKING: 110 spaces

TAXES: \$41,467.84 (2024)

PRESENT USE: Vacant

PARCEL ID #: 06-31-16-73431-001-0010

LEASE RATE: \$23.94/SF Modified Gross

TRAFFIC COUNT: 19,177 VPD (38th Ave. N.)

NOTES: The individual offices of this suite are set up in a traditional way. Reception area with pass through window for intake of patients. Then 4 individual offices or treatment / therapy rooms are through the door. A slot on the pylon sign on busy 38th Ave. N. will go to this tenant. Great parking! Nicely close to the St Petersburg hospital for any medical office users.

KEY HOOK #: N/A

ASSOCIATE: Marilyn Stuelke (727) 851-3155

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1271-B-3-23

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 23,120 SF

SPACE AVAILABLE: 1,000 SF

OCCUPANCY: Immediate

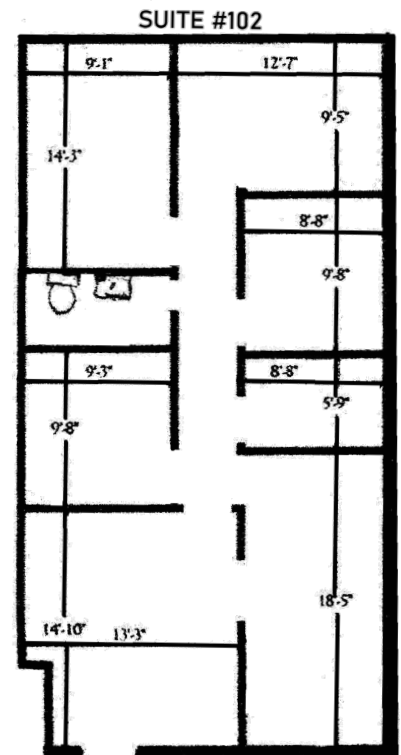
PARKING: 4.75/1000

RENT: \$1,995.00 per month + tax

ESCALATION: 4% Annually

MINIMUM TERM: 3 Years

SIGNAGE: pylon and on building



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