



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

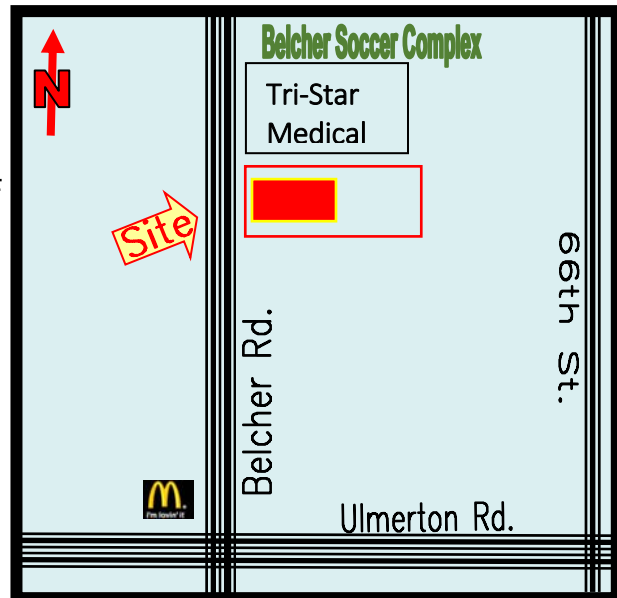
LO-1235

## OFFICE OR MEDICAL SUITE IN LARGO FOR LEASE



**13777 BELCHER RD., S.**  
**SUITE #102**  
**LARGO, FL 33771**

- SUITE 102: FIRST FLOOR MEDICAL OR OFFICE 850 SF
- FRONT & BACK SIGNAGE
- MID-COUNTY RECENT & MODERN BUILDING
- LARGE PARKING IN THE REAR; 99 SPACES
- LEASE RATE:  
SUITE #102 - \$1,700/MTH + SALES TAX  
ELECTRIC & WATER INCLUDED



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



**ADDRESS:** 13777 Belcher Rd., S., #102  
Largo, FL 33771

**LOCATION:** From US 19 – west on Ulmerton Rd.  
& north on Belcher Rd.

**LAND AREA:** 2.4 acres ±

**ZONING:** FLUM – Future Land Use

**DIMENSIONS:** 630' x 167'

**LAND USE:** Commercial General – City of Largo

**FLOOD ZONE:** X – No flood insurance required

**IMPROVEMENTS:** 22,393 SF

**LEGAL DESC.:** Lengthy, in listing file

**YEAR BUILT:** 2010

**PARCEL ID #:** 06-30-16-91626-000-0010

**PRESENT USE:** Office & Medical building

**TAXES:** \$54,322.13 (2024)

**PARKING:** 99 total spaces

**UTILITIES:** Water / Trash – Pinellas County

**TRAFFIC COUNT:** 32,464 VPD

Sewer - City of Largo & Electric - Duke Energy

**NOTES:** Last chance to rent a Medical or an Executive Professional suite in this building before it is 100% leased. On Belcher Rd., near Ulmerton & US 19. Suite 102: On the 1st floor, this 850 SF suite has 2 exam rooms and a physician's office/conference room. Reception and private ADA bathroom. Natural light inside with 4 windows is this corner unit. Completion of unit is about 90 days out.

**KEY HOOK#:** None

**ASSOCIATE:** Philippe Beau

**SIGNAGE:** None

**LISTING CODE:** LO-1235-2-18

**SHOWING INFORMATION:** Must call Listing Agent to set appointment.

### LEASING INFORMATION:

**PROJECT SIZE:** 22,400 SF

**SPACE AVAILABLE:** Executive or Medical

Suite #102 – 850 SF -\$1,700/Month + Sales Tax

**PARKING:** 99 total spaces

**ESCALATION:** 5%

**OCCUPANCY:** Suite #102 - 90 days

**MINIMUM TERM:** 5 years, minimum

#### **OTHER CHARGES**

Real Estate Taxes

**LESSOR**

CAM

**LESSEE**

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

X

Cleaning

X

Water

CAM

Management

CAM

Electric

CAM

**SIGNAGE:** Monument/Outside Directory

