



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

Commercial/Investment/Real Estate Services

LO-988

# **FIRST CLASS OFFICE SPACE**

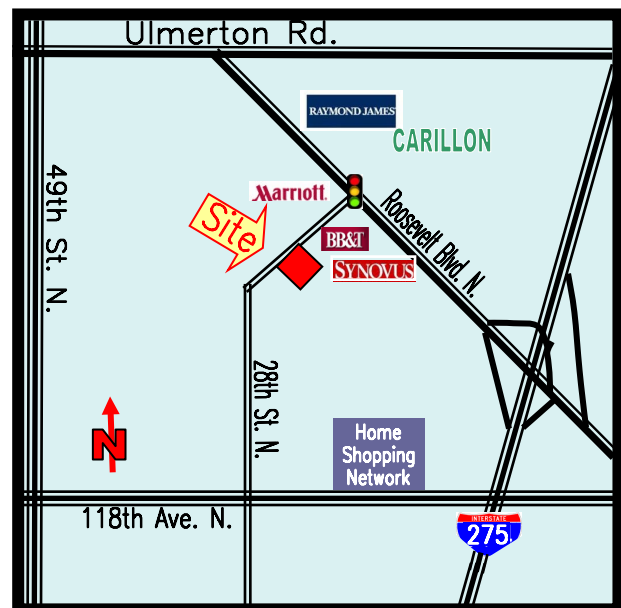
## **NEXT TO CARILLON OFFICE PARK**

### **FOR LEASE**



**ROOSEVELT LAKES**  
**12425 28<sup>TH</sup> ST., NORTH**  
**ST. PETERSBURG, FL 33716**

- 3,532 RSF AVAILABLE
- HIGH PROFILE LOCATION
- LOTS OF NATURAL LIGHT WITH LARGE WINDOWS
- LAKE SIDE LOCATION WITH WALKING PATH
- 5/1,000 PARKING
- **LEASE RATE: \$23.50/SF**  
**FULL SERVICE**



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



**ADDRESS:** 12425 28<sup>th</sup> Street N.  
St. Petersburg, FL 33716

**LOCATION:** Located west of I-275 off Roosevelt Blvd., by entrance to Carillon Office Park.

**LAND AREA:** 4.25 acres  
Pete.

**ZONING:** EC-Employment Center, City of St.

**DIMENSIONS:** 613' x 480'

**LAND USE:** AC – Activity Center

**FLOOD ZONE:** AE

**IMPROVEMENTS:** 45,591 SF Office Building

**LEGAL DESCRIPTION:** Lengthy in listing file.

**YEAR BUILT:** 1985

**UTILITIES:** Water & Sewer – Pinellas County/  
Electric – Duke Energy

**PARKING:** 252 spaces, 5/1,000

**PRESENT USE:** Professional Office

**TAXES:** \$91,311.92 (2025)

**PARCEL ID #:** 11/30/16/00000/420/0200

**LEASE RATE:** \$23.50/SF Full Service

**TRAFFIC COUNT:** 61,000 VPD (on Roosevelt)  
13,952 VPD (on 28<sup>th</sup> St.)

**NOTES:** Access to the Interstate is less than 1.5 miles. A walking path around the three-acre lake. 24-hour access with secure card access for after hours. Picnic tables in the rear of the building provide a quiet and shady location.

**KEY HOOK #:** None

**ASSOCIATE:** Marilyn Stuelke / (727) 851-3155

**SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-988-3-23

### **LEASING INFORMATION**

**PROJECT SIZE:** 46,164 SF

**SPACE AVAILABLE:** Suite #1 ~~Leased~~ 1 RSF

**OCCUPANCY:** 30 days from lease execution

Suite #1 ~~Leased~~ 1 RSF

**MINIMUM TERM:** 3 years

Suite #2 ~~Leased~~ 9 RSF

**RENT:** \$23.50/SF Full-Service

Suite #3 ~~Leased~~ 5 RSF

**ESCALATION:** Greater of 5% or CPI

Suite #301 – 3,532 RSF

**PARKING:** 5/1,000

**SIGNAGE:** All suites have signage in the lobby and on the entrance door.

