

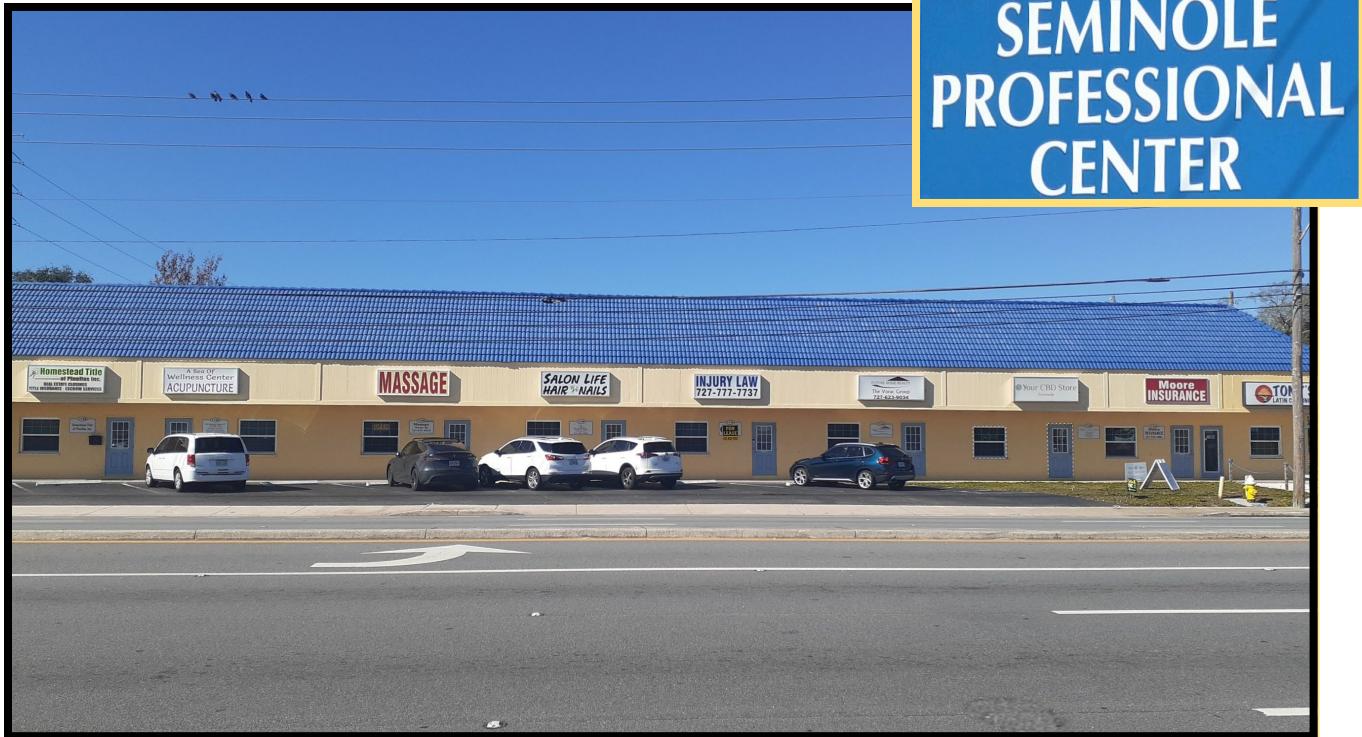


**KLEIN & HEUCHAN, INC.  
REALTORS**

Commercial/Investment/Real Estate Services

LO-1270

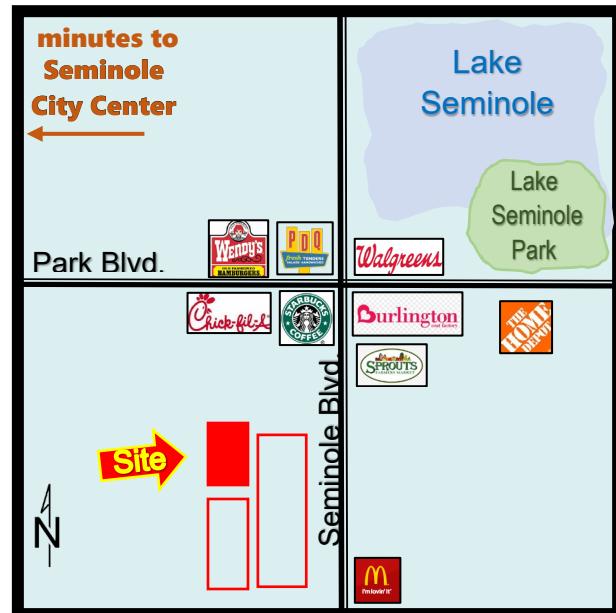
## **PROFESSIONAL OFFICE / RETAIL SUITES FOR LEASE**



**SEMINOLE  
PROFESSIONAL  
CENTER**

**SEMINOLE PROFESSIONAL CENTRE  
7122 & 7182 SEMINOLE BLVD.  
SEMINOLE, FL 33772**

- **SUITE # 7190** - 2,250 SF UNIT AVAILABLE  
RETAIL/OFFICE
- IN THE HEART OF SEMINOLE
- 37,500 VPD ON SEMINOLE BLVD.
- 217' FRONTAGE
- MINUTES TO SEMINOLE CITY CENTER
- **LEASE RATE: \$3,750/MONTH  
MODIFIED GROSS**



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



**ADDRESS:** 7122 & 7182 Seminole Blvd.  
Suite # 7190  
Seminole, FL 33772

**LAND AREA:** 48,404 SF (1.11 acres)  
**DIMENSIONS:** 168' x 217' (Irregular)  
**IMPROVEMENTS:** 13,632 SF

**YEAR BUILT:** 1956 – Renovated 2023

**CLEAR CEILING HEIGHT:** 9'  
**PARKING:** 79 spaces

**PRESENT USE:** Vacant retail – open floor plan

**LEASE RATE:** \$20.00/SF  
Modified Gross

**LOCATION:** Just south of Park Blvd. and Seminole Blvd. intersection. Yellow building with blue roof on west side across the street from Sprouts.

**ZONING:** CG - Commercial General (City of Seminole)  
**LAND USE:** CG – Commercial General  
**FLOOD ZONE:** X (No Flood Insurance Required)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**UTILITIES:** Electric (Duke Energy)  
Water & Sewer (City of Seminole)

**TAXES:** \$23,485.48 (2025)  
**PARCEL ID #:** 27-30-15-80118-002-0010

**TRAFFIC COUNT:** 37,500 VPD (Seminole Blvd.)

**NOTES:** Seminole Professional Centre is in the middle of the action just one block south of Park Blvd. and Seminole Blvd., intersection on the west side, across from Sprouts. It has a distinctive blue roof with yellow paint below, and a prominent pylon sign, very generous parking on three sides of the buildings. We have Suite 7190, a freestanding building off a courtyard in the NW corner of the property, and was originally built for a law firm. There are seven separate offices, all light and bright, one conference room, kitchen/ break room, three storage closets, two bathrooms and one has a shower. The offices vary in size, lots of decorative trim is found throughout to add character. Some larger offices/rooms could be collaborative spaces.

**KEY HOOK #:** 21

**K&H SIGNAGE:** 3' x 4'

**SHOWING INFORMATION:** Contact listing agent for a showing.

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

**LISTING CODE:** LO-1270-3-23

#### LEASING INFORMATION

**PROJECT SIZE:** 13,632 SF

**OCCUPANCY:** Immediate

**PARKING:** 5.8/1000

**ESCALATION:** 4% Annually

#### **SPACE AVAILABLE:**

Unit #	SF	Rate/SF	Monthly Rent (Base)
7190	2,250 SF	\$20.00	\$3,750.00 + Tax

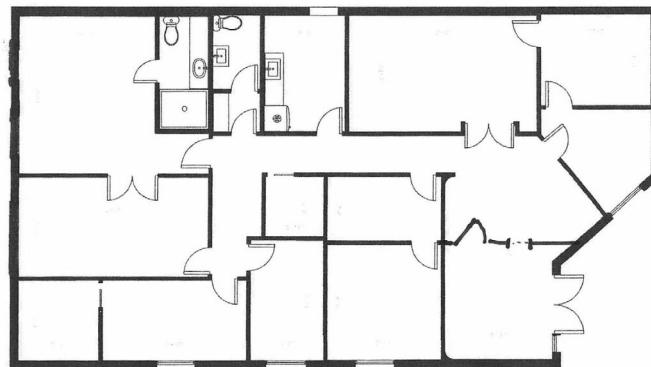
#### OTHER CHARGES

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

#### LESSOR    LESSEE

X  
X  
X  
X  
X  
X  
X  
X

#### **FLOORPLAN:**



**Unit # 7190  
2,250 SF**

**MINIMUM TERM:** Negotiable

**SIGNAGE:** on building over door  
– varies with each space