



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

LO-1302

PROFESSIONAL OFFICE FOR LEASE



**971 VIRGINIA AVE.
SUITE A
PALM HARBOR, FL 34683**

- 1,880 SF
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- **LEASE RATE: \$18/SF
MODIFIED GROSS**



CCIM
INDIVIDUAL
MEMBERSHIP

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

www.kleinandheuchan.com



ADDRESS: 971 Virginia Ave., Ste. A
Palm Harbor, FL 34683

LAND AREA: .57 Acres
DIMENSIONS: 130' x 190'

IMPROVEMENTS: 5,490 SF

YEAR BUILT: 1981

PARKING: 5.4/1000

PRESENT USE: General Office

LEASE RATE: \$18/SF
Modified Gross

LOCATION: Located on the north side of Virginia Ave., just west of Alt. 19.

ZONING: E-2 – Employment, Pinellas County
LAND USE: E – Employment, Pinellas County
FLOOD ZONE: X – No Insurance Required

LEGAL DESCRIPTION: Lengthy – in listing file

UTILITIES: Electric - *Duke Energy*, Trash-Waste Management
Water/Sewer/Reclaimed/Backflow – *Pinellas County*

TAXES: \$11,635.03 (2025)

PARCEL ID: 01-28-15-88560-149-0002

NOTES: Suite A (1,880 SF) flexible layout includes Reception area, 4 offices, open area, Breakroom and restroom. Space was also renovated to include vinyl plank flooring. Abundant lighting throughout with natural lighting and windows in almost every office. Located near downtown (Old Palm Harbor) and across from Post Office. Excellent signage on Virginia Ave. Ideal for any professional, i.e., CPA, Attorney, Insurance, etc.

KEY HOOK #: 17

K&H SIGNAGE: 3' X 4'

SHOWING INFORMATION: Contact listing associate to schedule showing

ASSOCIATE: Monique Petronje

LISTING CODE: LO-1302-3-25

LEASING INFORMATION

PROJECT SIZE: 5,490 SF

SPACE AVAILABLE:

Suite A – 1,880 SF - \$2,820.00/Month

PARKING: 5.4/1000 MOL

ESCALATION: 5%

OCCUPANCY: Immediate

OTHER CHARGES

Real Estate Taxes
Insurance
Insurance: Personal Property & Liability
Trash
Exterior Maintenance
Interior Maintenance
Water
Management
Electric

LESSOR

X
X
X
X
X
X
X
X

LESSEE

X
X
X
X
X

MINIMUM TERM: 5 years

SIGNAGE: Pylon sign