



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

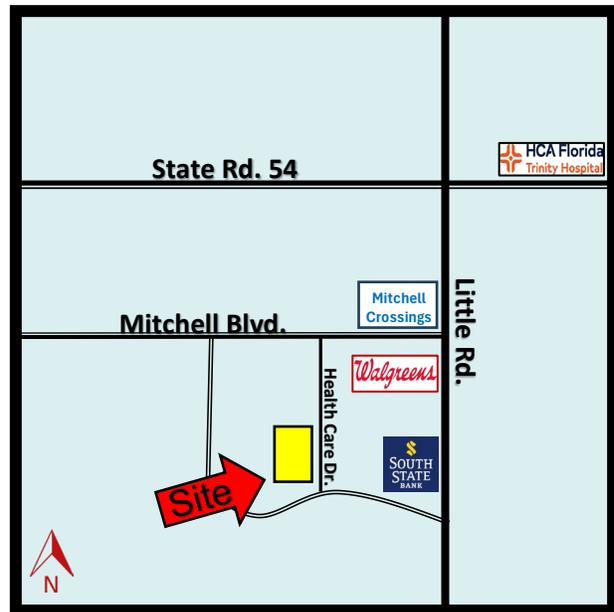
TURN-KEY MEDICAL OFFICE SPACE

FOR LEASE



1815 HEALTH CARE DR. SUITE "A"
TRINITY, FL 34655

- TRINITY MEDICAL CORRIDOR NEAR MAJOR HEALTHCARE NETWORKS
- QUICK SR-54 ACCESS CONNECTS US 19 TO 301
- SUNCOAST PARKWAY DRAWS PATIENTS ACROSS TAMPA BAY
- AFFLUENT DEMOGRAPHICS PROVIDE STRONG PATIENT-PAY HOUSEHOLD STABILITY
- HIGH GROWTH COUNTY DRIVES SUSTAINED MEDICAL SPACE DEMAND
- **LEASE RATE: \$25.00/SF + \$7.97/SF NNN**
- **RENT: \$5,357.48 PER MONTH INCLUDING NNN**



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

www.kleinandheuchan.com



Revised: 3/10/26

PROPERTY OVERVIEW

LO-1334

ADDRESS: 1815 Health Care Dr., Suite "A"
Trinity, FL 34655

LOCATION: Located South on SR-54 and West of Little Rd., just East of HCA Trinity Hospital.

LAND AREA: 0.05 acres
DIMENSIONS: N/A (Condo)

ZONING: MPUD
LAND USE: RES (Pasco County)
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: 1,950 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 2004

UTILITIES: Electric (Duke Energy)
Water (FGUA) /Sewer & Trash (Waste Management)

CLEAR CEILING HEIGHT: N/A

PARKING: 3/1,000 SF

TAXES: \$6,296.21 (2025)

PRESENT USE: Medical Office

PARCEL ID #: 35-26-16-0000-00500-0143

LEASE RATE: \$25.00/SF + \$7.97/SF NNN

TRAFFIC COUNT: 23,500 AADT (Little Rd.)

NOTES: 1815 Health Care Dr, Suite A is located in Pasco County's Trinity/West Pasco medical corridor with direct connectivity to SR-54, the US-19 corridor, and the Suncoast Parkway—supporting a broad patient draw and strong employee access throughout the Tampa Bay MSA. The suite is delivered AS-IS as a turn-key medical office with existing FF&E from the prior endocrinology practice, and the tenant may utilize the existing equipment if needed.

KEY HOOK #: Lockbox

ASSOCIATE: Michael Monteclaro

K&H SIGNAGE: N/A

LISTING CODE: LO-1334-3-31

SHOWING INFORMATION: Lockbox on site. Must call agent for showing.

LEASING INFORMATION

PROJECT SIZE: 1,950 SF

SPACE AVAILABLE: 1,950 SF

PARKING: 6 spaces

OCCUPANCY: Immediate

RENT: \$5,357.48 Per Month Including NNN

ESCALATION: 3% or CPI (the greater of)

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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

MINIMUM TERM: 3 Years

SIGNAGE: on door