



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

Commercial/Investment/Real Estate Services

LO-1270

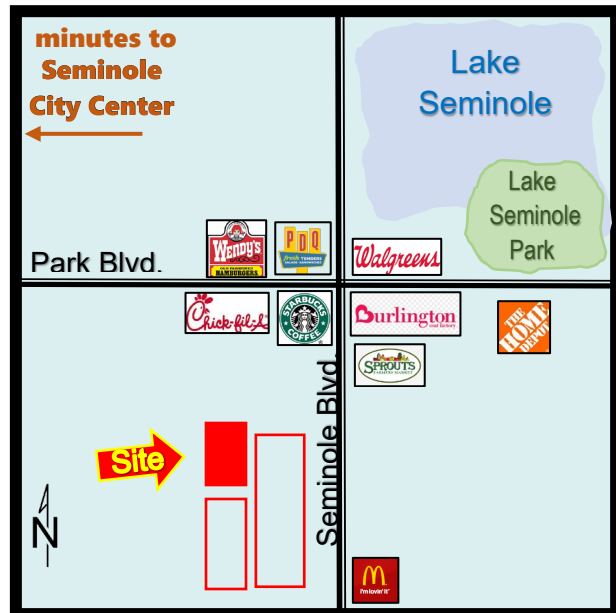
**PROFESSIONAL OFFICE / RETAIL SUITES**  
**FOR LEASE**

**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: \$3,500/MONTH**  
**MODIFIED GROSS**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 6/10/26

**PROPERTY OVERVIEW**

LO-1270

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

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

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

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

**YEAR BUILT:** 1956 – Renovated 2023

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

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

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

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

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

**LEASE RATE:** \$18.67/SF  
Modified Gross

**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:**

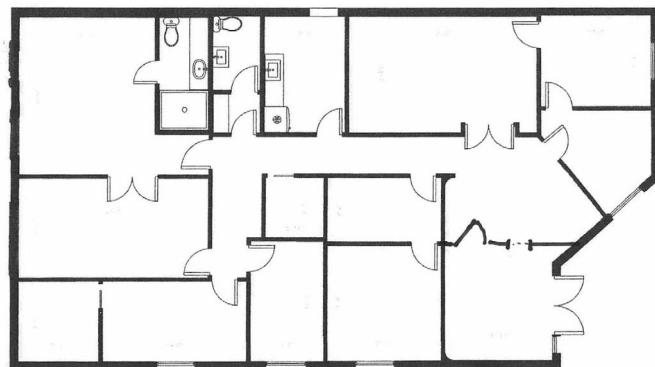
Unit #	SF	Rate/SF	Monthly Rent (Base)
7190	2,250 SF	\$18.67	\$3,500.00 + Tax

<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:** Negotiable

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

**FLOORPLAN:**



**Unit # 7190  
2,250 SF**