



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

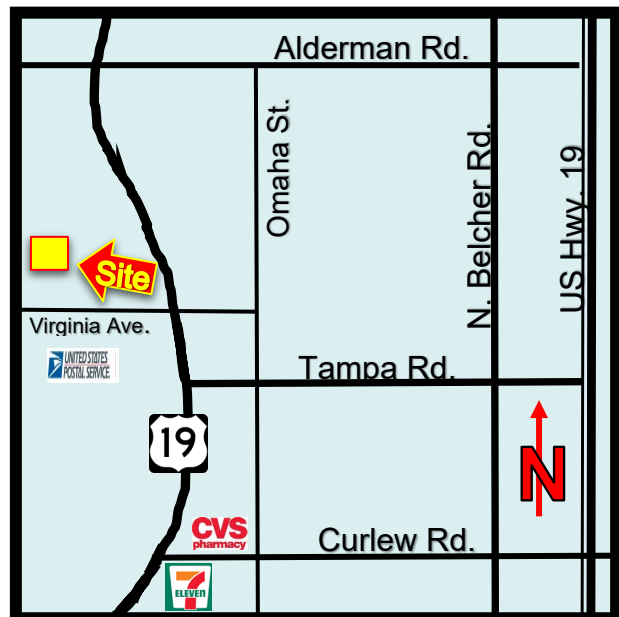
LO-1302

PROFESSIONAL OFFICE FOR LEASE



971 VIRGINIA AVE.
SUITES A & F
PALM HARBOR, FL 34683

- 1,085 SF - 1,628 SF
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- **LEASE RATE: \$18/SF + CAM**



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

www.kleinandheuchan.com



ADDRESS: 971 Virginia Ave., Stes. A & F
Palm Harbor, FL 34683

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

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

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

IMPROVEMENTS: 5,490 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1981

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

PARKING: 5.4/1000

PRESENT USE: General Office

TAXES: \$12,111.29 (2025)

LEASE RATE: \$18/SF + CAM (\$3.50/SF)
CAM INCLUDES: Water, Sewer, Trash,
Landscaping & Insurance

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

NOTES: Suite A (1,628 SF) flexible layout includes Reception area, 4 offices, open area, break room and restroom. Space was also renovated to include vinyl plank flooring. Abundant lighting throughout with natural lighting and windows in almost every office. Suite F (1,085 SF) space offering natural lighting and includes 3 offices, plus large area that can be used for conference room, cubicles, etc. Both units also have double pane windows. Suite A & F can be combined via and internal stairway. 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

ASSOCIATE: Monique Peteronje

K&H SIGNAGE: 3' X 4'

LISTING CODE: LO-1302-3-25

SHOWING INFORMATION: Contact listing associate to schedule showing.

LEASING INFORMATION

PROJECT SIZE: 5,490 SF

SPACE AVAILABLE:

PARKING: 5.4/1000 MOL

Suite A – 1,628 SF - \$2,442.00/Month + CAM
Suite F – 1,085/SF- \$1,628.00/Month + CAM

ESCALATION: 5%

OCCUPANCY: Immediate

OTHER CHARGES

LESSOR

LESSEE

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

MINIMUM TERM: 3 years

SIGNAGE: Pylon sign