



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

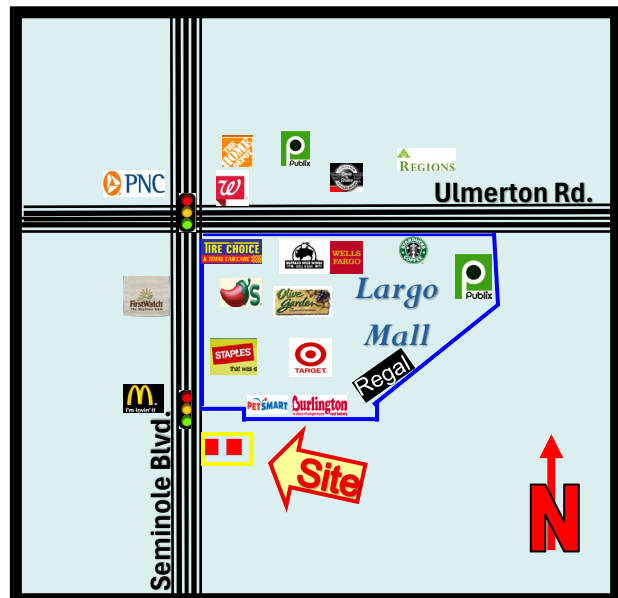
LO-1336

PROFESSIONAL OFFICE FOR LEASE



**12945 SEMINOLE BLVD.
LARGO, FL 33778**

- HIGHLY VISIBLE BUILDING
- NEW CARPET & NEW PAINT
- NEWLY REMODELED
- ADJACENT TO LARGO MALL
- LIGHTED MONUMENT SIGN
- ENTIRE 2ND FLOOR AVAILABLE!
- **LEASE RATE: \$19/SF
MODIFIED GROSS**



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

www.kleinandheuchan.com



ADDRESS: 12945 Seminole Blvd.
Largo, FL 33778

LOCATION: Approx. ¼ mile south of Ulmerton Rd.
on Seminole Blvd., just south and contiguous
to Largo Mall.

LAND AREA: 45,982 SF (1.05 ± acres)

DIMENSIONS: Frontage 115' x 400'

ZONING: N/A - City of Largo

LAND USE: CG – Commercial General, City of Largo

FLOOD ZONE: "X" - Non-flood

IMPROVEMENTS: 18,128 SF

LEGAL DESCRIPTION: Lengthy - See listing file

YEAR BUILT: 1972/1973

UTILITIES: Duke Energy – Electric,
Pinellas County Utilities – Water, Sewer & Trash

PARKING: 3/1000 SF

TAXES: \$30,313.09 (2025)

PARCEL ID #: 10-30-15-00000-130-0300

PRESENT USE: Professional Office

LEASE PRICE: \$19.00/SF Modified Gross

TRAFFIC COUNT: 36,500 VPD., Seminole Blvd.

NOTES: This is a highly visible two-story professional office buildings adjacent to Largo Mall, new carpet, new paint, newly renovated common areas with onsite management. Direct exposure on Seminole Blvd. with digital rotating monument signage. A minute walk to Largo Mall with Chilis, Olive Garden Buffalo Wild Wings, Target, Publix and other stores. Come and see how your business can benefit in Prosperity Plaza.

KEY HOOK # 20

ASSOCIATE: Angel Calkins & Marilyn Stuelke
727-483-2512 - Cell / 727-851-3155

K & H SIGNAGE: 3' x 4'

LISTING CODE: LO-1336-03-14/23

SHOWING INFORMATION: Call listing agent to make appointment.

LEASING INFORMATION:

PROJECT SIZE: 18,128 SF

PARKING: 3/1000 SF

OCCUPANCY: Immediate

ESCALATION: 4%

MINIMUM TERM: 3 -5 years

SIGNAGE: On Directory

SPACE AVAILABLE:

1ST FLOOR – BUILDING B

<u>Suite #</u>	<u>SF</u>	<u>Rate</u>	<u>Mo. Rent</u>
#5	692 SF	\$13.40	\$1,092.00

LEASED

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

2ND FLOOR – BUILDING B*

<u>Suite #</u>	<u>SF</u>	<u>Rate</u>	<u>Mo. Rent</u>
#10, #16 & #17	1,483 SF	\$19.00	\$2,349.00
#13 & #14	1,336 SF	\$19.00	\$2,116.00
#15	642 SF	\$19.00	\$1,017.00

* Total SF 2nd Floor - 3,923 SF
Tenant in Suites #11/#12 will vacate