



**KLEIN & HEUCHAN, INC.**  
**REALTORS**  
Commercial/Investment/Real Estate Services

LO-992

# PARK PLACE CENTER

## FOR LEASE



**9011-23 PARK BLVD.**  
**SEMINOLE, FL 33777**

- 1 SUITE LEFT – OFFICE /RETAIL
- SUITE SIZE: 2,200 SF OR  
CAN BE DIVIDED: 1,000 SF OR 1,200 SF
- GOOD SIGNAGE
- INGRESS / EGRESS ON PARK BLVD. & 91 ST.
- PARKING: 5/1000
- **LEASE RATE: \$14.00/SF + \$2.00 CAM**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 9011-23 Park Blvd.  
Seminole, FL 33777

**LOCATION:** On north side of Park Blvd., 2 blocks west of Starkey Rd. / Park St. intersection.

**LAND AREA:** 2.1 acres

**ZONING:** CG – City of Seminole

**DIMENSIONS:** 238' x 325'

**LAND USE:** CG

**FLOOD ZONE:** "AE" - Flood Insurance Required

**IMPROVEMENTS:** 20,342 SF

**LEGAL DESCRIPTION:** Lengthy, in office

**YEAR BUILT:** 1986 – renovated 2004

**UTILITIES:** Electric - Duke Energy

**PARKING:** 5/1000

Water & Sewer- Pinellas County

**PRESENT USE:** Retail & Office

**LEASE RATE:** \$14.00/SF + \$2.00 CAM

**PARCEL ID #:** 26-30-15-48276-001-0240

**TRAFFIC COUNT:** 48,000 VPD

**NOTES:** This 2,200 SF, suite is currently built-out as office and has 2 restrooms. This suite was previously used as a Title Company and is ready to move into. This unit can be split into 2 units (1,000 SF & 1,200 SF). Good signage, parking & maintenance.

**KEY HOOK #:** 47

**ASSOCIATE:** Joseph Santolucito

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-992-3-32

**SHOWING INFORMATION:** Contact listing associate.

### LEASING INFORMATION

**PROJECT SIZE:** 20,342 SF

**SPACE AVAILABLE:**

**PARKING:** 5/1000

Unit #

SF

203 & 204

2,200 SF \*(Can be split into 2 units)

**RENT:** \$14/SF + CAM

\*#203 – 1,000 SF & #204 -1,200 SF

**CAM:** \$2.00/SF includes,  
Outside Maintenance, Common  
Area Electric, Water & Trash

**ESCALATION:** 3%

**OCCUPANCY:** Immediate

#### OTHER CHARGES

#### LESSOR

#### LESSEE

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

**MINIMUM TERM:** 3 year

**SIGNAGE:** On space & sign

