



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

Commercial/Investment/Real Estate Services

LO-1247

# PROFESSIONAL OFFICE SPACE ON SEMINOLE BLVD. FOR LEASE



**5290 SEMINOLE BLVD., UNIT "C"**  
**ST. PETERSBURG, FL 33708**

- 420 SF PROFESSIONAL OFFICE SUITE
- NEW EXTERIOR PAINT, NEW ROOF, NEWLY PAVED PARKING LOT
- CORNER LOCATION
- GREAT VISIBILITY & SIGNAGE
- EXCELLENT PARKING & ACCESS
- RENOVATED BUILDING
- LEASE RATE: \$22.86/SF MODIFIED GROSS
- RENT: \$800 PER MONTH



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



**ADDRESS:** 5290 Seminole Blvd., Unit C  
St. Petersburg, FL 33708

**LOCATION:** Corner of Seminole Blvd. & 53<sup>rd</sup> Ave. N.

**LAND AREA:** 20,000 SF

**ZONING:** C-1 - Commercial General – City of Seminole

**LAND USE:** CG- Commercial General

**FLOOD ZONE:** "X" - No insurance required

**DIMENSIONS (street frontage):** 100' x 200'

**UTILITIES:** Water/Sewer – Pinellas County

Electric– Duke Energy

**TOTAL BUILDING:** 4,470 SF (6 Suites)

**YEAR BUILT:** 1981-Renovated in 2020

**TAXES:** \$692.28 (2022) Unit C

**PARKING:** 28 spaces

**PARCEL ID #:** 03-31-15-80105-000-0030

**PRESENT USE:** Office

**TRAFFIC COUNT:** 38,500 VPD

**LEASE RATE:** \$22.86/SF, Modified Gross

**NOTES:** Very nice office space on a corner lot. Unit C is 420 SF, building has new roof, new paint, and new parking lot. Very prominent pylon sign on very busy Seminole. Well apportioned office suite, ideal for Lawyer, Financial planner, Insurance, Medical professional, or other office user. Currently used as financial planning and counseling shared space. One entry room leads to hallway with closet, bathroom, and one large office or meeting room in the back. There is an abundance of parking. Central location very accessible from Seminole, Largo, mid-county beaches, and St. Petersburg.

**KEY HOOK #** 40

**ASSOCIATE:** Marilyn Stuelke

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

**LISTING CODE:** LO-1247-3-23

**SHOWING INFORMATION:** Call listing associate to schedule appointment.

**LEASING INFORMATION:**

**FLOORPLAN:**

**Unit C - 420 SF**

**TOTAL BUILDING SIZE:** 4,470 SF

**SPACE AVAILABLE:** Suite C – 420 SF

**PARKING:** 3 spaces (with additional availability in shared parking spaces)

**OCCUPANCY:** Immediate

**ESCALATION:** 4%

**MINIMUM TERM:** 3 years

**RENT:** \$800/Month

OTHER CHARGES	LESSOR	LESSEE
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

**SIGNAGE:** Pylon sign on Seminole Blvd.

