



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

Commercial/Investment/Real Estate Services

LO-1278

# PROFESSIONAL OFFICE FOR LEASE



**170 PINE AVE. N**  
**OLDSMAR, FL 34677**

- FREE STANDING BUILDING
- CITY OF OLDSMAR
- FLEXIBLE LAYOUT
- 2,880 SF
- GREAT NORTH PINELLAS LOCATION
- CLOSE TO TAMPA / PALM HARBOR
- LEASE RATE: \$24.00/SF  
MODIFIED GROSS



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REVISED: 3/11/24

**PROPERTY OVERVIEW**

LO-1278

**ADDRESS:** 170 Pine Ave. N.  
Oldsmar, FL 34677

**LOCATION:** Located on the west side of Pine Ave., just north of Tampa Road.

**LAND AREA:** located in a larger office park  
**IMPROVEMENTS:** 2,880 SF

**ZONING:** C-2 (City of Oldsmar)  
**LAND USE:** CG – Commercial General (City of Oldsmar)  
**FLOOD ZONE:** "X" – (No Flood Insurance Required)

**YEAR BUILT:** 2006

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

**PARKING:** 6/1,000 SF

**UTILITIES:** Electric – TECO Energy  
Water, Sewer, Trash – City of Oldsmar

**PRESENT USE:** Office

**TAXES:** \$8,752.88 (2023)

**LEASE RATE:** \$24.00/SF Modified Gross

**PARCEL ID:** 14-28-16-20228-000-1700  
**TRAFFIC COUNT:** 53,500 VPD (Tampa Rd.)

**NOTES:** 2,880 SF available for Lease. Centrally located just off Tampa Rd. and close to many eateries. Space includes large administration area, multiple offices, kitchenette, IT room and two restrooms. Four large corner offices can also be used as conference rooms. Very flexible layout. The administration area can easily accommodate four staff. Ideal for any professional office or medical user.

**KEY HOOK #:** 28

**ASSOCIATE:** Monique Petronje

**K&H SIGNAGE:** Window

**LISTING CODE:** LO-1278-3-25

**SHOWING INFORMATION:** Contact listing agent for all showings.

**LEASING INFORMATION:**

**PROJECT SIZE:** 2,880 SF

**SPACE AVAILABLE:** 2,880 SF

**PARKING:** 6/1,000

**OCCUPANCY:** Immediate

**RENT:** \$24.00/SF Modified Gross

**ESCALATION:** 4%

**OTHER CHARGES**

**LESSOR**

**LESSEE**

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

X

X  
X  
X  
X  
  
X  
X  
X  
X

**MINIMUM TERM:** Negotiable

**SIGNAGE:** On Building & Monument

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.