



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

Commercial/Investment/Real Estate Services

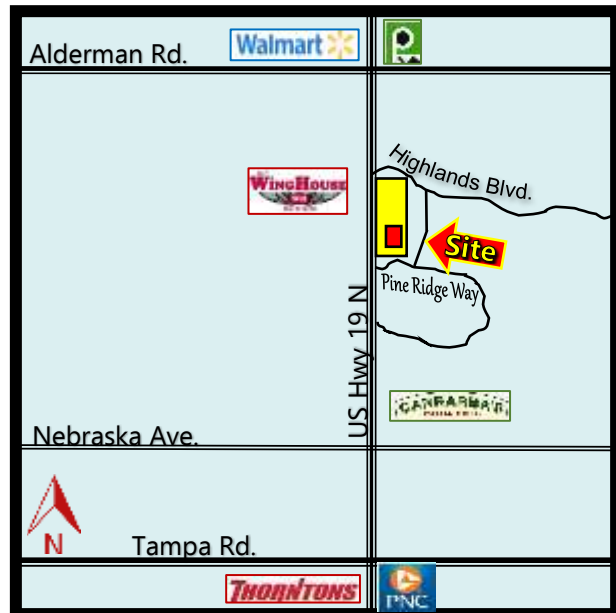
LO-1307

# MEDICAL OFFICE FOR LEASE



**34629 US HWY 19 N.**  
**PALM HARBOR, FL 34684**

- APPROXIMATELY 2,500 SF MEDICAL OFFICE
- 3 EXAM ROOMS
- RECENTLY RENOVATED
- LEASE RATE: \$20.00/SF NNN\*\*
- RENT: \$4,868.75 PER MONTH PLUS FLORIDA SALES TAX



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Revised: 6/24/24

**PROPERTY OVERVIEW**

LO-1307

**ADDRESS:** 34629 US HWY 19 N.  
Palm Harbor, FL 34684

**LOCATION:** Located less than 1/2 miles North of US Hwy 19 and Nebraska Ave. on the East side of US Hwy 19

**LAND AREA:** 60,991 SF  
**DIMENSIONS:** Irregular

**ZONING:** CP – Commercial Parkway  
**LAND USE:** ROR – Residential Office Retail (Pinellas County)  
**FLOOD ZONE:** "C" – No Flood Insurance Required

**IMPROVEMENTS:** 10,410 SF Heated

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

**YEAR BUILT:** 1983

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

**CLEAR CEILING HEIGHT:** 8' – 9'

**PARKING:** 4.5/1,000

**TAXES:** \$22,027.50

**PRESENT USE:** Vacant – Medical

**PARCEL ID #:** 31-27-16-00000-430-0120

**LEASE RATE:** \$20.00/SF NNN\*\*

**TRAFFIC COUNT:** \$91,500 vpd (US Hwy 19)

**NOTES:** 2,500 +/- SF Medical office now available for lease. Recently renovated with paint, floor covering, new lamps, ceiling tiles. Includes 3 exam rooms with cabinetry, reception, nursing station, 3 private offices, 4 separate entrances, overflow storage/exam rooms, 3 restrooms and more.

**KEY HOOK #:** 8

**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** 3'X4'

**LISTING CODE:** LO-1307-3-31

**SHOWING INFORMATION:** Contact listing agent for a showing.

**LEASING INFORMATION**

**PROJECT SIZE:** 10,410

**SPACE AVAILABLE:** 2,500 SF+/-

**OCCUPANCY:** Immediate

**PARKING:** 4.5/1,000

**RENT:** \$4,868.75 per month

**ESCALATION:** 5%



**OTHER CHARGES**

**LESSOR**

**LESSEE**

Real Estate Taxes		X*(\$2.12 per SF)
Insurance		X*(\$1.25 per SF)
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X



**MINIMUM TERM:** 3 Years

**SIGNAGE:** on building

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