



KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Services

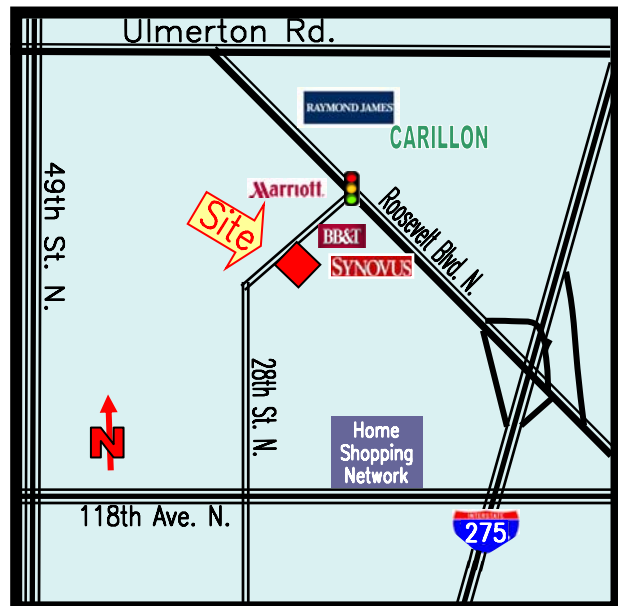
LO-988

FIRST CLASS OFFICE SPACE NEXT TO CARILLON OFFICE PARK FOR LEASE



ROOSEVELT LAKES
12425 28TH ST., NORTH
ST. PETERSBURG, FL 33716

- 2,191 RSF - 7,526 RSF AVAILABLE
- HIGH PROFILE LOCATION
- LOTS OF NATURAL LIGHT WITH LARGE WINDOWS
- LAKE SIDE LOCATION WITH WALKING PATH
- 5/1,000 PARKING
- **LEASE RATE: \$23.50/SF**
FULL SERVICE



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

www.kleinandheuchan.com



ADDRESS: 12425 28th Street N.
St. Petersburg, FL 33716

LOCATION: Located west of I-275 off Roosevelt Blvd., by entrance to Carillon Office Park.

LAND AREA: 4.25 acres
DIMENSIONS: 613' x 480'

ZONING: EC-Employment Center, City of St. Pete.
LAND USE: AC – Activity Center
FLOOD ZONE: AE

IMPROVEMENTS: 45,591 SF Office Building

LEGAL DESCRIPTION: Lengthy in listing file.

YEAR BUILT: 1985

UTILITIES: Water & Sewer – Pinellas County/
Electric – Duke Energy

PARKING: 252 spaces, 5/1,000

PRESENT USE: Professional Office

TAXES: \$87,696.02 (2023)

PARCEL ID #: 11/30/16/00000/420/0200

LEASE RATE: \$23.50/SF Full Service

TRAFFIC COUNT: 61,000 VPD (on Roosevelt)
13,952 VPD (on 28th St.)

NOTES: Access to the Interstate is less than 1.5 miles. A walking path around the three acre lake. 24-hour access with secure card access for after hours. Picnic tables in the rear of the building provide a quiet and shady location.

KEY HOOK #: None

ASSOCIATE: Marilyn Stuelke / (727) 851-3155

SIGNAGE: 3' x 4'

LISTING CODE: LO-988-3-23

SHOWING INFORMATION: Please call listing associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 46,164 SF

SPACE AVAILABLE: Suite # ~~Leased~~ 21 RSF

OCCUPANCY: 30 days from lease execution

Suite #107 – 2,191 RSF

MINIMUM TERM: 3 years

Suite #201 - 7,526 RSF

RENT: \$23.50/SF Full Service

ESCALATION: Greater of 5% or CPI

PARKING: 5/1,000

SIGNAGE: All suites have signage in the lobby and on the entrance door.

