



KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Services

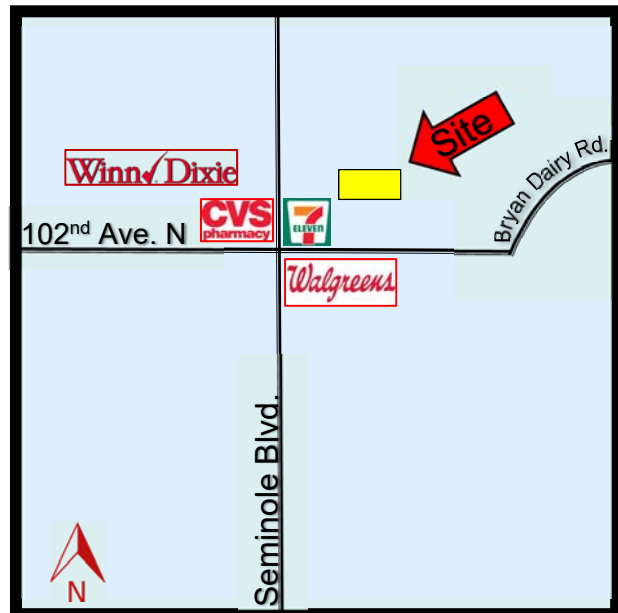
LO-1312 & LO-1313

PROFESSIONAL / MEDICAL OFFICE SPACE FOR LEASE



**10333 SEMINOLE BLVD.
UNITS #4 & #10
LARGO, FL 33778**

- 910 SF & 1,465 SF AVAILABLE
- GREAT WINDOW ON SEMINOLE BLVD.
- OFFICE MEDICAL SPACE
- AMPLE PARKING
- WATER, SEWER & TRASH INCLUDED
- **LEASE RATE: \$21.00/SF
MODIFIED GROSS**



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



Revised: 9/6/2024

PROPERTY OVERVIEW

LO-1312 & LO-1313

ADDRESS: 10333 Seminole Blvd. Units #4 & #10 **LOCATION:** North East corner of Seminole Blvd. and Largo, FL 33778 102nd Ave.

LAND AREA: 102,594 SF
DIMENSIONS: 613' x 168'

ZONING: GO – General Office
LAND USE: Condo Office – Unincorporated Pinellas County
FLOOD ZONE: AE – Flood Insurance Required

IMPROVEMENTS: 1,465 SF (Unit #4)
910 SF (Unit #10)

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1983

UTILITIES: Electric – Duke Energy
Water – Pinellas County, Sewer – City of Seminole

CLEAR CEILING HEIGHT: 10'

PARKING: 5/1,000

TAXES: Unit #4 - \$2,501 / Unit #10 - \$1,553 (2023)

PRESENT USE: Professional Office

PARCEL ID #: 15-30-15-93480-001-0040 and
15-3015-93480-003-0100

LEASE RATE: \$21/SF Modified Gross

TRAFFIC COUNT: 36,500 AADT (Seminole Blvd.)

NOTES: Introducing an exceptional leasing opportunity in the heart of Pinellas County, FL located off the bustling Seminole Blvd. This prime office medical space is perfectly positioned to offer maximum visibility and convenience for your business. Available for lease are two versatile units: Unit #4, encompassing 1,465 SF, and Unit #10, offering 910 SF. These spaces are ideally suited for a range of professionals, including doctors, massage therapists, physical therapists, chiropractors, and small dental practices. With high traffic and a prominent window to the public, your practice will thrive in this vibrant community. Don't miss the chance to elevate your business in a strategic and sought-after location. Contact us today to schedule an appointment to tour these remarkable spaces and secure the perfect spot for your professional needs.

KEY HOOK #: Lockbox

ASSOCIATE: Michael Monteclaro (727) 491-5621

K&H SIGNAGE: 3'X 4'

LISTING CODE: LO-1312 & 1313-3-02

SHOWING INFORMATION: Please call associate for tour. By appointment only.

LEASING INFORMATION

PROJECT SIZE: 16,000 SF

SPACE AVAILABLE: Unit #4 – 1,465 SF
Unit #10 – 910 SF

PARKING: 5/1,000

OCCUPANCY: Immediate

RENT: \$2,564 Per Month – Unit #4
\$1,593 Per Month – Unit #10

ESCALATION: 4%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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

MINIMUM TERM: 1 Year

SIGNAGE: Pylon & Door