



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1020-A

CLASS "A" MEDICAL OFFICE FOR LEASE



3450 EAST LAKE ROAD
UNIT #303
PALM HARBOR, FL 34685

- UNIT # 303 - 3,778 SF
- HIGHLY VISIBLE OFFICE IN EAST LAKE WOODLANDS SHOPPING CENTER
- MEDICAL OFFICE SPACE AVAILABLE
- CLOSE TO MEASE COUNTRYSIDE HOSPITAL
- BEAUTIFUL BUILDOUT
- GREAT SIGNAGE & VISIBILITY
- EASY ACCESS
- LEASE RATE: \$25.50/SF FULL SERVICE



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



ADDRESS: 3450 East Lake Rd., Unit #303
Palm Harbor, FL 34685

LOCATION: NE quadrant of Tampa Rd. & East Lake Rd.

LAND AREA: 38,000 SF
DIMENSIONS: Irregular

ZONING: C-2, Pinellas County
LAND USE: CG – Pinellas County
FLOOD ZONE: “X” No Flood Insurance required

IMPROVEMENTS: 24,000 SF Office Building

LEGAL DESCRIPTION: Lengthy in listing file.

YEAR BUILT: 1986 (Renovated in 2022)

UTILITIES: Electric – TECO Electric
Water & Sewer, Pinellas County Utilities

PARKING: 5 + spaces / 1,000

PRESENT USE: Office

TAXES: \$39,523 - 2023
PARCEL ID #: 09/28/16/00000/310/0900

LEASE RATE: \$25.50/SF Full Service,
Net of Janitorial

TRAFFIC COUNT: 24,500 VPD East Lake Bus. Rd.
45,500 VPD East Lake Rd., & 45,550 VPD Tampa Rd.

NOTES: Well-located 3-story office building in East Lake. Professional & Medical office space with excellent visibility, great access, and very good signage. Very attractive move-in ready suite. Beautifully renovated space, eleven exam rooms, large waiting room, nurses’ station, and Doctors office. Excellent East Lake/Palm Harbor location. Available, December 1, 2024. Join tenants including Afterhours Pediatrics & PT Solutions.

KEY HOOK#: None

ASSOCIATE: Steven G. Klein

SIGNAGE: 3’ x 4’

LISTING CODE: LO-1020-A -3-27

SHOWING INFORMATION: Listing Associate must accompany, call listing office to set appointment.

LEASING INFORMATION

PROJECT SIZE: 24,000 ± SF

SPACE AVAILABLE: Unit #303 – 3,778 SF

PARKING: 5 + spaces / 1,000

OCCUPANCY: December 1, 2024

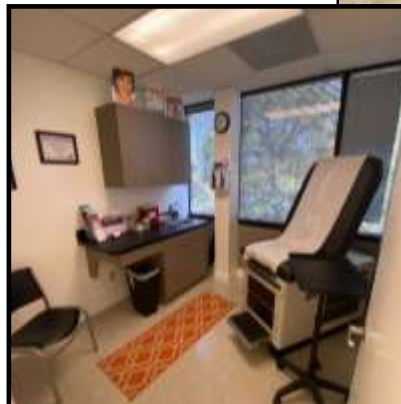
RENT: \$25.50/SF Full Service, Net of Janitorial

ESCALATION: 3%

OTHER CHARGES

LESSOR LESSEE

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



MINIMUM TERM: 3 years

SIGNAGE: Large Pylon