



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1157

MEDICAL/PROFESSIONAL OFFICE SPACE FOR LEASE



NORTHSIDE PROFESSIONAL COMPLEX
5800 – 5880 49TH ST. N.
ST. PETERSBURG, FL 33709

- 1,379 SF, 1,577 SF & 1,830 SF
MEDICAL/GENERAL OFFICE SPACE AVAILABLE
- UPDATED COMMON AREAS
- NORTHSIDE HOSPITAL CAMPUS
- LOCAL, RESPONSIVE PROPERTY MANAGEMENT
- 103 PARKING SPACES + OVERFLOW
- **LEASE RATE: \$22.00/SF MODIFIED GROSS**



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



ADDRESS: 5800 – 5880 49TH St., N.
St. Petersburg, FL 33709

LOCATION: On campus of Northside Hospital – St. Pete., just north of 54th Ave., on 49th St. N.

LAND AREA: .90,000 SF / 2.06 Acres
DIMENSIONS: 450' x 200'

ZONING: ROG- Residential/Ofc/General, Pinellas County
LAND USE: GO – General Office, Pinellas County
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 48,564 SF (2 Buildings)

LEGAL DESCRIPTION: Lengthy, in listing office

YEAR BUILT: 1977

PARKING: 103 + overflow

UTILITIES: Electric – Duke Energy
Water & Sewer – City of St. Petersburg

PRESENT USE: Medical/Professional/
Office Building

TAXES: \$83,290.89 (2023) estimated
PARCEL ID #: 33-30-16-69948-400-4601

LEASE PRICE: \$22.00/SF Modified Gross

TRAFFIC COUNT: 38,885 v.p.d. (49th St.)

NOTES: These two buildings, recently got new roofs and new exterior paint. Complete renovations of common areas! Suites consist of a private entrance and restroom, 3/4 exam rooms & waiting area. Can be converted into regular office if desired. Complimentary cleaning service changes light bulbs, ceiling tiles, trash, etc., and rent includes water and everything except electric, cable and insurance of personal property. Well established medical professional buildings with office directories at every hall intersection. Elevators to 2nd floor.

KEY HOOK #: Lock Box

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3' x' 4'

LISTING CODE: LO-1157-3-03

SHOWING INFORMATION: Contact listing associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 48,564 SF

SPACE AVAILABLE:

PARKING: 103 + overflow

S-106 - 1,577 SF - \$2,891.17/month + tax
S-108 - 1,830 SF - \$3,355.00/month + tax
S-202 - 1,379 SF - \$2,528.17/month + tax

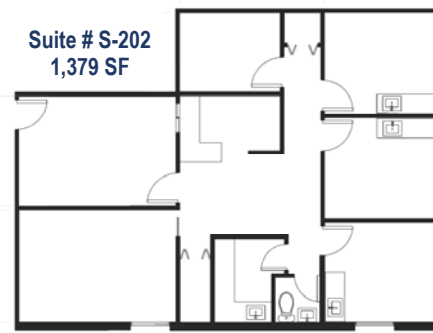
OCCUPANCY: Immediate for Unit #S-108
& Unit #S-202. 11/1/24 for Unit S-106

ESCALATION: 4%

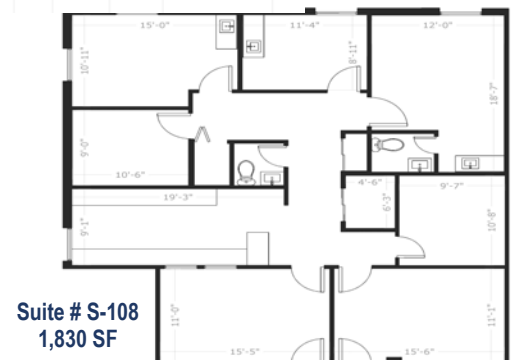
OTHER CHARGES

LESSOR LESSEE

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



FLOORPLANS



MINIMUM TERM: 3 years

SIGNAGE: On Directory