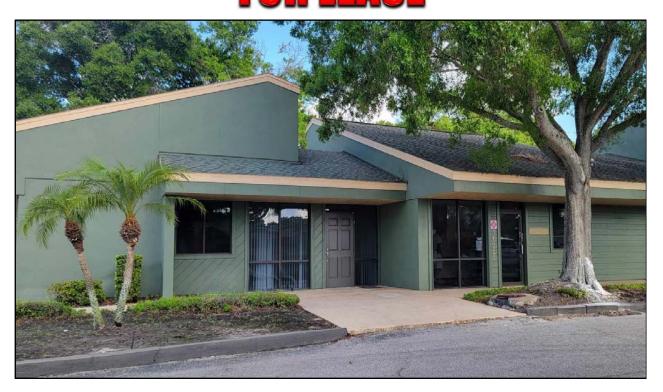


## MEDICAL OFFICE FOR LEASE



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

- APPROXIMATELY 2,400 SF MEDICAL OFFICE
- 3 EXAM ROOMS
- RECENTLY RENOVATED
- LEASE RATE: \$18.00/SF
- RENT: \$4,274.00 PER MONTH PLUS FLORIDA SALES TAX







Revised: 10/22/24 PROPERTY OVERVIEW LO-1307

ADDRESS: 34629 US HWY 19 N. LOCATION: Located less than ½ miles North of US Hwy 19

Palm Harbor, FL 34684 and Nebraska Ave. on the East side of US Hwy 19

**LAND AREA**: 60,991 SF **ZONING**: CP – Commercial Parkway

**DIMENSIONS**: Irregular **LAND USE**: ROR – Residential Office Retail (Pinellas County)

FLOOD ZONE: "C" – No Flood Insurance Required

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

YEAR BUILT: 1983
UTILITIES: Electric – Duke Energy

**CLEAR CEILING HEIGHT:** 8' – 9' Water, Sewer &Trash – Pinellas County

**PARKING**: 4.5/1,000 **TAXES**: \$22,027.50 (2023)

**PRESENT USE**: Vacant – Medical **PARCEL ID #**: 31-27-16-00000-430-0120

**LEASE RATE:** \$18.00/SF **TRAFFIC COUNT**: \$91,500 vpd (US Hwy 19)

+ Pass Thru: \$3.37/SF

**NOTES**: 2,400 +/- 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 LISTING CODE: LO-1307-3-31

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

## **LEASING INFORMATION**

PROJECT SIZE: 7,500 SF

SPACE AVAILABLE: 2,400 SF +/-

**IMPROVEMENTS**: 7,500 SF Heated

**OCCUPANCY**: Immediate

**PARKING**: 4.5/1,000

**RENT**: \$ 3,600.00/ Mo. Base Rent

\$ 674.00/Mo. Pass Thru

\$ 4,274.00 Total Rent + FL State Sales Tax

**ESCALATION**: 5%

OTHER CHARGES	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes		X(\$2.12 per <b>S</b> F)
Insurance		X(\$1.25 per SF)
Insurance: Personal Property & Liability		Χ
Trash	Χ	
Exterior Maintenance	Χ	
Interior Maintenance		Χ
Water	Χ	
Management	Χ	
Electric		Χ

