

PROFESSIONAL OFFICE CONDO FOR LEASE



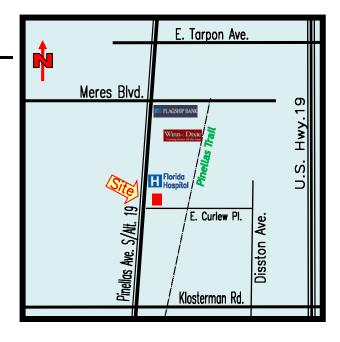
www.kleinandheuchan.com

1501 S. PINELLAS AVE., UNIT O/P **TARPON SPRINGS, FL 34689**

- 2,384 SF
- FLEXIBLE LAYOUT
- GOOD SIGNAGE
- LOCATED NEXT TO FLORIDA HOSPITAL NORTH PINELLAS
- RENOVATED UNIT .
- EASY ACCESS .

CCIM

- NEAR SHOPPING & UPSCALE HOUSING
- LEASE RATE: \$12.00/SF **MODIFIED GROSS**





PROPERTY OVERVIEW

LO-1304

ADDRESS : 1501 S. Pinellas Ave., Unit O/P Tarpon Springs, FL 34689	LOCATION : Property is located just east of Pinellas Ave., on the north side of E. Curlew Pl.
LAND AREA: 2.8 Acres DIMENSIONS: Irregular	ZONING : RO-Residential Office, City of Tarpon Springs LAND USE : ROG – Residential Office General FLOOD ZONE : "X" No Flood Insurance Required
IMPROVEMENTS : 2,384 SF	LEGAL DESCRIPTION : Lengthy – In Listing Folder
YEAR BUILT : 1988 PARKING : 3.7/1000 SF	UTILITIES : Electric – Duke Energy Water, Sewer & Trash – City of Tarpon Springs
PRESENT USE : Professional Office	TAXES : \$4,286.58 (2023)
LEASE RATE: \$12.00/SF Modified Gross	PARCEL ID # : 13-27-15-89898-000-0130 & 0140
	TRAFFIC COUNT: 16,500 VPD

NOTES: Unit O/P - 2,384 SF available, located in Tarpon Professional Center. Space includes reception area, 7 offices, large open area, kitchenette and two restrooms. Additional storage closets are also available. Upgraded features such as wood look vinyl plank flooring, LED CAN lighting throughout and new paint. Glass doors into office allows for extra light. Located next to Florida Hospital North Pinellas. Ideal for any professional user.

KEY HOOK #: 18 **ASSOCIATE**: Monique Petronje K&H SIGNAGE: 3 x 4 & Window LISTING CODE: LO-1304-3-25 SHOWING INFORMATION: Call Listing Agent to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 2,384 SF

PARKING: 3.7/1000 SF

RENT: \$2,384/Month

OTHER CHARGES Real Estate Taxes	LESSOR X	LESSEE
Insurance	Х	
Insurance: Personal Property & Liability		Х
Trash	Х	
Exterior Maintenance	Х	
Interior Maintenance		Х
Water	Х	
Management	Х	
Electric		Х

MINIMUM TERM: 3 years

SIGNAGE: On Pylon & Building

SPACE AVAILABLE: Unit O/P - 2,384 SF

OCCUPANCY: Immediate

ESCALATION: 5%

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.