

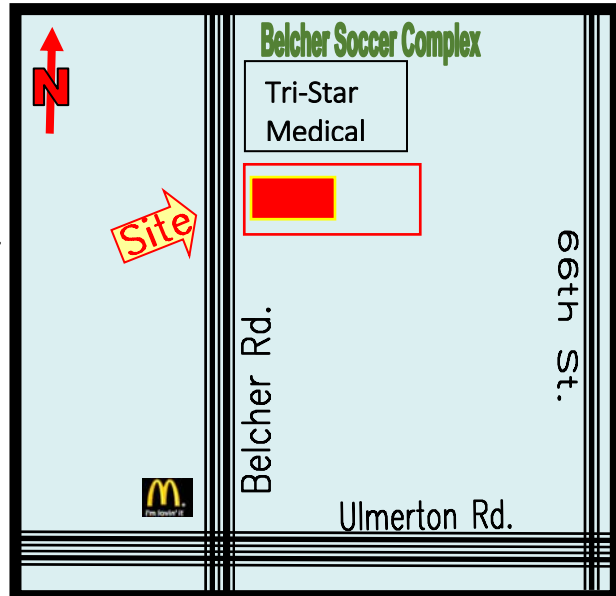


OFFICE OR MEDICAL SUITES IN LARGO FOR LEASE



13777 BELCHER RD., S.
SUITES #102 & #200
LARGO, FL 33771

- SUITE 200: OPEN FLOOR PLAN 3,200 SF FURNISHED + BALCONY
- SUITE 102: FIRST FLOOR MEDICAL OR OFFICE 850 SF
- FRONT & BACK SIGNAGE
- MID-COUNTY RECENT & MODERN BUILDING
- LARGE PARKING IN THE REAR; 99 SPACES
- LEASE RATE:
SUITE #102 - \$1,700/MTH + SALES TAX
SUITE # 200 - \$4,200/MTH + SALES TAX
ELECTRIC & WATER INCLUDED



ADDRESS: 13777 Belcher Rd., S., #102 & #200
Largo, FL 33771

LOCATION: From US 19 – west on Ulmerton Rd. & north on Belcher Rd.

LAND AREA: 2.4 acres ±

ZONING: FLUM – Future Land Use

DIMENSIONS: 630' x 167'

LAND USE: Commercial General – City of Largo

FLOOD ZONE: X – No flood insurance required

IMPROVEMENTS: 22,393 SF

LEGAL DESC.: Lengthy, in listing file

YEAR BUILT: 2010

PARCEL ID #: 06-30-16-91626-000-0010

PRESENT USE: Office & Medical building

TAXES: \$54,322.13 (2024)

PARKING: 99 total spaces

UTILITIES: Water / Trash – Pinellas County

TRAFFIC COUNT: 32,464 VPD

Sewer - City of Largo & Electric - Duke Energy

NOTES: Last chance to rent a Medical or an Executive Professional suite in this building before it is 100% leased. On Belcher Rd., near Ulmerton & US 19. Suite 200: 3,200 SF Second floor with elevator. Reception with waiting room, large executive office and multiple ADA bathrooms. Suite is 75% open floor and entirely furnished with 80+ cubicles, ideal for a call center, or it can be easily demised into 2 large classrooms with existing slider partition for a non-profit association or civic center, journalism news center, a school or a gym. Can also be used for marketing company studio space, or for an architectural firm. Natural light with nice large wall windows. Finally, an opportunity for a medical practice to build 10 exam rooms instead of cubicles and investment will be rewarded with a long low rent lease. Suite 102: On the 1st floor, this 850 SF suite has 2 exam rooms and a physician's office/conference room. Reception and private ADA bathroom. Natural light inside with 4 windows is this corner unit. Completion of unit is about 90 days out.

KEY HOOK#: None

ASSOCIATE: Philippe Beau

SIGNAGE: None

LISTING CODE: LO-1235-2-18

SHOWING INFORMATION: Must call Listing Agent to set appointment.

LEASING INFORMATION:

PROJECT SIZE: 22,400 SF

SPACE AVAILABLE: Executive or Medical

PARKING: 99 total spaces

Suite #102 – 850 SF - \$1,700/Month + Sales Tax
Suite #200 – 3,200 SF - \$4,200/Month + Sales Tax

ESCALATION: 5%

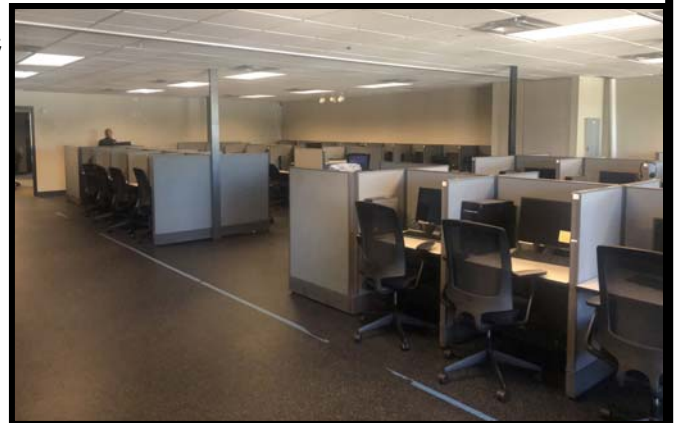
OCCUPANCY: Suite #102 - 90 days

Suite # 200 - Immediate

MINIMUM TERM: 3 years, minimum

OTHER CHARGES

	LESSOR	LESSEE
Real Estate Taxes	CAM	
Insurance	CAM	
Insurance: Personal Property & Liability		X
Trash	CAM	
Exterior Maintenance	CAM	
Interior Maintenance		X
Cleaning		X
Water	CAM	
Management	CAM	
Electric	CAM	



SIGNAGE: Monument/Outside Directory