



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

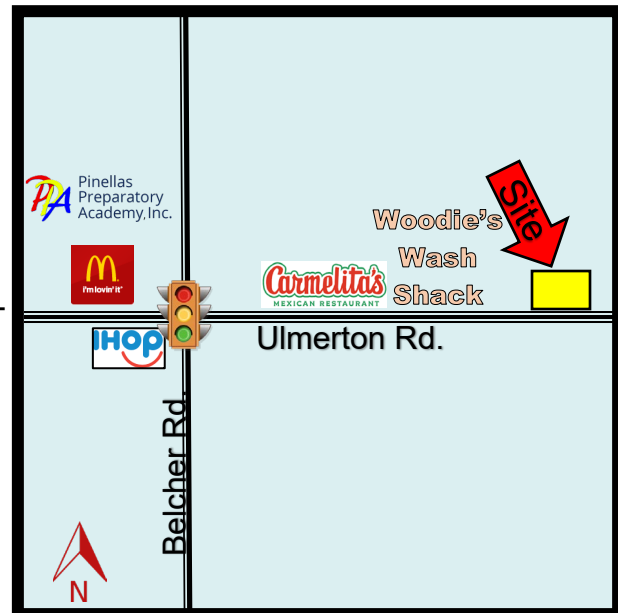
LO-1321

NEWLY RENOVATED OFFICE FOR PROFESSIONAL SERVICES **FOR LEASE**



ULMERTON PROFESSIONAL CENTER
7527-7573 ULMERTON RD.
LARGO, FL 33771

- 50,000 VPD
- 249' OF FRONTAGE ON ULMERTON RD.
- COMPLETELY RENOVATED WITH NEW PAINT & LANDSCAPING
- ONE UNIT AVAILABLE
- NEWLY NAMED ULMERTON PROFESSIONAL CENTER
- **LEASE RATE: \$23.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



Revised: 3/14/2025

PROPERTY OVERVIEW

LO-1321

ADDRESS: 7527-7573 Ulmerton Rd.
Largo, FL 33771**LOCATION:** Just East of Belcher Rd. on the North side
of Ulmerton Rd.**LAND AREA:** 1.14 acres**DIMENSIONS:** 249' x 200'**ZONING:** N/A City of Largo**LAND USE:** ROG – Residential Office General**FLOOD ZONE:** X (No Flood Insurance Required)**IMPROVEMENTS:** 10,816 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1984**CLEAR CEILING HEIGHT:** 10'**UTILITIES:** Electric – (Duke Energy)

Water & Sewer – (Pinellas County) Trash – (City of Largo)

PARKING: 40 spaces**TAXES:** \$21,589 (2024)**PRESENT USE:** Offices for Professional Services**PARCEL ID #:** 06-30-16-70938-300-1101**LEASE RATE:** \$23.00/SF Modified Gross**TRAFFIC COUNT:** 50,000 VPD

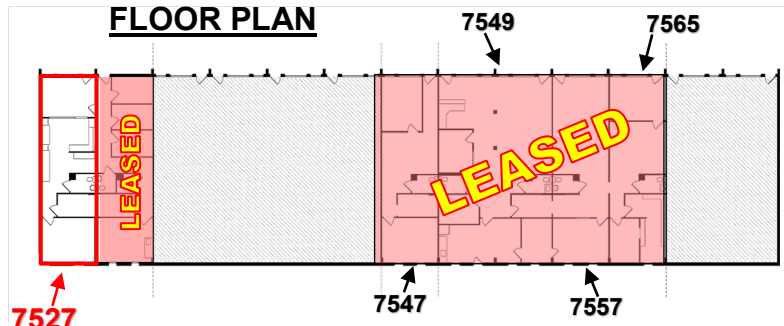
NOTES: The newly named Ulmerton Professional Center is being renovated inside and out. Opportunity for some interior customization. New exterior paint, landscaping and recently restriped parking lot. Suites for professional services and general office use. All being renovated with new flooring, lighting, new bathrooms, paint, etc. Land Use (zoning) for ROG includes: professional offices, insurance, legal, architect, government, office, dentist, medical clinic, medical spa, and veterinary clinic.

KEY HOOK #: 40**ASSOCIATE:** Marilyn Stuelke**K&H SIGNAGE:** 3' X 4'**LISTING CODE:** LO-1321-3-23**SHOWING INFORMATION:** Contact listing agent for a showing.**LEASING INFORMATION****PROJECT SIZE:** 10,816 SF**SPACE AVAILABLE:** 832 SF**PARKING:** 40 spaces**OCCUPANCY:** Immediate**RENT:** \$1,595/Month**ESCALATION:** 4%**MINIMUM TERM:** 3 years**SIGNAGE:** Monument Sign and on Building

<u>Suite #</u>	<u>Rentable SF</u>
7527	823 SF
7547 LEASED	832 SF
7549 LEASED	1,664 SF
7557 LEASED	832 SF
7565 LEASED	832 SF

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

FLOOR PLAN

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