



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

## **DOWNTOWN NEW PORT RICHEY OFFICE** **FOR LEASE**



**5845 MAIN ST.**  
**NEW PORT RICHEY, FL 34652**

- FREE STANDING OFFICE
- MONUMENT SIGNAGE
- IDEAL FOR SMALL OFFICE USERS
- DIRECTLY ON MAIN STREET
- DOWNTOWN IS A HOT AREA
- CLOSE TO SHOPPES & RESTAURANTS
- DIRECT ACCESS TO US HWY 19
- **LEASE RATE: \$2,400 PER MONTH**  
**MODIFIED GROSS**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**PROPERTY OVERVIEW**

**ADDRESS:** 5845 Main St.  
New Port Richey, FL 34652

**LOCATION:** North side of Main St. 2 blocks East of  
Grand Blvd.

**LAND AREA:** 5,100 SF  
**DIMENSIONS:** 50' x 102'

**ZONING:** OMF2 (New Port Richey)  
**LAND USE:** T.B.D.  
**FLOOD ZONE:** X (no flood insurance required)

**IMPROVEMENTS:** 1,062 SF Office  
336 Garage

**LEGAL DESCRIPTION:** Lengthy – In listing folder

**YEAR BUILT:** 1936

**UTILITIES:** Water & Sewer (City of New Port Richey)  
Trash (Private) / Electric (Duke Energy)

**PARKING:** 3 spaces plus street parking

**PRESENT USE:** Vacant

**TAXES:** \$4,740.48 (2024)

**LEASE RATE:** \$2,400 Per Month Modified Gross **PARCEL ID:** 05-26-16-0030-07800-0270

**NOTES:** Small office for lease on Main St. in Downtown New Port Richey. Ideal for attorney, financial planner, CPA and more. Great signage visibility. Parking on site and street. Walking distance to shops restaurants, banking and Sims Park.

**KEY HOOK #:** 46

**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** 3'X4'

**LISTING CODE:** LO-1327-3-31

**SHOWING INFORMATION:** Call listing agent for showing.

**LEASING INFORMATION**

**PROJECT SIZE:** 1,932 SF

**SPACE AVAILABLE:** 1,062 SF Office  
336 SF Garage

**PARKING:** 3 plus street parking

**OCCUPANCY:** Immediate

**MONTHLY RENT:** \$2,400 per month Modified Gross

**ESCALATION:** 5% annually

**OTHER CHARGES****LESSOR   LESSEE**

\*Real Estate Taxes

X

\*Tenant will be responsible for Real Estate Taxes and  
Insurance increase over base year.

\*Insurance

X

Insurance: Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X

Water

X

Management

X

Electric

X

**MINIMUM TERM:** 3 years

**SIGNAGE:** Pylon