



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1143

PLAZA 935 OFFICE SPACE **FOR LEASE**



935 MAIN ST., UNITS# C-4 & D-3
SAFETY HARBOR, FL 34695

- 800 SF & 1,450 SF
- DOWNTOWN SAFETY HARBOR
- EXCELLENT VISIBILITY
- FREE ON-SITE PARKING
- EASY ACCESS TO ENTIRE BAY AREA
- **LEASE RATE: \$21/SF**
MODIFIED GROSS



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



ADDRESS: 935 Main St., Units # C-4 & D-3
Safety Harbor, FL 34695

LOCATION: North side of Main Street and 9th
Ave., in Safety Harbor.

LAND AREA: 43,121 SF MOL

DIMENSIONS: 107' x 153' & 107' x 250'

ZONING: SR-1 (Service Corridor One), City of Safety Harbor

LAND USE: CRD – (Community Redevelopment District)

FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 13,565 total SF

YEAR BUILT: 1980 & 1986

LEGAL DESCRIPTION: SEMINOLE PARK REV.,
BLK 5, LOTS 12, 13 & 14 & S ½ OF VACATED
ALLEY. LOTS 1- 5 & N ½ OF VACATED ALLEY.

PARKING: 60 spaces, 8 covered

UTILITIES: Electric – (Duke Energy)
Water, Sewer & Trash – (City of Safety Harbor)

PRESENT USE: Retail/Office

TAXES: \$28,034.24 (2019)

MORTGAGE HOLDER: Free & Clear

PARCEL ID: 04-29-16-80028-005-0010
04-29-16-80028-005-0120

LEASE RATE: \$21/SF Modified Gross

NOTES: Beautifully maintained professional office park. Located in the heart of downtown Safety Harbor, walking distance to restaurants and cafes. Beautiful suites of 800 SF & 1,450 SF available, currently being updated. Both units will be completely remodeled to include high ceilings, LED lighting, new flooring, glass doors, etc. **Unit D-3, 800 SF** includes reception area, 3 offices & kitchenette. **Unit C-4, 1,450 SF** includes reception area, 4 offices, conference room and kitchenette. Ideal for Attorney, Financial Advisor, CPA, Insurance Agent, or anyone looking for a great downtown Safety Harbor location.

KEY HOOK #: 5

ASSOCIATES: Monique Petronje

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1143-3-05

SHOWING INFORMATION: Contact Listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 13,565 SF

SPACE AVAILABLE: Unit C-4 - 1,450 SF
Unit D-3 - 800 SF

PARKING: 60 spaces, 8 covered

OCCUPANCY: April 1, 2020

RENT: Unit C-4 - \$2,538/MO.
Unit D-3 - \$1,400/MO.

ESCALATION: 3%

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

MINIMUM TERM: 5 years

SIGNAGE: Monument Sign

Floor Plan:

