



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

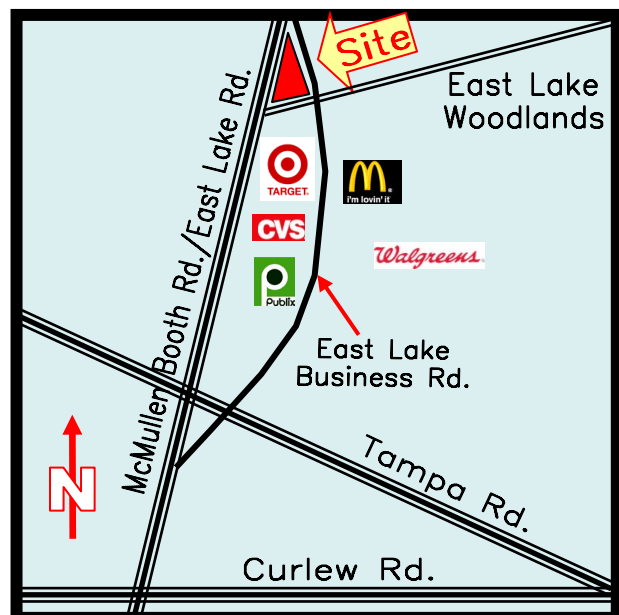
LO-866

EAST LAKE POINT CLASS "A" OFFICE FOR LEASE



**4114 WOODLANDS PARKWAY
SUITE # 403
PALM HARBOR, FL 34685**

- 3,136 SF AVAILABLE
- TRUE CLASS "A" BUILDING
- INCREDIBLE VISIBILITY
- GREAT NORTH PINELLAS LOCATION
- HIGH PARKING RATIO
- **LEASE RATE: \$22.50/SF NNN**



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



Revised: 9/3/25

PROPERTY OVERVIEW

LO-866

ADDRESS: 4114 Woodlands Parkway
Suite #403
Palm Harbor, FL 34685

LOCATION: Intersection of McMullen Booth and
East Lake Rd.

LAND AREA: 92,083
DIMENSIONS: Irregular

ZONING: GO, Pinellas County
LAND USE: ROG – Pinellas County
FLOOD ZONE: “B” Flood Insurance Required

IMPROVEMENTS: 52,756 SF Approximately

LEGAL DESCRIPTION: Lot #2 Stonebridge at
Boot Ranch.

YEAR BUILT: 2005

UTILITIES: Duke Energy - Electric
Pinellas County Utilities – Water & Sewer

PARKING: 5/1000 MOL

TAXES: \$116,959.89 (2024)

PRESENT USE: Office

PARCEL ID #: 09 28 16 85512 000 0020

LEASE RATE: \$22.50/SF NNN

TRAFFIC COUNT: 62,500 v.p.d. East Lake Rd.
35,500 v.p.d. Tampa Rd.

NOTES: Class “A” professional office space now available at the East Lake Point Professional Building!!! **Suite 403** is 3,136/SF. All offices include high end finishes, lots of windows allowing plenty of natural light. 5 cars per 1,000/SF parking ratio & lush landscaping. Call or email today to schedule your property visit.

KEY HOOK#: N/A

ASSOCIATE: Lawrence D. Gilbert & Steve G. Klein

SIGNAGE: None

LISTING CODE: LO-866-3-31/27

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 54,000 ± SF

SPACE AVAILABLE: Suite 403 - 3,136 SF

PARKING: 5/1000 MOL

OCCUPANCY: Immediate

RENT: \$22.50/SF NNN

ESCALATION: 5% annually

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

CAM*

Insurance

CAM*

Insurance: Personal Property & Liability

X

Trash

CAM*

Exterior Maintenance

CAM*

Interior Maintenance

CAM*

* CAM estimated at \$7.70/SF

Water

CAM*

Management

CAM*

Electric

CAM*

X

Janitorial

CAM*

MINIMUM TERM: 5 years

SIGNAGE: TBD

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