

PROFESSIONAL OFFICE

FOR LEASE



971 VIRGINIA AVE. SUITE A PALM HARBOR, FL 34683

- 1,880 SF
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- LEASE RATE: \$18/SF MODIFIED GROSS







REVISED 11/25/2025 PROPERTY OVERVIEW LO-1302

ADDRESS: 971 Virginia Ave., Ste. A LOCATION: Located on the north side of Virginia Ave., just

Palm Harbor, FL 34683 west of Alt. 19.

LAND AREA: .57 Acres **ZONING**: E-2 – Employment, Pinellas County **LAND USE**: E – Employment, Pinellas County

FLOOD ZONE: X – No Insurance Required **IMPROVEMENTS**: 5,490 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1981

UTILITIES: Electric - Duke Energy, Trash-Waste Management

PARKING: 5.4/1000 Water/Sewer/Reclaimed/Backflow – Pinellas County

PRESENT USE: General Office TAXES: \$11,635.03 (2025)

LEASE RATE: \$18/SF **PARCEL ID**: 01-28-15-88560-149-0002

Modified Gross

NOTES: <u>Suite A (1,880 SF)</u> flexible layout includes Reception area, 4 offices, open area, Breakroom and restroom. Space was also renovated to include vinyl plank flooring. Abundant lighting throughout with natural lighting and windows in almost every office. Located near downtown (Old Palm Harbor) and across from Post Office. Excellent signage on Virginia Ave. Ideal for any professional, i.e., CPA, Attorney, Insurance, etc.

KEY HOOK #: 17 **ASSOCIATE**: Monique Peteronje **K&H SIGNAGE**: 3' X 4' **LISTING CODE**: LO-1302–3-25

SHOWING INFORMATION: Contact listing associate to schedule showing

LEASING INFORMATION

PROJECT SIZE: 5,490 SF SPACE AVAILABLE:

Suite A – 1,880 SF - \$2,820.00/Month

PARKING: 5.4/1000 MOL

ESCALATION: 5% **OCCUPANCY**: Immediate

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: Pylon sign