



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1157

MEDICAL / PROFESSIONAL OFFICE SPACE FOR LEASE



NORTHSIDE PROFESSIONAL COMPLEX **5800 – 5880 49TH ST. N.** **ST. PETERSBURG, FL 33709**

- 607 SF MEDICAL/GENERAL OFFICE SPACE AVAILABLE
- UPDATED COMMON AREAS
- NORTHSIDE HOSPITAL & HEART INSTITUTE CAMPUS
- LOCAL, RESPONSIVE PROPERTY MANAGEMENT
- 103 PARKING SPACES + OVERFLOW
- INCENTIVES AVAILABLE!
- **LEASE RATE: \$18.00/SF**
MODIFIED GROSS



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



ADDRESS: 5800 – 5880 49TH St., N.
St. Petersburg, FL 33709

LOCATION: On campus of Northside Hospital – St. Pete., just north of 54th Ave., on 49th St. N.

LAND AREA: 90,000 SF / 2.06 Acres
DIMENSIONS: 450' x 200'

ZONING: ROG- Residential/Ofc/General, Pinellas County
LAND USE: GO – General Office, Pinellas County
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 48,564 SF (2 Buildings)

LEGAL DESCRIPTION: Lengthy, in listing office

YEAR BUILT: 1977

PARKING: 103 + overflow

UTILITIES: Electric – Duke Energy
Water & Sewer – City of St. Petersburg

PRESENT USE: Medical/Professional/
Office Building

TAXES: \$74,170.02 (2021)
PARCEL ID #: 33-30-16-69948-400-4601

LEASE PRICE: \$18.00/SF Modified Gross

TRAFFIC COUNT: 38,885 v.p.d. (49th St.)

NOTES: These two buildings, just got new roofs and new exterior paint. Complete renovations of common areas! Suite consist of a private entrance and restroom, 2 exam rooms & waiting area. Can be converted into regular office if desired. Complimentary cleaning service changes light bulbs, ceiling tiles, trash, etc., and rent includes water and everything except electric, cable and insurance of personal property. Well established medical professional buildings with office directories at every hall intersection. Elevators to 2nd floor.

KEY HOOK #: Lock Box

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3' x' 4'

LISTING CODE: LO-1157-3-03

SHOWING INFORMATION: Contact listing associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 48,564 SF

SPACE AVAILABLE:

PARKING: 103 + overflow

S-203 - 607 SF - \$910.00/MO.

OCCUPANCY: 11/1/22

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: 3 years

SIGNAGE: On Directory

