



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

Commercial/Investment/Real Estate Services

LO-1020

## MEDICAL OFFICE FOR LEASE



**3450 EAST LAKE ROAD, UNIT #100**  
**PALM HARBOR, FL 34685**

- UNIT #100 - 5,262 SF - FIRST FLOOR
- HIGHLY VISIBLE MEDICAL OFFICE IN EAST LAKE WOODLANDS SHOPPING CENTER
- MEDICAL OFFICE SPACE AVAILABLE
- GREAT SIGNAGE & VISIBILITY
- STRONG DEMOGRAPHICS
- **LEASE RATE: \$23/SF NET**



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**ADDRESS:** 3450 East Lake Rd., Unit #100  
Palm Harbor, FL 34685

**LOCATION:** NE quadrant of Tampa Rd. & East Lake Rd.

**LAND AREA:** 38,000 SF  
**DIMENSIONS:** Irregular

**ZONING:** C-2, Pinellas County  
**LAND USE:** CG – Pinellas County  
**FLOOD ZONE:** “X” No Flood Insurance required

**IMPROVEMENTS:** 24,000 SF Office Building

**LEGAL DESCRIPTION:** Lengthy in listing file.

**YEAR BUILT:** 1986

**UTILITIES:** Electric – TECO Electric  
Water & Sewer, Pinellas County Utilities

**PARKING:** 5 + spaces / 1,000

**TAXES:** \$35,941 - 2021

**PRESENT USE:** Medical Office

**PARCEL ID #:** 09/28/16/00000/310/0900

**LEASE RATE:** \$23.00/SF Net

**TRAFFIC COUNT:** 25,796 V.P.D. East Lake Bus. Rd.  
40,250 – East Lake Rd., & 40,074 – Tampa Rd.

**NOTES:** Well-located 3-story office building in East Lake. First floor medical office space with excellent visibility, great access, and very good signage. Very attractive move-in ready medical suite. Excellent East Lake / Palm Harbor location. Great floorplan with exam rooms, nurse station, check-in, double door entry.

**KEY HOOK#:** None

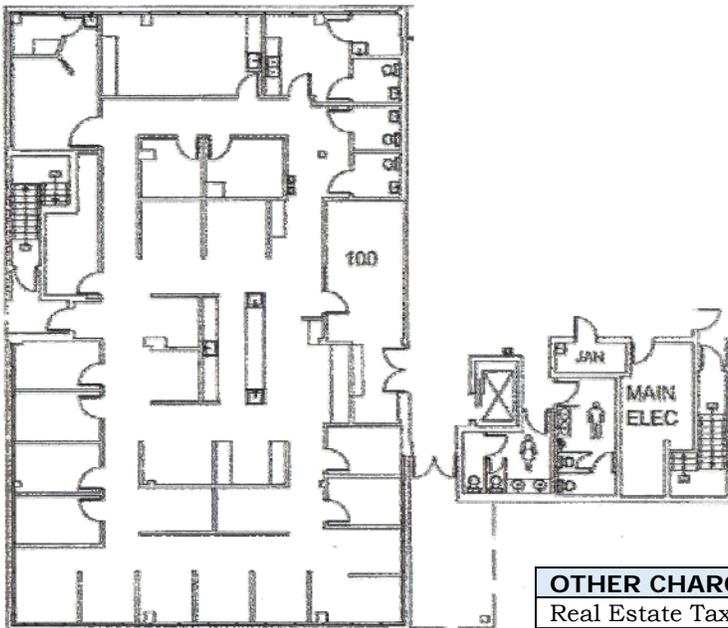
**ASSOCIATE:** Steven G. Klein

**SIGNAGE:** 3’ x 4’

**LISTING CODE:** LO-1020-3-27

**SHOWING INFORMATION:** Listing Associate must accompany, call listing office to set appointment.

**FLOOR PLAN**



**LEASING INFORMATION**

**PROJECT SIZE:** 24,000 ± SF  
**SPACE AVAILABLE:** Unit #100 – 5,262 SF  
**PARKING:** 5 + spaces / 1,000  
**OCCUPANCY:** February 1, 2023  
**RENT:** \$23.00/SF Net  
**ESCALATION:** 4%  
**OPERATING EXPENSES:** \$10.50  
**MINIMUM TERM:** 5 years  
**SIGNAGE:** Large Pylon & Building

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes		X
Insurance		X
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance		X
Interior Maintenance/Janitorial		X
Water		X
Management		X
Electric		X

**In CAM**