LO-1247



PROFESSIONAL OFFICE SPACE ON SEMINOLE BLVD.

FOR LEASE



5290 SEMINOLE BLVD., UNIT "C" ST. PETERSBURG, FL 33708

- 420 SF PROFESSIONAL OFFICE SUITE
- NEW EXTERIOR PAINT, NEW ROOF, NEWLY PAVED PARKING LOT
- CORNER LOCATION
- GREAT VISIBILITY & SIGNAGE
- EXCELLENT PARKING & ACCESS
- RENOVATED BUILDING
- LEASE RATE: \$22.86/SF MODIFIED GROSS
- RENT: \$800 PER MONTH





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Rev. 5/12/2022	PROPERTY OVERVIEW	LO-1247
ADDRESS: 5290 Seminole Blvd., Un St. Petersburg, FL 3370		le Blvd. & 53 rd Ave. N.
LAND AREA :20,000 SF	ZONING : C-1 - Commercial Ger LAND USE : CG- Commercial C FLOOD ZONE : "X" - No insura	General
DIMENSIONS (street frontage): 100		nallas Countr
TOTAL BUILDING: 4,470 SF (6 Suit	es) UTILITIES : Water/Sewer – Pi Electric– Duke Energy	nellas County
YEAR BUILT : 1981-Renovated in 20	TAXES : \$692.28 (2022) Unit (C
PARKING : 28 spaces	PARCEL ID # : 03-31-15-8010	5-000-0030
PRESENT USE: Office	TRAFFIC COUNT: 38,500 VPI)
LEASE RATE: \$22.86/SF, Modified	Gross	
NOTES : Very nice office space on a corne	er lot. Unit C is 420 SF, building has new roof, ne	ew paint, and new

NOTES: Very nice office space on a corner lot. Unit C is 420 SF, building has new roor, new paint, and new parking lot. Very prominent pylon sign on very busy Seminole. Well apportioned office suite, ideal for Lawyer, Financial planner, Insurance, Medical professional, or other office user. Currently used as financial planning and counseling shared space. One entry room leads to hallway with closet, bathroom, and one large office or meeting room in the back. There is an abundance of parking. Central location very accessible from Seminole, Largo, mid-county beaches, and St. Petersburg.

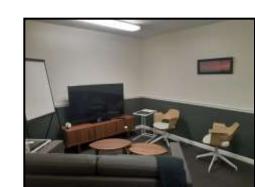
KEY HOOK # 40	ASSOCIATE: Marilyn Stuelke
K&H SIGNAGE : 3' x 4'	LISTING CODE : LO-1247-3-23
SHOWING INFORMATION:	Call listing associate to schedule appointment.

LEASING INFORMATION:

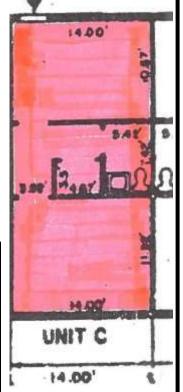
Unit C - 420 SF TOTAL BUILDING SIZE: 4,470 SF SPACE AVAILABLE: Suite C - 420 SF PARKING: 3 spaces (with additional availability in shared parking spaces) OCCUPANCY: Immediate ESCALATION: 4% MINIMUM TERM: 3 years RENT: \$800/Month

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	Х	
Insurance	Х	
Insurance: Personal Property & Liabilit	by .	Х
Trash	Х	
Exterior Maintenance	Х	
Interior Maintenance		Х
Water	Х	
Management	Х	
Electric		Х

SIGNAGE: Pylon sign on Seminole Blvd.



FLOORPLAN:



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