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**REALTORS**

Commercial/Investment/Real Estate Services

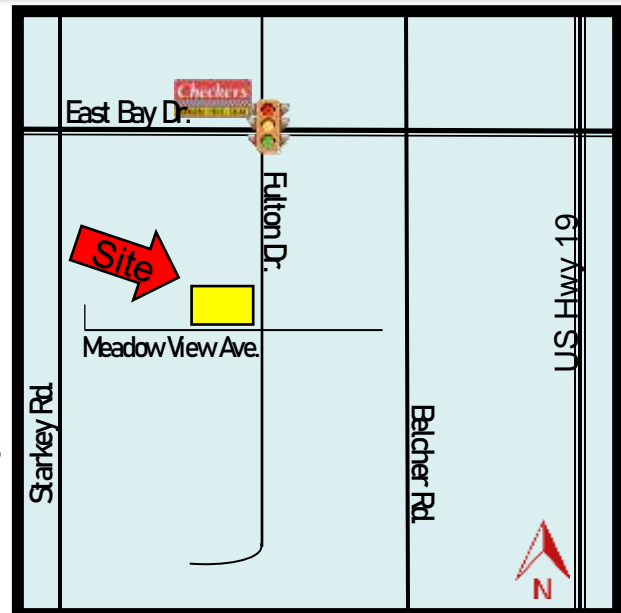
LO-1294

# OFFICE SUITE / TRAINING CENTER FOR LEASE



**380 FULTON DR. S.E.**  
**LARGO, FL 33771**

- 2,925 SF OFFICE
- SECOND FLOOR
- EXTERIOR SEPARATE ENTRANCE
- CENTRAL IN PINELLAS COUNTY
- NEIGHBORHOOD SETTING
- LEASE RATE: \$10.26/SF MODIFIED GROSS
- RENT: \$2,500.00 PER MONTH



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Revised: 2/23/24

**PROPERTY OVERVIEW**

LO-1294

**ADDRESS:** 380 Fulton Dr., S.E.  
Largo, FL 33771**LOCATION:** Four blocks south of East Bay Dr. between Starkey Rd. & Belcher Rd. On the corner of Fulton Dr. and Meadow View Ave.**LAND AREA:** 1.047 acres (45,613 SF)**DIMENSIONS:** Irregular**ZONING:** N/A (City of Largo)**LAND USE:** Institutional (City of Largo)**FLOOD ZONE:** X (No Flood Insurance Required)**IMPROVEMENTS:** 15,717 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1963 (remodeled in 1983)**UTILITIES:** Electric (Duke Energy)**CLEAR CEILING HEIGHT:** 9.5'

Water, Sewer &amp; Trash (Pinellas County Utilities)

**PARKING:** 54 spaces + overflow**TAXES:** Exempt for Church Use**PRESENT USE:** Vacant & Community Service**PARCEL ID #:** 36-29-15-48132-002-0090**LEASE RATE:** \$10.26/SF Modified Gross**TRAFFIC COUNT:** Residential Traffic Only  
(63,500 VPD East Bay Dr.)

**NOTES:** This office/ classroom suite is set in a lovely church setting in a quiet neighborhood. Only four short blocks south from East Bay Drive between Belcher and Starkey makes is very central and easily accessible. This is a second story walk up situation. No elevators. You have a separate entrance and outside stairway into a generous hallway with 8 doors leading to 7 rooms, beyond are two bathrooms and a large meeting, conference, and or breakroom area at end of the hallway. This 2,925 SF of space is completely separate from the rest of the buildings. Parking: There is a separate parking area directly south of the building. It has 6 lined spots. This parking will be exclusive for the tenant, all the time. Monday through Thursday there are many other spots with a total of 54 spots as well as overflow parking on the grass. Friday afternoons from 12-4 there is a lot of activity due to a very extensive food distribution for the community from the same building on the first floor. The price is right!

**KEY HOOK #:** T.B.D.**ASSOCIATE:** Marilyn Stuelke**K&H SIGNAGE:** 3'X4'**LISTING CODE:** LO-1294-3-23**SHOWING INFORMATION:** Contact listing agent for a showing.**LEASING INFORMATION****FLOOR PLAN****PROJECT SIZE:** 15,717 SF**SPACE AVAILABLE:** 2,925 SF**PARKING:** 54 total, 6 assigned, & overflow for lease space**OCCUPANCY:** Immediate**RENT:** \$2,500.00 Per Month**ESCALATION:** 4%**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 Building and window

TOTAL: 2925 sq. ft.  
FLOOR 1: 2925 sq. ft.  
\*ROOMS ARE MEASURED BY EXTERIOR DIMENSIONS. ROOMS MAY VARY SLIGHTLY FROM DIMENSIONS.