



PROFESSIONAL OFFICE CONDO

FOR LEASE



1501 S. PINELLAS AVE., UNIT O/P
TARPON SPRINGS, FL 34689

- 2,384 SF
- FLEXIBLE LAYOUT
- GOOD SIGNAGE
- LOCATED NEXT TO FLORIDA HOSPITAL NORTH PINELLAS
- RENOVATED UNIT
- EASY ACCESS
- NEAR SHOPPING & UPSCALE HOUSING
- **LEASE RATE: \$10.00/SF NNN**



ADDRESS: 1501 S. Pinellas Ave., Unit O/P
Tarpon Springs, FL 34689

LOCATION: Property is located just east of
Pinellas Ave., on the north side of E. Curlew Pl.

LAND AREA: 2.8 Acres

ZONING: RO-Residential Office, City of Tarpon Springs

DIMENSIONS: Irregular

LAND USE: ROG – Residential Office General

FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 2,384 SF

LEGAL DESCRIPTION: Lengthy – In Listing Folder

YEAR BUILT: 1988

UTILITIES: Electric – Duke Energy

PARKING: 3.7/1000 SF

Water, Sewer & Trash – City of Tarpon Springs

PRESENT USE: Professional Office

TAXES: \$4,286.58 (2023)

LEASE RATE: \$10.00/SF NNN

PARCEL ID #: 13-27-15-89898-000-0130 & 0140

TRAFFIC COUNT: 16,500 VPD

NOTES: Unit O/P - 2,384 SF available, located in Tarpon Professional Center. Space includes reception area, 7 offices, large open area, kitchenette and two restrooms. Additional storage closets are also available. Upgraded features such as wood look vinyl plank flooring, LED CAN lighting throughout and new paint. Glass doors into office allows for extra light. Located next to Florida Hospital North Pinellas. Ideal for any professional user.

KEY HOOK #: 18

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3 x 4 & Window

LISTING CODE: LO-1304-3-25

SHOWING INFORMATION: Call Listing Agent to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 2,384 SF

SPACE AVAILABLE: Unit O/P - 2,384 SF

PARKING: 3.7/1000 SF

OCCUPANCY: Immediate

RENT: \$1,987/Month + CAM

ESCALATION: 5%

CAM: \$3.60/SF

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 Pylon & Building