



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

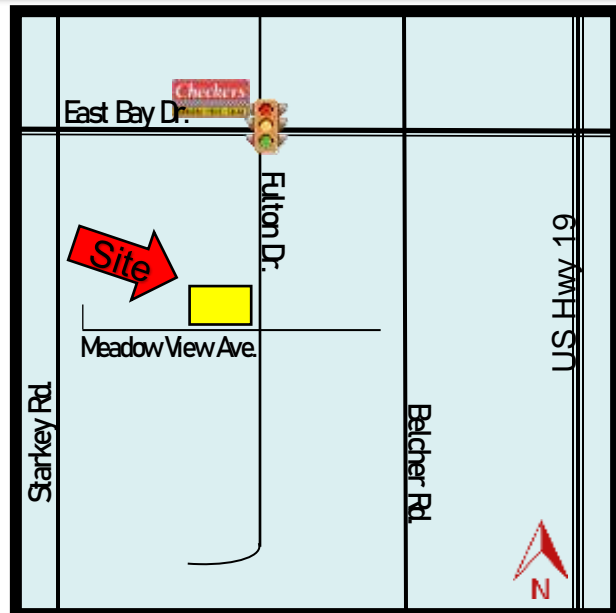
LO-1294

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



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

www.kleinandheuchan.com



Revised: 6/25/24

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)
Water, Sewer & Trash (Pinellas County Utilities)

CLEAR CEILING HEIGHT: 9.5'

PARKING: 54 spaces + overflow

TAXES: Exempt for Church Use
PARCEL ID #: 36-29-15-48132-002-0090

PRESENT USE: Vacant & Community Service

TRAFFIC COUNT: Residential Traffic Only
(63,500 VPD East Bay Dr.)

LEASE RATE: \$10.26/SF Modified Gross

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 #: 15

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	



TOTAL: 2925 sq. ft.
FLOOR 1: 2925 sq. ft.
*ROOMS NOT INCLUDED IN FLOOR PLAN: ROOMS 1276-1277, 1278-1279

MINIMUM TERM: 3 Years

SIGNAGE: On Building and window