



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

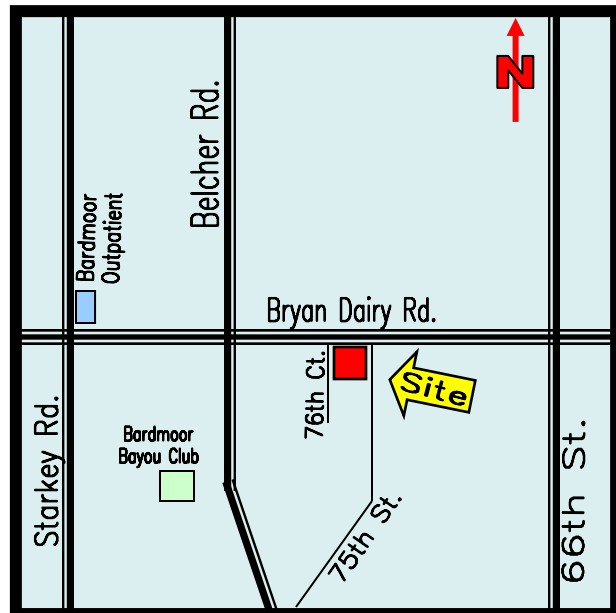
LO-1309

PROFESSIONAL OR MEDICAL OFFICE FOR LEASE



7500 BRYAN DAIRY RD. SUITE "A"
LARGO, FL 33777

- CLASS "A" MEDICAL /PROFESSIONAL OFFICE BUILDING
- EXCELLENT SIGNAGE & VISIBILITY
- APPROXIMATELY 3,294 SF AVAILABLE
- BEAUTIFUL EXISTING BUILDOUT
- CORNER LOCATION
- HIGH TRAFFIC LOCATION
- DIRECT ACCESS TO TAMPA & ST. PETE
- LEASE RATE: \$19.00/SF NNN



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

www.kleinandheuchan.com



PROPERTY OVERVIEW

ADDRESS: 7500 Bryan Dairy Rd., Suite "A"
Largo, FL 33777

LOCATION: Corner of Bryan Dairy Rd. & 75th Street.

LAND AREA: 44,075 SF
DIMENSIONS: 205' x 215'

ZONING: M-1 (City of Pinellas Park)
LAND USE: IL – (Industrial Limited)
FLOOD ZONE: "X" (No Flood Insurance Required)

IMPROVEMENTS: 10,000 SF Office Building

LEGAL DESCRIPTION: Lengthy, in listing folder

YEAR BUILT: 2001

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Pinellas Park

PARKING: 55 spaces

PRESENT USE: Medical/Professional office

TAXES: \$23,761.56 (2024)
PARCEL ID #: 18/30/16/28955/000/0200

LEASE RATE: \$19.00/SF NNN

TRAFFIC COUNT: 48,500 VPD (Bryan Dairy Rd.)

NOTES: Class "A" medical and professional office building. Join dentist and podiatrist. Excellent pylon signage and beautiful office build out. Massive amount of traffic drives by this site each day. Easy access to Tampa & St. Petersburg via Gateway Connector.

KEY HOOK #: 28
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Steve Klein
LISTING CODE: LO-1309-3-27

SHOWING INFORMATION: Contact listing associate, to set appointment.

LEASING INFORMATION

PROJECT SIZE: 10,000 SF

SPACE AVAILABLE: 3,294 SF

PARKING: 55 spaces

OCCUPANCY: Immediate

RENT: \$19.00/SF NNN

ESCALATION: 4%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes	CAM	
Insurance	CAM	
Insurance: Personal Property & Liability		X
Trash	CAM	
Exterior Maintenance-Bldg.	CAM	
Interior Maintenance		X
Water	CAM	
Management	CAM	
Electric		X

CAM equals actual cost anticipated to be \$8.58/SF.

MINIMUM TERM: 5 years

SIGNAGE: on pylon & door