



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

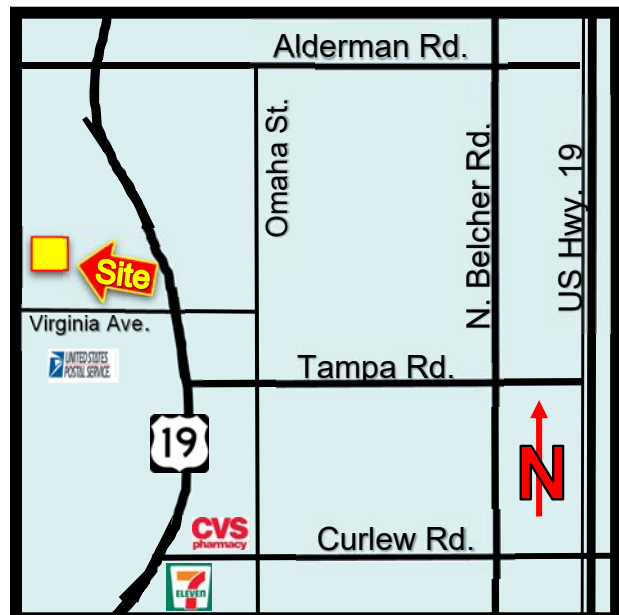
LO-1302

PROFESSIONAL OFFICE FOR LEASE



971 VIRGINIA AVE.
SUITES B & E
PALM HARBOR, FL 34683

- 560 SF & 1,330 SF
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- **LEASE RATE: \$16/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 971 Virginia Ave., Stes., B & E
Palm Harbor, FL 34683

LOCATION: Located on the north side of Virginia Ave., just west of Alt. 19.

LAND AREA: .57 Acres
DIMENSIONS: 130' x 190'

ZONING: E-2 – Employment, Pinellas County
LAND USE: E – Employment, Pinellas County
FLOOD ZONE: X – No Insurance Required

IMPROVEMENTS: 5,490 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1981

UTILITIES: Electric – *Duke Energy*, Trash – *Waste Management*
Water/Sewer/Reclaimed/Backflow – *Pinellas County*

PARKING: 5.4/1000

PRESENT USE: General Office

TAXES: \$10,589.11 (2023)

LEASE RATE: \$16/SF Modified Gross

PARCEL ID: 01-28-15-88560-149-0002

NOTES: Suite E (560 SF) includes 2 offices, a lobby and a restroom. Lobby can also be used as a 3rd office. Suite B (1,330 SF) includes reception area, admin area, 4 offices and 2 restrooms. Reception area can also be used as a conference room. Located near downtown (Old Palm Harbor) and across from Post Office. Excellent signage on Virginia Ave. Ideal for any professional, i.e., CPA, Attorney, Insurance, etc.

KEY HOOK #: 17

ASSOCIATE: Monique Peteronje

K&H SIGNAGE: 3' X 4'

LISTING CODE: LO-1302-3-25

SHOWING INFORMATION: Contact listing associate to schedule showing

LEASING INFORMATION

PROJECT SIZE: 5,490 SF

SPACE AVAILABLE:

Suite B – 1,330 SF - \$1,773.34/Month
Suite E – 560 SF - \$ 746.67/Month

PARKING: 5.4/1000 MOL

OCCUPANCY: Immediate

ESCALATION: 5%

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: Pylon sign