



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

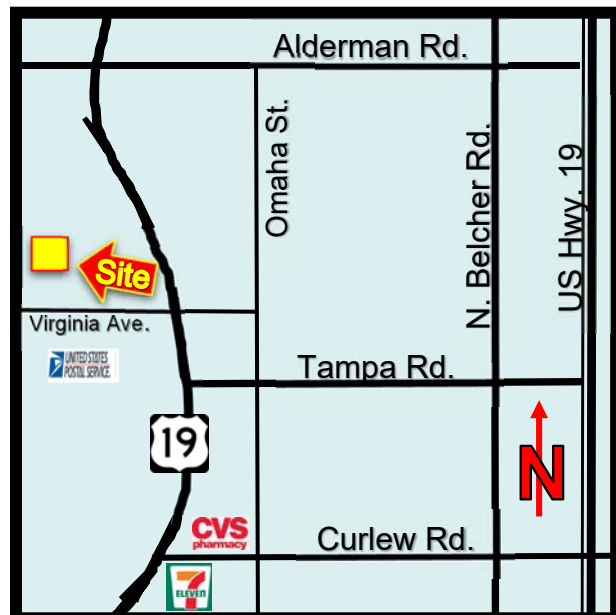
LO-1302

PROFESSIONAL OFFICE FOR LEASE



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

- 560 SF, 1,330 SF & 1,700 SF
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- **LEASE RATE: \$16/SF - \$18/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.,A, 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 - \$18/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. Suite A (1,700 SF) flexible layout includes Reception area, 4 offices, open area, Breakroom and restroom. Space was also renovated to include vinyl plank flooring. Abundant lighting in some of the offices. 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 A – 1,700 SF - \$2,550.00/Month
Suite B – 1,330 SF - \$1,773.34/Month
Suite E – 560 SF - \$ 746.67/Month

PARKING: 5.4/1000 MOL

ESCALATION: 5%

OCCUPANCY: Suite A – 90 days’ notice
Suites B & E - Immediate

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