



# KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Services

LO-1312

## PROFESSIONAL / MEDICAL OFFICE SPACE FOR LEASE



10333 SEMINOLE BLVD.  
UNIT #4  
LARGO, FL 33778

- 1,465 SF AVAILABLE
- GREAT WINDOW ON SEMINOLE BLVD.
- OFFICE MEDICAL SPACE
- AMPLE PARKING
- WATER, SEWER & TRASH INCLUDED
- LEASE RATE: \$23.00/SF  
MODIFIED GROSS



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 11/18/2024

**PROPERTY OVERVIEW**

LO-1312

**ADDRESS:** 10333 Seminole Blvd. Unit #4  
Largo, FL 33778

**LOCATION:** North East corner of Seminole Blvd. and  
102<sup>nd</sup> Ave.

**LAND AREA:** 102,594 SF  
**DIMENSIONS:** 613' x 168'

**ZONING:** GO – General Office  
**LAND USE:** Condo Office – Unincorporated Pinellas County  
**FLOOD ZONE:** AE – Flood Insurance Required

**IMPROVEMENTS:** 1,465 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1983

**UTILITIES:** Electric – Duke Energy  
Water – Pinellas County, Sewer – City of Seminole

**CLEAR CEILING HEIGHT:** 10'

**PARKING:** 5/1,000

**TAXES:** \$2,599.50 (2024)

**PRESENT USE:** Professional Office

**PARCEL ID #:** 15-30-15-93480-001-0040

**LEASE RATE:** \$23/SF Modified Gross

**TRAFFIC COUNT:** 36,500 AADT (Seminole Blvd.)

**NOTES:** Introducing an exceptional leasing opportunity in the heart of Pinellas County, FL located off the bustling Seminole Blvd. This prime office medical space is perfectly positioned to offer maximum visibility and convenience for your business. Available for lease is Unit #4, that is 1,465 SF. These space is ideally suited for a range of professionals, including doctors, massage therapists, physical therapists, chiropractors, and small dental practices. With high traffic and a prominent window to the public, your practice will thrive in this vibrant community. Don't miss the chance to elevate your business in a strategic and sought-after location. Contact us today to schedule an appointment to tour this remarkable space and secure the perfect spot for your professional needs.

**KEY HOOK #:** Lockbox

**ASSOCIATE:** Michael Monteclaro (727) 491-5621

**K&H SIGNAGE:** 3'X4'

**LISTING CODE:** LO-1312-3-02

**SHOWING INFORMATION:** Please call associate for tour. By appointment only.

**LEASING INFORMATION**

**PROJECT SIZE:** 16,000 SF

**SPACE AVAILABLE:** 1,465 SF

**PARKING:** 5/1,000

**OCCUPANCY:** Immediate

**RENT:** \$2,800 Per Month, Mod. Gross

**ESCALATION:** 4%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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:** 1 Year

**SIGNAGE:** Pylon & Door