



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

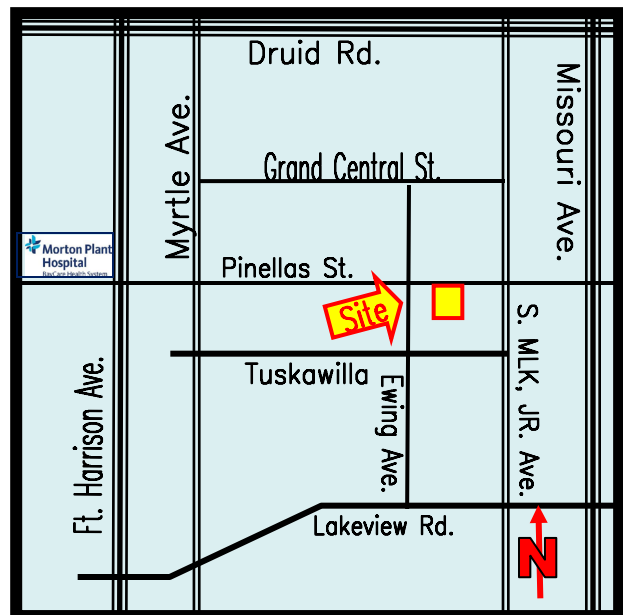
LO-1295

FREE STANDING MEDICAL OR GENERAL OFFICE FOR LEASE



1005 PINELLAS STREET CLEARWATER, FL 33756

- CLASS "A" MEDICAL OFFICE BUILDING
- GREAT FOR GENERAL OFFICE TOO
- 2,984 SF HEATED
- CLOSE TO MORTON PLANT HOSPITAL
- CLOSE TO DOWNTOWN & BEACHES
- GREAT MEDICAL LOCATION
- **LEASE RATE: \$19.75/SF
MODIFIED GROSS**



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



ADDRESS: 1005 Pinellas St.
Clearwater, FL 33756

LOCATION: South on MLK Jr., right on Pinellas St.
property on left.

LAND AREA: 13,000 SF
DIMENSIONS: 100' X 135'

ZONING: O, Office, City of Clearwater
LAND USE: ROG, Residential Office General
FLOOD ZONE: "X" No Flood Insurance required

IMPROVEMENTS: 2,984 SF Heated

LEGAL DESCRIPTIONS: Lengthy, in listing file.

YEAR BUILT: 1992
PARKING: 14 spaces

UTILITIES: Water/Sewer, City of Clearwater
Electric – Duke Energy

PRESENT USE: Vacant

TAXES: \$ 7,837 - 2025

LEASE RATE: \$19.75/SF Modified Gross

PARCEL ID#: 22-29-15-58086-013-0020

NOTES: Well-located Class "A" Medical office building. Attractive brick exterior with well-appointed interior finishes. Building layout includes waiting room, reception area, exam rooms, lab, Dr's Office, etc. Close to Morton Plant Hospital and located in a medical dense area. Great access and signage. Can easily be converted to General Office use.

KEY HOOK#: Lock Box
SIGNAGE: 3' x 4'

ASSOCIATE: Joseph Santolucito
LISTING CODE: LO-1295-03-32

SHOWING INFORMATION: Call listing Agent to arrange showing.

LEASING INFORMATION:

PROJECT SIZE: 2,984 SF **SPACE AVAILABLE:** 2,984 SF
OCCUPANCY: Immediate **MINIMUM TERM:** 5 Years
ESCALATION: 3% annually **PARKING SPACES:** 14 spaces
SIGNAGE: Monument
RENT: \$4,911/Month



| 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 |