



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1304

PROFESSIONAL OFFICE FOR LEASE



TARPON PROFESSIONAL CENTER
1501 S. PINELLAS AVE.
UNITS N & O/P
TARPON SPRINGS, FL 34689

- 800 SF - 3,184 SF OFFICE
- GREAT FLOORPLAN
- LOCATED NEXT TO FLORIDA HOSPITAL NORTH PINELLAS
- GOOD SIGNAGE
- EASY ACCESS
- NEAR SHOPPING & UPSCALE HOUSING
- **LEASE RATE:**
\$13.00 - \$14.00/SF + CAM



Revised 6/16/2026

PROPERTY OVERVIEW

LO-1304

ADDRESS: 1501 S. Pinellas Ave.
Units N & O/P
Tarpon Springs, FL 34689

LOCATION: Property is located just east of
Pinellas Ave., on the north side of E. Curlew Pl.

LAND AREA: 2.8 Acres

DIMENSIONS: Irregular

ZONING: RO-Residential Office, City of Tarpon Springs

LAND USE: ROG – Residential Office General

FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 23,608 SF

LEGAL DESCRIPTION: Lengthy – In Listing Folder

YEAR BUILT: 1988

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of Tarpon Springs

PARKING: 3.7/1000 SF

TAXES: Unit N - \$2,658.70 (2025)
Units O/P - \$7,976.10 (2025)

PRESENT USE: Professional Office

LEASE RATE: \$13/SF - \$14/SF + CAM

PARCEL ID #: 13-27-15-89898-000-0120,
13-27-15-89898-000-0130 & 13-27-15-89898-000-0140
TRAFFIC COUNT: 16,500 VPD

NOTES: 800 SF – 3,184 SF available. Located in Tarpon Professional Center. **Unit N - 800 SF** space includes lobby, 2 offices and restroom & upscale finishes. Well located and very good access. **Unit O/P - 2,384 SF** space includes reception area, 7 offices, large open area, kitchenette, & two restrooms. Additional storage closets are also available. Upgraded features such as, wood look vinyl plank flooring, LED can lighting throughout and new paint. Glass doors into office allows for extra light. Both units can be combined for a total of 3,184 SF. Located next to Florida Hospital North Pinellas. Ideal for any professional user.

KEY HOOK #: 3

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1304-3-25

SHOWING INFORMATION: Call Listing Agent to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 23,608 SF

SPACE AVAILABLE:

PARKING: 3.7/1000 SF

Unit N 800 SF @ \$14/SF + CAM (\$400/Mo.) = 1,333.33/Month

Units O/P 2,384 SF @ \$13/SF + CAM (\$800/Mo.) = \$3,382.67/Month

ESCALATION: 4%

Units N - O/P 3,184 SF @ \$12.37/SF +CAM (\$800/Mo.) = \$4,483.33/Month

OCCUPANCY: Immediate

CAM INCLUDES: Insurance, all exterior maintenance, water,
sewer & trash

OTHER CHARGES**LESSOR****LESSEE**

Real Estate Taxes

X

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

X

Water & Sewer

CAM

Management

X

Electric

X

MINIMUM TERM: 3 years

SIGNAGE: On Pylon & Building