



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1302

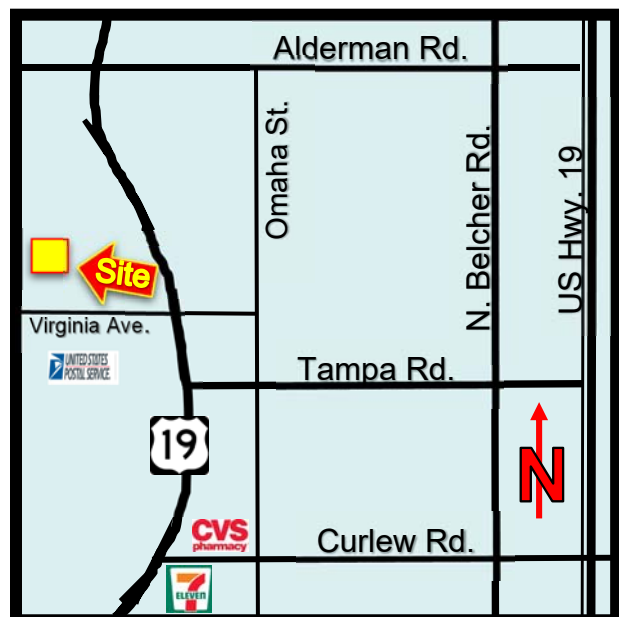
PROFESSIONAL OFFICE

FOR LEASE



971 VIRGINIA AVE., SUITE B
PALM HARBOR, FL 34683

- 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



REVISED 5/8/2024

PROPERTY OVERVIEW

LO-1302

ADDRESS: 971 Virginia Ave., Ste., B
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: 1,330 SF Available, space 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

PARKING: 5.4/1000 MOL

OCCUPANCY: Immediate

RENT: \$1,773.34/Month

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