

±4,800 SF

TWO-STORY BUILDING FOR LEASE

LOCATION

- » 1215 12th Street | Palm Harbor, FL 34683
- » Google Maps Link:
- » Coordinates 28.07958419211711, -82.76516490713675

PROPERTY FACTS

- » Lease Type: Modified Gross Lease
- » Parcel Number: 01-28-15-88560-067-2000
- » Property Type: Office
- » Building Size: 4,800 Square Feet
- » Building Class: C
- » Year Built/Renovated: 1925/2005
- » Building Height: 2 Stories
- » Lot Size: 0.40 AC
- » Zoning: DPH-FBC

SUMMARY

This historic building has been completely renovated from top to bottom, which includes electric, plumbing and HVAC, with an eloquent interior remodel, featuring immaculate aesthetics. This unique office setting contains 4 restrooms, 6 private offices, 1,250 SF of open area for cubicles, 2 conference rooms and a cozy breakroom with a lounge and an amazing kitchenette. As a bonus, this property has a basement and attic for storage or office build-out.

This beautiful two-story building is located at the northwest corner of 12th Street and Nebraska Avenue, in the Historic District of Palm Harbor, Florida, on a rectangular corner parcel, with frontage/access from two roads. As a result of an exquisite architectural design, this building is divisible by 3,000 SF MOL on each floor and yet, it is an exceptional space for a single company seeking to expand, with seamless scalability.

KEY HIGHLIGHTS

- » Adjacent to the local Chamber of Commerce, this historic building is one of the most attractive sites in the downtown core and is meticulously maintained with great pride of ownership.
- » Though originally constructed in 1925, all of the building systems—including electrical, plumbing, and HVAC—are fully modernized to commercial standards.
- » Boasts highly walkable neighborhood logistics, with a 1-minute walk from the 11th Street & Florida Ave bus stop.
- » Zoned under DPH-FBC (Downtown Palm Harbor Historic District), allowing a wide array of general commercial uses which includes corporate offices and retail.
- » Features a large third-floor attic that can be built-out as an executive private office and a spacious basement that is ideal for secure files and business asset storage.
- » Divisible by 3,000 SF MOL and an exceptional use for a single company.



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MARKET AERIAL



PHOTOGRAPHY

