



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

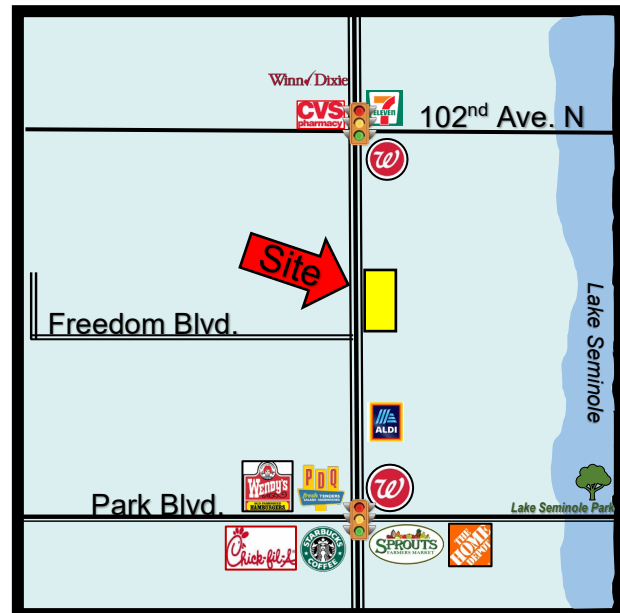
LO-1332

PROFESSIONAL OFFICE SUITE FOR LEASE



9303 SEMINOLE BLVD. UNIT "B"
SEMINOLE, FL 33772

- 990 SF
- RENOVATED SPACE
- 3 PRIVATE OFFICES / CONFERENCE ROOMS
- KITCHEN
- 41,500 AADT
- LEASE RATE: \$22.00/SF MODIFIED GROSS
- RENT: \$1,815.00 PER MONTH



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
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Revised: 10/1/25

PROPERTY OVERVIEW

LO-1332

ADDRESS: 9303 Seminole Blvd. Unit "B"
Seminole, FL 33772

LOCATION: East side of Seminole Blvd. between 102nd
Ave. and Park Blvd.

LAND AREA: 16,800 SF
DIMENSIONS: 120' x 140'

ZONING: CG – City of Seminole
LAND USE: CG – City of Seminole
FLOOD ZONE: "X" – No flood insurance required

IMPROVEMENTS: 4,530 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1981
CLEAR CEILING HEIGHT: 9'

UTILITIES: Electric – Duke Energy
Water, Sewer – Pinellas County / Trash – Waste Pro

PARKING: 23 spaces total
PRESENT USE: Professional Office

TAXES: \$2,045.61 (2024)
PARCEL ID #: 22-30-15-80060-000-0020
TRAFFIC COUNT: 41,500 AADT (Seminole Blvd.)

LEASE RATE: \$22/SF Modified Gross

NOTES: This renovated office suite is turnkey ready. In the heart of Seminole and right on the main line of Seminole Blvd. This suite sits between a Financial Advisor on one side and a Dental Practice on the other. Plenty of parking with over 5/1000 SF. A generous space over the entry door for your signage is right at eye level to the 41,500 VPD on Seminole Blvd. Three offices can be used as conference or private offices. A nice open feel greets you upon entry with reception desk as well. There is a handy back entry and kitchen and bath. Everything you need in a relatively small space. Priced right for your growing professional office needs.

KEY HOOK #: 24
K&H SIGNAGE: 3'X4'

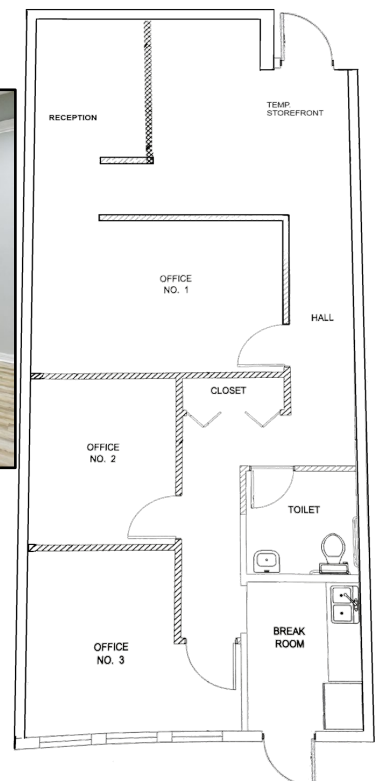
ASSOCIATE: Marilyn Stuelke
LISTING CODE: LO-1332-3-23

LEASING INFORMATION

PROJECT SIZE: 4,530 SF
SPACE AVAILABLE: Unit "B" – 990 SF
OCCUPANCY: Immediately
PARKING: 23 total
SIGNAGE: on building over entry
MINIMUM TERM: 3 Years
ESCALATION: 4%
RENT: \$1,815.00 per month



FLOOR PLAN



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

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