



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1307

MEDICAL OFFICE

FOR LEASE



34629 US HWY 19 N.
PALM HARBOR, FL 34684

- APPROXIMATELY 2,400 SF MEDICAL OFFICE
- 3 EXAM ROOMS
- RECENTLY RENOVATED
- LEASE RATE: \$18.00/SF
- RENT: \$4,274.00 PER MONTH
PLUS FLORIDA SALES TAX



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Revised: 10/22/24

PROPERTY OVERVIEW

LO-1307

ADDRESS: 34629 US HWY 19 N.
Palm Harbor, FL 34684

LOCATION: Located less than 1/2 miles North of US Hwy 19 and Nebraska Ave. on the East side of US Hwy 19

LAND AREA: 60,991 SF
DIMENSIONS: Irregular

ZONING: CP – Commercial Parkway
LAND USE: ROR – Residential Office Retail (Pinellas County)
FLOOD ZONE: "C" – No Flood Insurance Required

IMPROVEMENTS: 7,500 SF Heated

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1983

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – Pinellas County

CLEAR CEILING HEIGHT: 8' – 9'

PARKING: 4.5/1,000

TAXES: \$22,027.50 (2023)

PRESENT USE: Vacant – Medical

PARCEL ID #: 31-27-16-00000-430-0120

LEASE RATE: \$18.00/SF
+ Pass Thru: \$3.37/SF

TRAFFIC COUNT: \$91,500 vpd (US Hwy 19)

NOTES: 2,400 +/- SF Medical office now available for lease. Recently renovated with paint, floor covering, new lamps, ceiling tiles. Includes 3 exam rooms with cabinetry, reception, nursing station, 3 private offices, 4 separate entrances, overflow storage/exam rooms, 3 restrooms and more.

KEY HOOK #: 8
K&H SIGNAGE: 3'X4'

ASSOCIATE: Larry Gilbert
LISTING CODE: LO-1307-3-31

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 7,500 SF

SPACE AVAILABLE: 2,400 SF +/-

OCCUPANCY: Immediate

PARKING: 4.5/1,000

RENT: \$ 3,600.00/ Mo. Base Rent
\$ 674.00/Mo. Pass Thru
\$ 4,274.00 Total Rent + FL State Sales Tax

ESCALATION: 5%



OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes		X(\$2.12 per SF)
Insurance		X(\$1.25 per SF)
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X



MINIMUM TERM: 3 Years

SIGNAGE: on building

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