

# WALL SPRINGS EXECUTIVE CENTER UNITS A & B

3535 U.S. 19 Alternate  
Palm Harbor, FL 34683

## Office For Sale



Sale Information:  
813.505.3612

**Jon Slater**  
813.505.3612  
jslater@lpc.com

# Lincoln

Lincoln Property Company  
490 1st Avenue South, Suite 210  
St. Petersburg, FL 33701

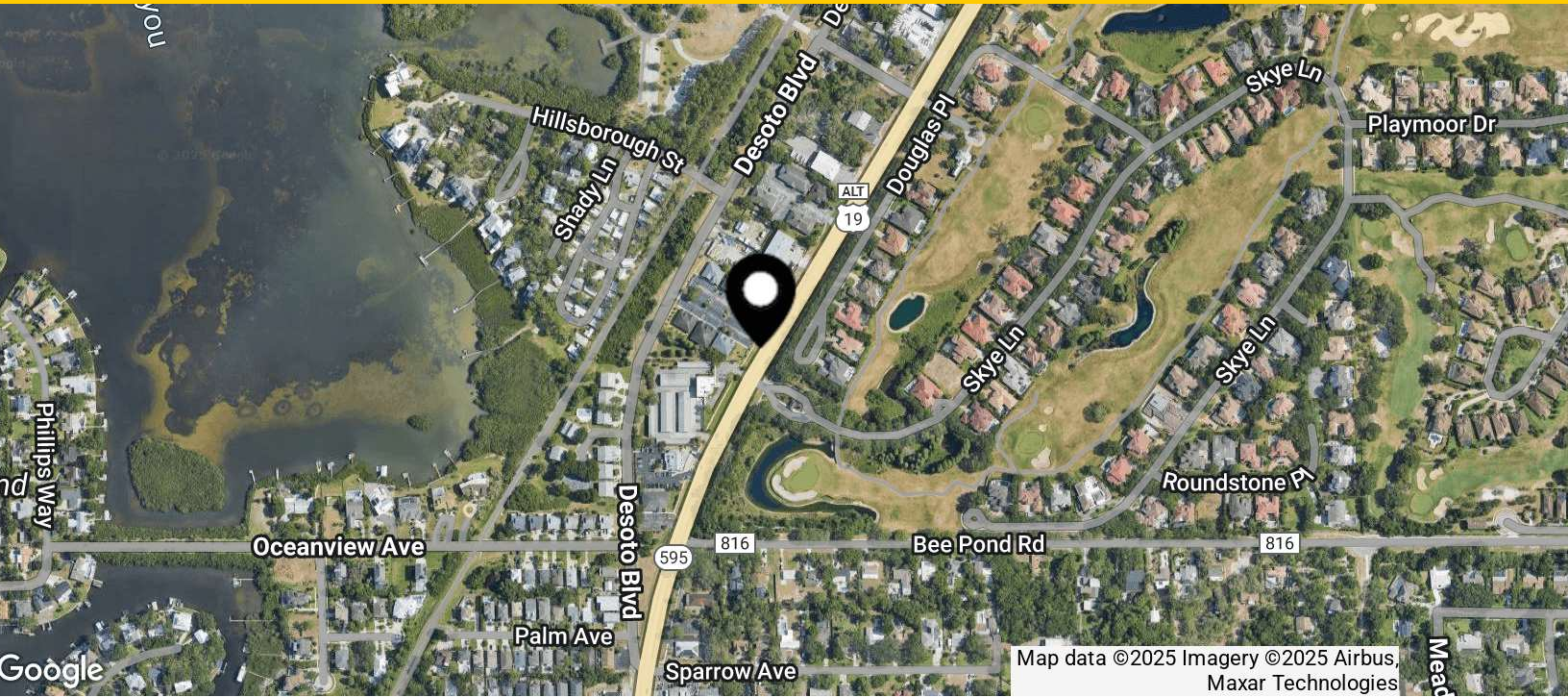
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Sale Price	Call Broker For Pricing
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Property Highlights

- Built in 2003
- Currently configured for single tenant occupant, can easily be demised for 2 tenants
- New roof installed in 2020
- Ample parking
- Zoning: E-2, Employment2
- Evacuation Zone: B
- Serviced by dedicated generator

Property Overview

Move-in ready office space with high ceilings and professional finishes. Easily divided into 2 units each half of the building size by adding a single wall. The building can accommodate medical users as well.

Location Overview

Located in the desirable and vibrant Palm Harbor community centrally located between Dunedin and Tarpon Springs and minutes from US Highway 19 N. The property is immediately accessible from Alternate 19 N and is prominently located in the exclusive Wall Springs Executive Center office park.



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# Operating Expenses

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## Operating Expenses (Last 12 Months)

Real Estate Tax (2024)	\$2.82 per RSF
Electric	\$3.17 per RSF
Water/Sewer	\$0.26 per RSF
Janitorial	\$2.48 per SF
Association Dues	\$1.51 per SF



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## Floor Plan

80'

12'

12'

12'

12'

12'

16'9"

11'1"

8'

8'

11'1"

16'9"

11'6"

23'10"

4'

4'

23'10"

11'6"

14'5"

10'7"

29'6"

4'3"

7'4"

7'4"

3'10"

7'3"

4'1"

4'3"

5'

7'9"

13'8"

6'2"

10'

7'1"

12'9"

12'9"

13'3"

13'3"

6'2"

13'3"

24'4"

27'

24'4"

11'6"

12'8"

4'2"

10'7"

11'6"

14'5"

10'7"

29'6"

4'3"

7'4"

7'4"

3'10"

7'3"

4'1"

4'3"

5'

7'9"

13'8"

6'2"

10'

7'1"

12'9"

12'9"

13'3"

13'3"

6'2"

13'3"

24'4"

56'

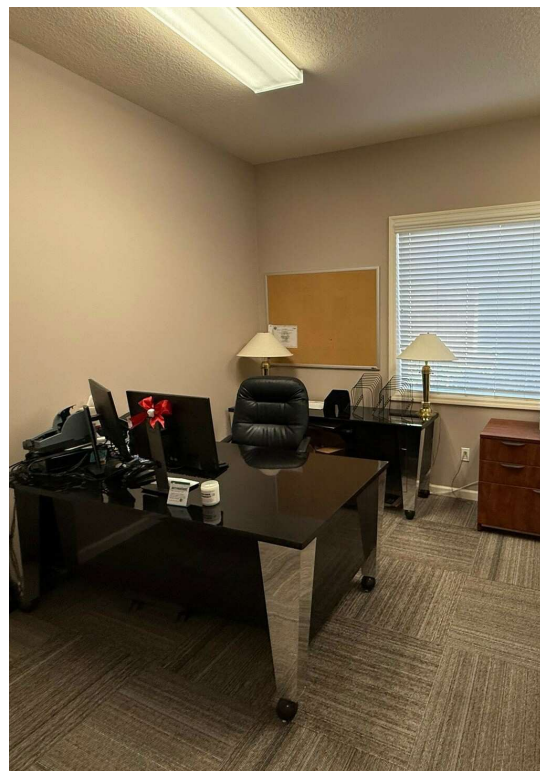
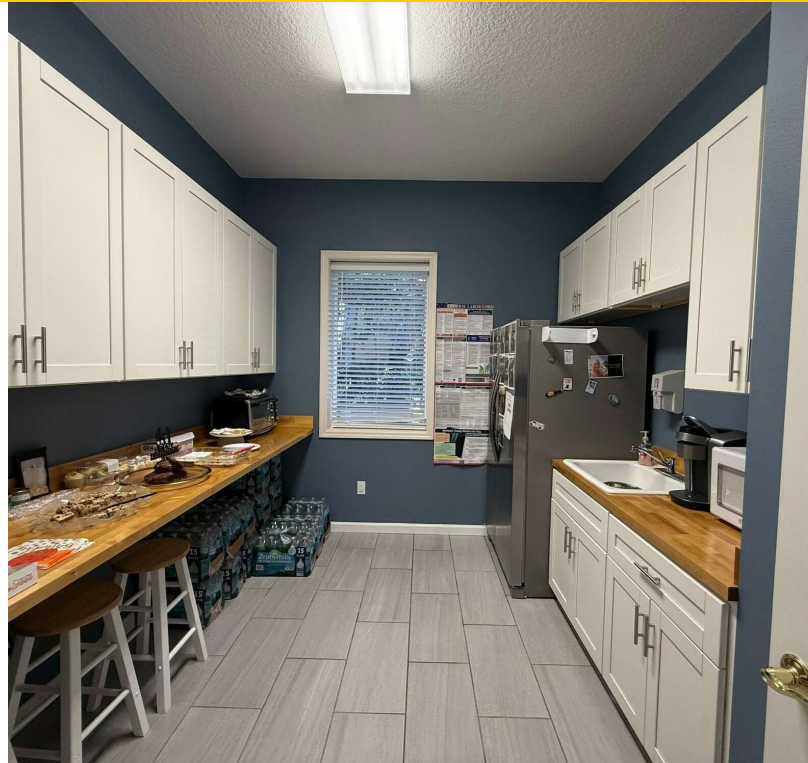
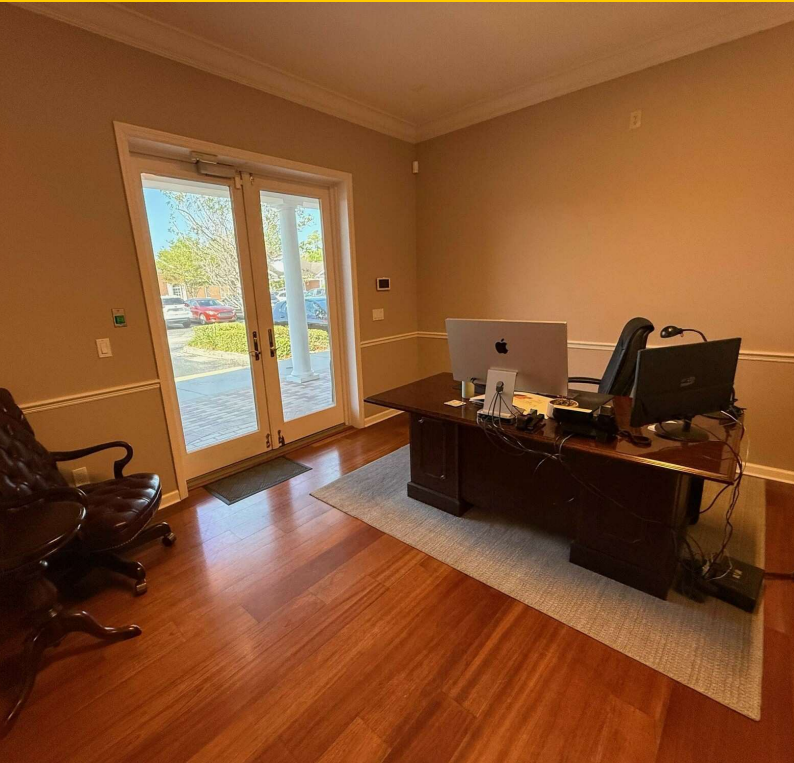
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## Additional Photos

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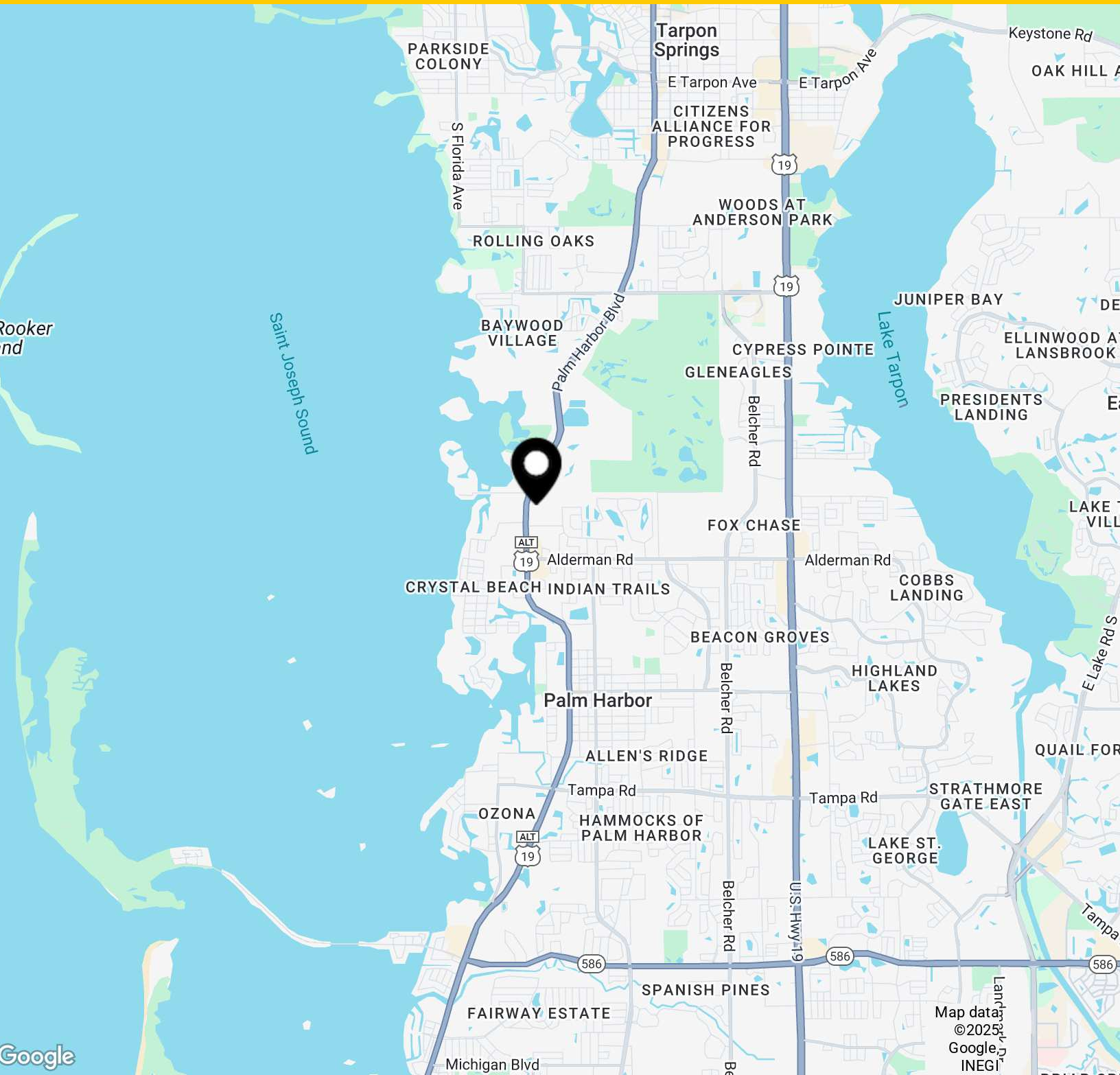
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# WALL SPRINGS EXECUTIVE CENTER, UNITS A & B

# Location Map

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