



THE EDGE

PALM HARBOR

Professional Office Building
6,174 SF Available

34650 US Hwy 19 N.
Palm Harbor, FL

Leasing Agents - 813.885.5656
Larry Brown & Bob Donnelly

Property Management
Frank Cisneros Jr.



UNDER NEW OWNERSHIP

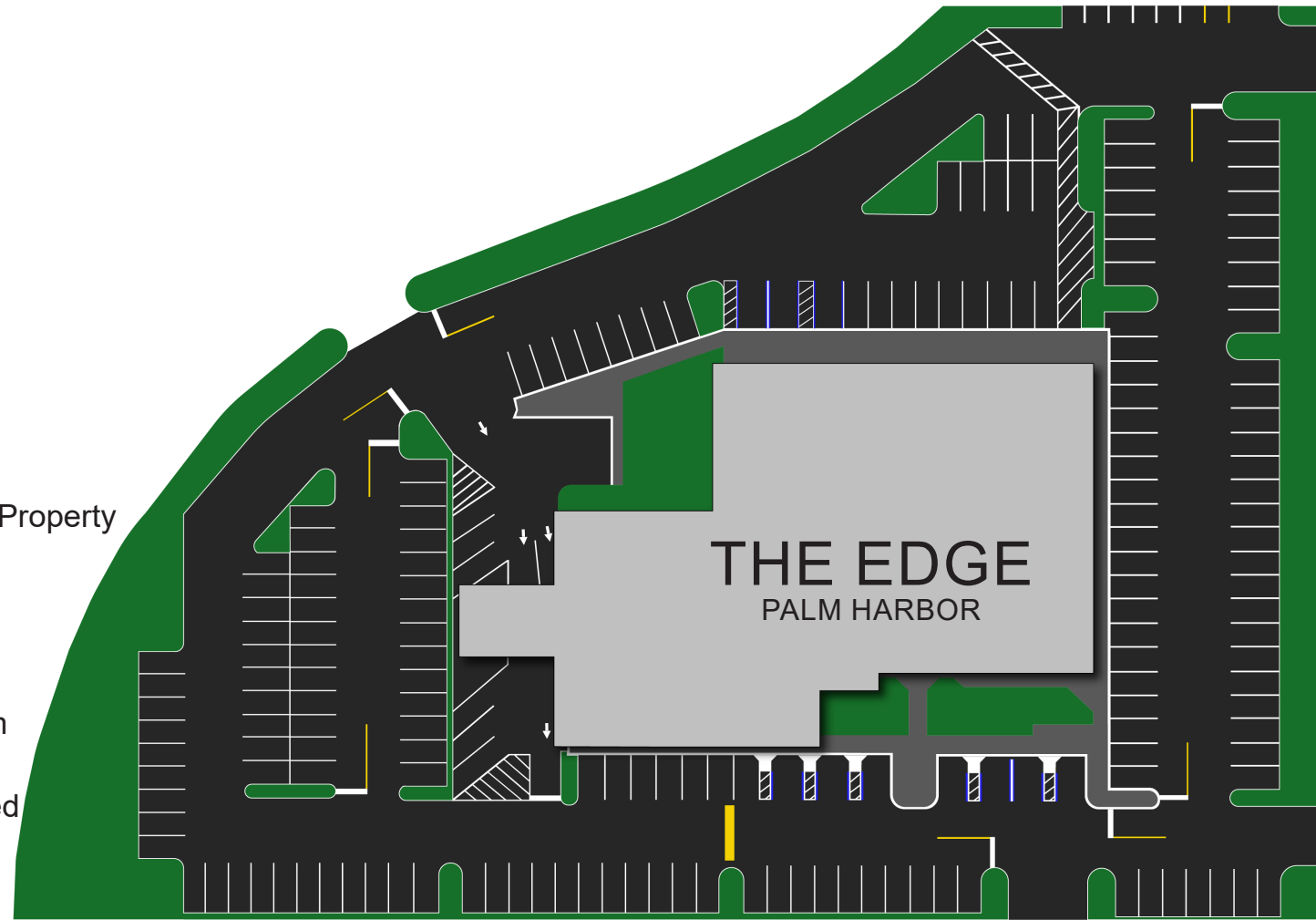
Leasing & Improvements Overview

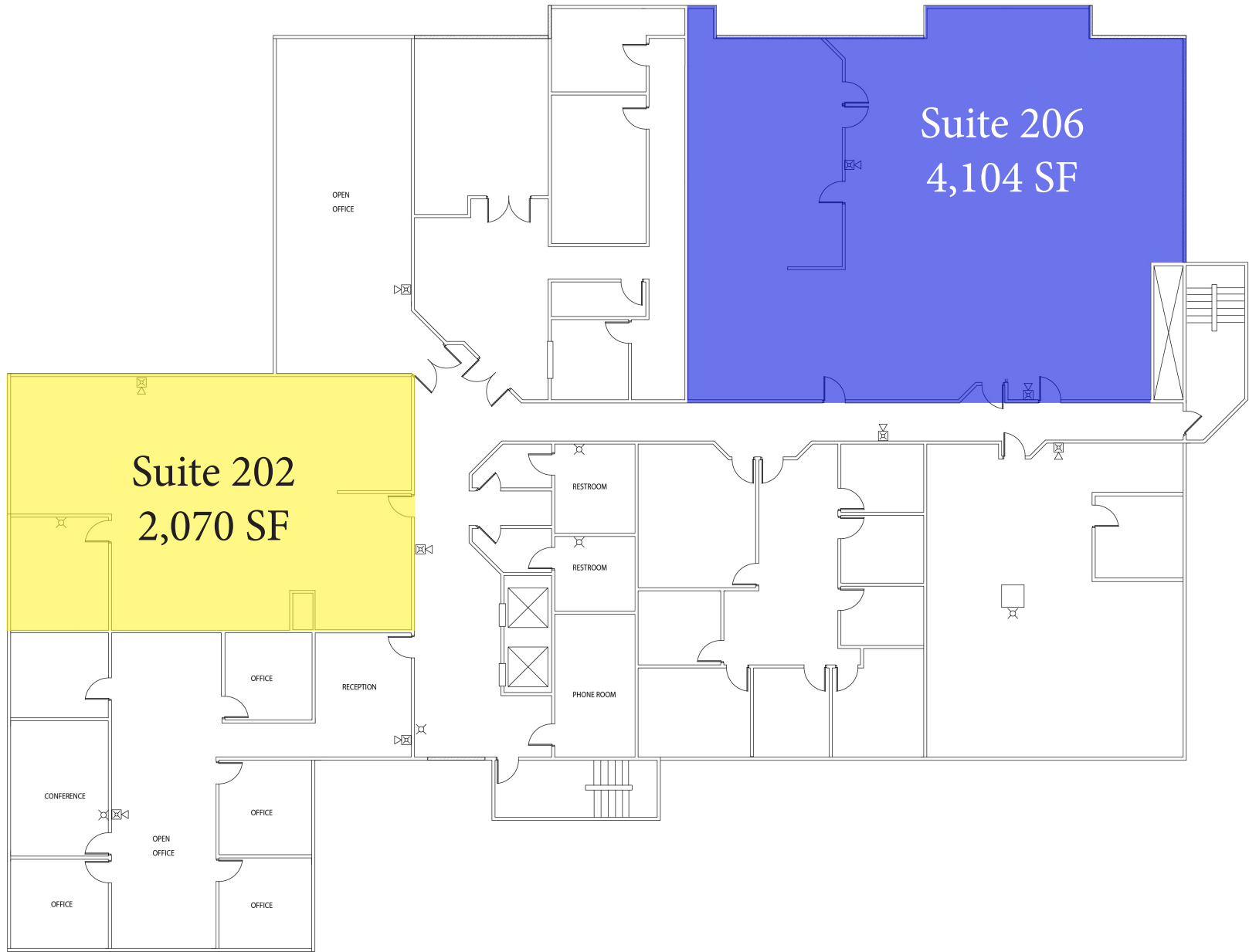
Property Highlights

- Three story professional office building
- 6,174 SF Available for lease
 - Suite 202 - 2,070 SF w/Balcony
 - Suite 206 - 4,104 SF
- Balcony attached to select suites
- 4.30/1000 Parking ratio
- Move-In specials
- Pharmacy coming 2019-2020

Improvement Highlights

- Roof Resurfaced
- Parking Lot Resurfaced
- Exterior Re-painted
- New Stone Tile on the exterior of the Property
- New exterior flooring
- Landscaping remodeling
- Landscape lighting installation
- Tree maintenance
- New landscaping well & pump system
- Restrooms remodeled
- Interior common area flooring replaced
- Vacant spaces updated





Property Description

The EDGE at Palm Harbor is a 45,000 SF Professional Office Building seated along the heavily trafficked US Hwy 19. Recently renovated in Fall of 2019, it has 6,174 SF of space available for Lease with modern updates that bring a fresh new look to this rejuvenated office building. Take advantage of Move-In specials, especially on select suites on the second floor with balconies perfect for afternoon meetings in the beautiful Florida sunshine.

The Krauss Organization continues to uphold the highest standard in Leasing and Management at The Edge, where our Tenants come first.

