



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

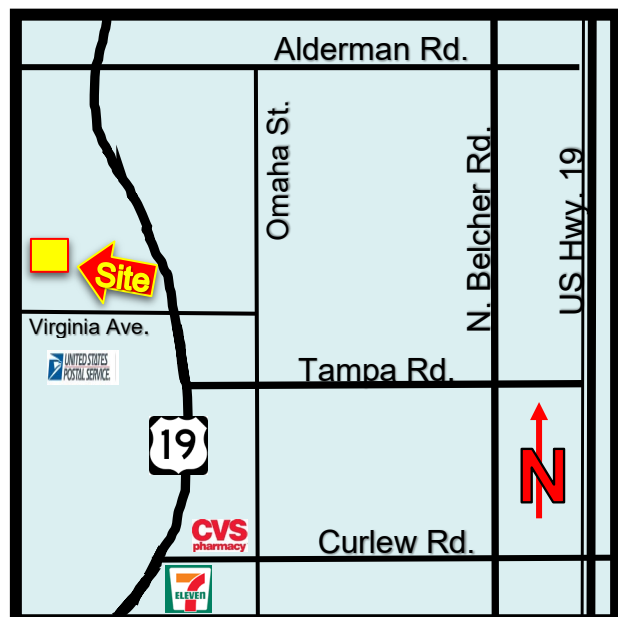
LO-1302

# PROFESSIONAL OFFICE FOR LEASE



**971 VIRGINIA AVE.**  
**SUITE A**  
**PALM HARBOR, FL 34683**

- 1,880 SF
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- **LEASE RATE: \$18/SF**  
**MODIFIED GROSS**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED 3/26/2025

**PROPERTY OVERVIEW**

LO-1302

**ADDRESS:** 971 Virginia Ave., Ste. A  
Palm Harbor, FL 34683

**LOCATION:** Located on the north side of Virginia Ave., just west of Alt. 19.

**LAND AREA:** .57 Acres  
**DIMENSIONS:** 130' x 190'

**ZONING:** E-2 – Employment, Pinellas County  
**LAND USE:** E – Employment, Pinellas County  
**FLOOD ZONE:** X – No Insurance Required

**IMPROVEMENTS:** 5,490 SF

**LEGAL DESCRIPTION:** Lengthy – in listing file

**YEAR BUILT:** 1981

**UTILITIES:** Electric - *Duke Energy*, Trash-Waste Management  
Water/Sewer/Reclaimed/Backflow – *Pinellas County*

**PARKING:** 5.4/1000

**TAXES:** \$11,282.46 (2024)

**PRESENT USE:** General Office

**LEASE RATE:** \$18/SF  
Modified Gross

**PARCEL ID:** 01-28-15-88560-149-0002

**NOTES:** Suite A (1,880 SF) flexible layout includes Reception area, 4 offices, open area, Breakroom and restroom. Space was also renovated to include vinyl plank flooring. Abundant lighting throughout with natural lighting and windows in almost every office. Located near downtown (Old Palm Harbor) and across from Post Office. Excellent signage on Virginia Ave. Ideal for any professional, i.e., CPA, Attorney, Insurance, etc.

**KEY HOOK #:** 17  
**K&H SIGNAGE:** 3' X 4'

**ASSOCIATE:** Monique Peteronje  
**LISTING CODE:** LO-1302-3-25

**SHOWING INFORMATION:** Contact listing associate to schedule showing

**LEASING INFORMATION**

**PROJECT SIZE:** 5,490 SF

**SPACE AVAILABLE:**  
Suite A – 1,880 SF - \$2,820.00/Month

**PARKING:** 5.4/1000 MOL

**ESCALATION:** 5%

**OCCUPANCY:** Immediate

<b>OTHER CHARGES</b>	<b>LESSOR</b>	<b>LESSEE</b>
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

**MINIMUM TERM:** 5 years

**SIGNAGE:** Pylon sign