



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

Commercial/Investment/Real Estate Services

LO-1304

# PROFESSIONAL OFFICE CONDO

## FOR LEASE



### 1501 S. PINELLAS AVE., UNIT O/P TARPON SPRINGS, FL 34689

- 2,384 SF
- FLEXIBLE LAYOUT
- GOOD SIGNAGE
- LOCATED NEXT TO FLORIDA HOSPITAL NORTH PINELLAS
- RENOVATED UNIT
- EASY ACCESS
- NEAR SHOPPING & UPSCALE HOUSING

• **LEASE RATE: \$10.00/SF NNN**



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



**ADDRESS:** 1501 S. Pinellas Ave., Unit O/P  
Tarpon Springs, FL 34689

**LOCATION:** Property is located just east of  
Pinellas Ave., on the north side of E. Curlew Pl.

**LAND AREA:** 2.8 Acres

**ZONING:** RO-Residential Office, City of Tarpon Springs

**DIMENSIONS:** Irregular

**LAND USE:** ROG – Residential Office General

**FLOOD ZONE:** "X" No Flood Insurance Required

**IMPROVEMENTS:** 2,384 SF

**LEGAL DESCRIPTION:** Lengthy – In Listing Folder

**YEAR BUILT:** 1988

**UTILITIES:** Electric – Duke Energy

**PARKING:** 3.7/1000 SF

Water, Sewer & Trash – City of Tarpon Springs

**PRESENT USE:** Professional Office

**TAXES:** \$4,286.58 (2023)

**LEASE RATE:** \$10.00/SF NNN

**PARCEL ID #:** 13-27-15-89898-000-0130 & 0140

**TRAFFIC COUNT:** 16,500 VPD

**NOTES:** Unit O/P - 2,384 SF available, located in Tarpon Professional Center. Space includes reception area, 7 offices, large open area, kitchenette and two restrooms. Additional storage closets are also available. Upgraded features such as wood look vinyl plank flooring, LED CAN lighting throughout and new paint. Glass doors into office allows for extra light. Located next to Florida Hospital North Pinellas. Ideal for any professional user.

**KEY HOOK #:** 18

**ASSOCIATE:** Monique Petronje

**K&H SIGNAGE:** 3 x 4 & Window

**LISTING CODE:** LO-1304-3-25

**SHOWING INFORMATION:** Call Listing Agent to arrange showing.

### LEASING INFORMATION

**PROJECT SIZE:** 2,384 SF

**SPACE AVAILABLE:** Unit O/P - 2,384 SF

**PARKING:** 3.7/1000 SF

**OCCUPANCY:** Immediate

**RENT:** \$1,987/Month + CAM

**ESCALATION:** 5%

**CAM:** \$3.60/SF

#### **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

**MINIMUM TERM:** 3 years

**SIGNAGE:** On Pylon & Building