



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

MEDICAL/PROFESSIONAL OFFICE SPACE FOR LEASE



NORTHSIDE PROFESSIONAL COMPLEX

**5800 – 5880 49TH ST. N.
ST. PETERSBURG, FL 33709**

- 5,775 SF TOTAL OF MEDICAL/GENERAL OFFICE SPACE AVAILABLE
- UPDATED COMMON AREAS
- NORTHSIDE HOSPITAL CAMPUS
- LOCAL, RESPONSIVE PROPERTY MANAGEMENT
- 103 PARKING SPACES + OVERFLOW
- **LEASE RATE: \$19.00 - 22.00/SF
MODIFIED GROSS**



ADDRESS: 5800 – 5880 49TH St., N.
St. Petersburg, FL 33709

LAND AREA: 90,000 SF / 2.06 Acres
DIMENSIONS: 450' x 200'

IMPROVEMENTS: 48,564 SF (2 Buildings)

YEAR BUILT: 1977

PARKING: 103 + overflow

PRESENT USE: Medical/Professional/ Office

TRAFFIC COUNT: 38,885 v.p.d. (49th St.)

LEASE PRICE: \$19.00-22.00/SF Modified Gross

NOTES: Complete renovations of common areas! Suites consist of a private entrance and restroom, 3/4 exam rooms & waiting area. Can be converted into regular office if desired. Complimentary cleaning service, changes light bulbs, ceiling tiles, trash, etc., and rent includes water and everything except electric, cable and insurance of personal property. Well established medical professional buildings with office directories at every hall intersection. Elevators to 2nd floor.

KEY HOOK #: Lock Box

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1157-3-03

SHOWING INFORMATION: Contact listing associate to set appointment.

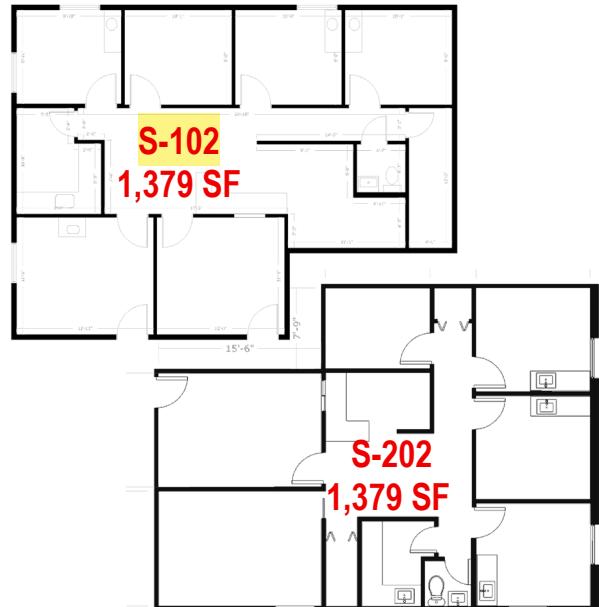
LEASING INFORMATION

SPACE AVAILABLE:

Unit #S-102 - 1,379 SF - \$22.00/SF

Unit #S-202 - 1,379 SF - \$19.00/SF

Unit #N-201/203 - 3,017 SF - \$19.00/SF



PROJECT SIZE: 48,564 SF

PARKING: 103 + overflow

OCCUPANCY: Immediate

ESCALATION: 4%

MINIMUM TERM: 3 years

SIGNAGE: On Directory

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

