



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

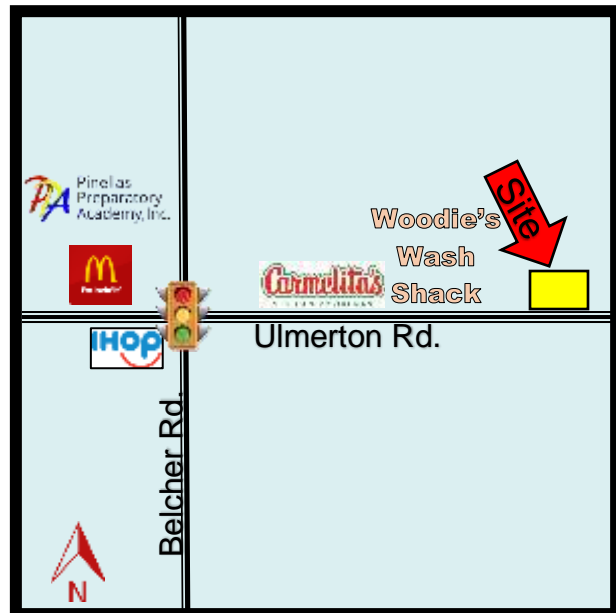
LO-1321

NEWLY RENOVATED OFFICE FOR PROFESSIONAL SERVICES **FOR LEASE**



ULMERTON PROFESSIONAL CENTER
7527-7573 ULMERTON RD.
LARGO, FL 33771

- 50,000 VPD
- 249' OF FRONTAGE ON ULMERTON RD.
- COMPLETELY RENOVATED WITH NEW PAINT & LANDSCAPING
- SEVERAL UNITS AVAILABLE
- NEWLY NAMED ULMERTON PROFESSIONAL CENTER
- **LEASE RATE: \$21.56/SF MODIFIED GROSS**



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

www.kleinandheuchan.com



Revised: 12/26/24

PROPERTY OVERVIEW

LO-1321

ADDRESS: 7527-7573 Ulmerton Rd.
Largo, FL 33771

LOCATION: Just East of Belcher Rd. on the North side of Ulmerton Rd.

LAND AREA: 1.14 acres
DIMENSIONS: 249' x 200'

ZONING: N/A City of Largo
LAND USE: ROG – Residential Office General
FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 10,816 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1984
CLEAR CEILING HEIGHT: 10'

UTILITIES: Electric – (Duke Energy)
Water & Sewer – (Pinellas County) Trash – (City of Largo)

PARKING: 40 spaces

TAXES: \$21,589 (2024)
PARCEL ID #: 06-30-16-70938-300-1101

PRESENT USE: Offices for Professional Services

LEASE RATE: \$21.56/SF Modified Gross

TRAFFIC COUNT: 50,000 VPD

NOTES: The newly named Ulmerton Professional Center is being renovated inside and out. Opportunity for some interior customization. New exterior paint, landscaping and recently restriped parking lot. Suites of varied sizes for professional services and general office use. Several spaces are available. All are being renovated with new flooring, lighting, new bathrooms, paint, etc. Land Use (zoning) for ROG includes: professional offices, insurance, legal, architect, government, office, dentist, medical clinic, medical spa, and veterinary clinic.

KEY HOOK #: 40
K&H SIGNAGE: 3' X 4'

ASSOCIATE: Marilyn Stuelke
LISTING CODE: LO-1321-3-23

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 10,816 SF

SPACE AVAILABLE: 5,824 SF Total

PARKING: 40 spaces

OCCUPANCY: Immediate

RENT: \$1,495 / Month Per 832 SF Unit

ESCALATION: 4%

MINIMUM TERM: 3 years

SIGNAGE: Monument Sign and on Building

<u>Suite #</u>	<u>Rentable SF</u>	
7527	1,664 SF	} Can be combined in a number of different combinations
7547	832 SF	
7549	1,664 SF	
7557	832 SF	
7565	832 SF	

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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

