



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-988

FIRST CLASS OFFICE SPACE

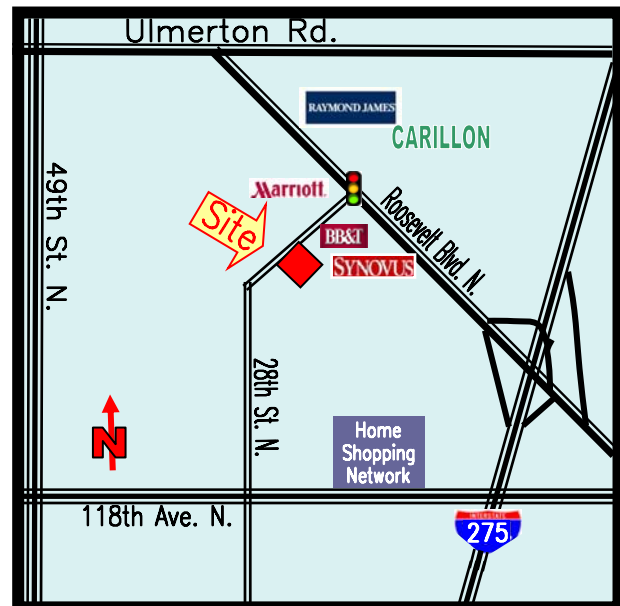
NEXT TO CARILLON OFFICE PARK

FOR LEASE



ROOSEVELT LAKES
12425 28TH ST., NORTH
ST. PETERSBURG, FL 33716

- 675 RSF – 1ST FLOOR
- HIGH PROFILE LOCATION
- 5/1,000 PARKING
- **LEASE RATE: \$23.50/SF**
FULL SERVICE



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



ADDRESS: 12425 28th Street N.
St. Petersburg, FL 33716

LOCATION: Located west of I-275 off Roosevelt Blvd., by entrance to Carillon Office Park.

LAND AREA: 4.25 acres
DIMENSIONS: 613' x 480'

ZONING: EC-Employment Center, City of St. Pete.
LAND USE: AC – Activity Center
FLOOD ZONE: AE

IMPROVEMENTS: 45,591 SF Office Building

LEGAL DESCRIPTION: Lengthy in listing file.

YEAR BUILT: 1985

UTILITIES: Water & Sewer – Pinellas County/
Electric – Duke Energy

PARKING: 252 spaces, 5/1,000

TAXES: \$78,927.24 (2021)

PRESENT USE: Professional Office

PARCEL ID #: 11/30/16/00000/420/0200

LEASE RATE: \$23.50/SF FULL SERVICE

TRAFFIC COUNT: 61,000 VPD (on Roosevelt)
13,952 VPD (on 28th St.)

NOTES: Suite 101 is located on the first floor. One private office/conference room with open work area. Access to the Interstate is less than 1.5 miles. A walking path around the three acre lake. 24-hour access with secure card access for after hours. Picnic tables in the rear of the building provide a quiet and shady location.

KEY HOOK #: None

ASSOCIATE: Linda Gardiner

SIGNAGE: 3' x 4'

LISTING CODE: LO-988-3-14

SHOWING INFORMATION: Please call listing associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 46,164 SF

PARKING: 5/1,000

OCCUPANCY: 30 days from lease execution

MINIMUM TERM: 3 years

RENT: \$23.50/SF, Full Service

SPACE AVAILABLE: Suite # 101 – 675 RSF

ESCALATION: 5%

SIGNAGE: All other suites have signage in the lobby & on the entrance door.

FLOOR PLAN:

