



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

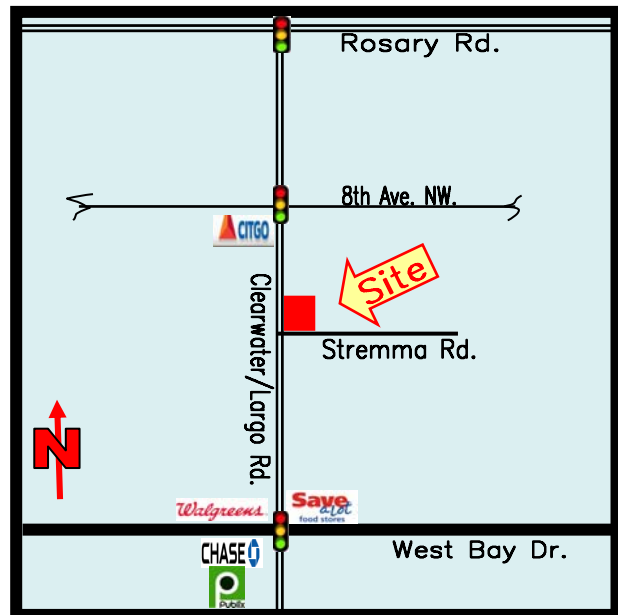
LO-1012

PROFESSIONAL OFFICE FOR LEASE



**670 CLEARWATER LARGO RD.
SUITE B
LARGO, FL 33770**

- SUITE B - 1,782 SF
- DESIRABLE LOCATION
- WELL MAINTAINED
- GREAT SIGNAGE - WITH NEW LIGHT UP MONUMENT SIGN
- SURROUNDED BY NUMEROUS NEW LUXURY APARTMENTS
- **LEASE RATE: \$18/SF
MODIFIED GROSS**



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

www.kleinandheuchan.com



ADDRESS: 670 Clearwater-Largo Rd.
Suite B
Largo, FL 33770

LOCATION: Six (6) blocks north of West Bay Dr., on the east side of Clearwater-Largo Rd.

LAND AREA: 30,000 SF
DIMENSIONS: 150' x 200'

ZONING: N/A
LAND USE: CRD – City of Largo
FLOOD ZONE: “E” - No Flood Insurance Required

IMPROVEMENTS: 2- Single Story Concrete Block Office Buildings totaling 5,952 SF

LEGAL DESCRIPTION: In listing file.

YEAR BUILT: 1974
PARKING: 6.2/1000

UTILITIES: Water/Sewer & Trash - Pinellas County
Electric - Duke Energy

PRESENT USE: Professional Office

TAXES: \$13,398.62 - 2021
PARCEL ID #: 34 29 15 00000 220 1700

TRAFFIC COUNT: 22,000 VPD

NOTES: Join other medical professionals in this Professional Office space available with great parking, road visibility. High speed internet through Verizon FIOS available. Parking in front of building & in rear area. New lighted monument sign, landscaping & exterior paint are new renovations that give this building a fresh look.

KEY HOOK #: 2
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Linda Gardiner
LISTING CODE: LO-1012-03-17

SHOWING INFORMATION: Please call Listing office to set appointment.

LEASING INFORMATION

PROJECT SIZE: 5,952 SF

SPACE AVAILABLE: Suite B – 1,782 SF

PARKING: 6.2/1000

OCCUPANCY: Immediate

RENT: \$18.00/SF, Modified Gross

ESCALATION: 5% annually

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water/Sewer		\$50/Mo.
Management	X	
Lawn Maintenance	X	
Electric		X

FLOORPLAN:

Suite B – 1,782 SF



MINIMUM TERM: 3 years

SIGNAGE: Pylon sign