



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1304

PROFESSIONAL OFFICE **FOR LEASE**



1501 S. PINELLAS AVE., UNIT N
TARPON SPRINGS, FL 34689

- VERY NICE 800 SF OFFICE
- GREAT FLOORPLAN
- LOCATED NEXT TO FLORIDA HOSPITAL NORTH PINELLAS
- GOOD SIGNAGE
- EASY ACCESS
- NEAR SHOPPING & UPSCALE HOUSING
- **LEASE RATE: \$12.00/SF NNN**



Revised 10/16/2025

PROPERTY OVERVIEW

LO-1304

ADDRESS: 1501 S. Pinellas Ave., Unit N
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

DIMENSIONS: Irregular

ZONING: RO-Residential Office, City of Tarpon Springs

LAND USE: ROG – Residential Office General

FLOOD ZONE: “X” No Flood Insurance Required

IMPROVEMENTS: 23,608 SF

LEGAL DESCRIPTION: Lengthy – In Listing Folder

YEAR BUILT: 1988

UTILITIES: Electric – Duke Energy

Water, Sewer & Trash – City of Tarpon Springs

PARKING: 3.7/1000 SF

PRESENT USE: Professional Office

TAXES: \$2,395.64 (2024)

LEASE RATE: \$12/SF NNN

PARCEL ID #: 13-27-15-89898-000-0120

CAM: \$400/Month

Includes: Insurance, all exterior,
maintenance, water, sewer & trash

TRAFFIC COUNT: 16,500 VPD

NOTES: Unit N - 800 SF available, located in Tarpon Professional Center. Space includes lobby, 2 offices and restroom. Upscale finishes. Well located and very good access. Located next to Florida Hospital North Pinellas. Ideal for any professional user.

KEY HOOK #: None

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1304-3-25

SHOWING INFORMATION: Call Listing Agent to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 23,608 SF

SPACE AVAILABLE: Unit N - 800 SF

PARKING: 3.7/1000 SF

OCCUPANCY: Immediate

RENT: \$12/SF NNN + CAM

ESCALATION: 4%

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

X

Management

X

Electric

X

MINIMUM TERM: 3 years

SIGNAGE: On Pylon & Building