



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1350

HIGH-QUALITY MEDICAL OFFICE FOR LEASE



4140 WOODLANDS PARKWAY
SUITE "B"
PALM HARBOR, FL 34685

- BEAUTIFUL FREE-STANDING BUILDING
- SIGNAGE ON EAST LAKE ROAD
- GREAT MEDICAL SPACE
- OUTSTANDING NORTH PINELLAS COUNTY / EAST LAKE LOCATION
- METICULOUSLY MAINTAINED
- 3,284 SF (SUITE "B")
- **LEASE RATE: \$25.00/SF + CAM**



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



ADDRESS: 4140 Woodlands Parkway Ste. B
Palm Harbor, FL 34685

LOCATION: Intersection of McMullen Booth Rd.
and Eastlake Rd.

LAND AREA: 17,435 SF

DIMENSIONS: Irregular (200' x 95')

ZONING: GO - Pinellas County

LAND USE: ROG - Pinellas County

FLOOD ZONE: "B"

IMPROVEMENTS: 7,268 SF

LEGAL DESCRIPTION: Lengthy - In listing folder

YEAR BUILT: 2004

UTILITIES: Duke Energy - Electric

Pinellas County Utilities - Water & Sewer

PARKING: 5/1000

PRESENT USE: Office

TAXES: \$26,428 (2025)

PARCEL ID #: 09-28-16-85512-000-0016

LEASE RATE: \$25.00/SF + CAM

TRAFFIC COUNT: 49,000 VPD East Lake Rd.
44,500 VPD Tampa Rd.

NOTES: Rare opportunity to lease a suite in a free-standing high-quality medical office building. Excellent signage on East Lake Road. This 3,284 SF medical office has been meticulously cared for and includes a good mix of exam rooms, reception area, doctor's offices, lab, nurse's station, and offices. Upscale interior and finishes. Great parking. Just north of Target & Shoppes at Booth Ranch.

KEY HOOK#: #32

ASSOCIATES: Steve Klein & Larry Gilbert

SIGNAGE: 3' x 4'

LISTING CODE: LO-1350-3-27/31

SHOWING INFORMATION: Call listing agents to set appointment.

LEASING INFORMATION:

PROJECT SIZE: 7,268 SF

SPACE AVAILABLE: 3,284 SF (Suite "B")

OCCUPANCY: Immediate

MINIMUM TERM: 5 Years

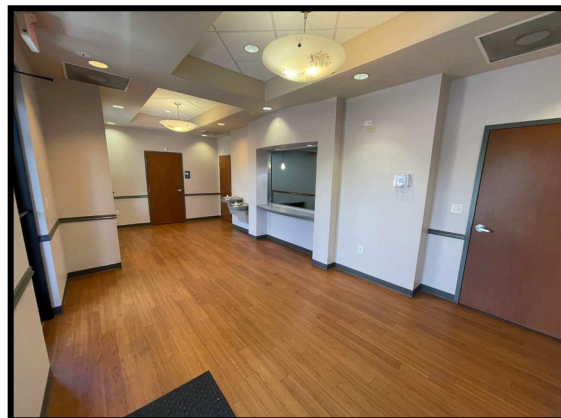
ESCALATION: 4% annually

RENT: \$25.00 PSF

CAM: \$11.60 PSF

PARKING: 5/1000

SIGNAGE: Monument



OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes		CAM
Insurance		CAM
Insurance: Personal Property & Liability		X
Trash		CAM
Exterior Maintenance		CAM
Interior Maintenance		X
Water		CAM
Management		CAM
Electric		X