



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1302

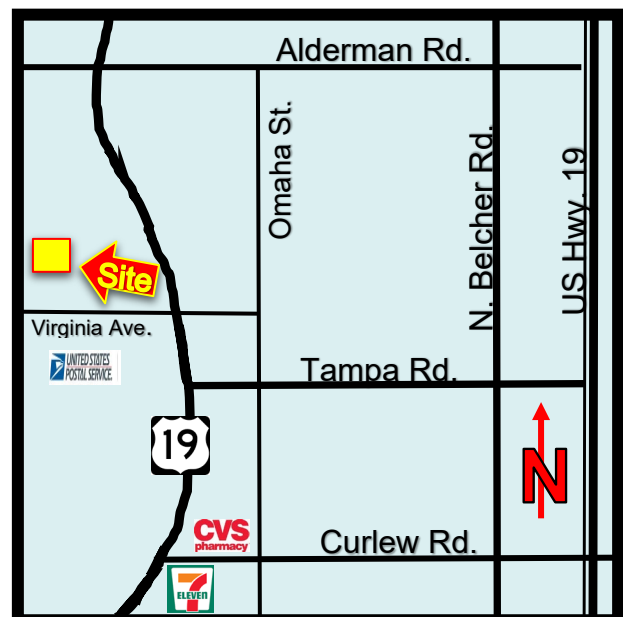
PROFESSIONAL OFFICE

FOR LEASE



971 VIRGINIA AVE.
SUITE F
PALM HARBOR, FL 34683

- 1,085 SF
- GREAT NORTH PINELLAS LOCATION
- FLEXIBLE LAYOUT
- SIGNAGE ON VIRGINIA AVE.
- ACROSS FROM POST OFFICE
- **LEASE RATE: \$18/SF + CAM**



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

www.kleinandheuchan.com



ADDRESS: 971 Virginia Ave., Ste F
Palm Harbor, FL 34683

LOCATION: Located on the north side of Virginia Ave., just west of Alt. 19.

LAND AREA: .57 Acres
DIMENSIONS: 130' x 190'

ZONING: E-2 – Employment, Pinellas County
LAND USE: E – Employment, Pinellas County
FLOOD ZONE: X – No Insurance Required

IMPROVEMENTS: 5,490 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1981

UTILITIES: Electric - *Duke Energy*, Trash-Waste Management
Water/Sewer/Reclaimed/Backflow – *Pinellas County*

PARKING: 5.4/1000

PRESENT USE: General Office

TAXES: \$12,111.29 (2025)

LEASE RATE: \$18/SF + CAM (\$3.50/SF)
CAM INCLUDES: Water, Sewer, Trash,
Landscaping & Insurance

PARCEL ID: 01-28-15-88560-149-0002

NOTES: Suite F (1,085 SF) space offering natural lighting and includes 3 offices, plus large area that can be used for conference room, cubicles, etc. Unit has double pane windows. Located near downtown (Old Palm Harbor) and across from Post Office. Excellent signage on Virginia Ave. Ideal for any professional, i.e., CPA, Attorney, Insurance, etc.

KEY HOOK #: 17
K&H SIGNAGE: 3' X 4'

ASSOCIATE: Monique Peteronje
LISTING CODE: LO-1302-3-25

SHOWING INFORMATION: Contact listing associate to schedule showing.

LEASING INFORMATION

PROJECT SIZE: 5,490 SF

SPACE AVAILABLE:

Suite F – 1,085/SF- \$1,628.00/Month + CAM

PARKING: 5.4/1000 MOL

ESCALATION: 5%

OCCUPANCY: Immediate

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

X

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

X

Interior Maintenance

X

Water

CAM

Management

X

Electric

X

MINIMUM TERM: 3 years

SIGNAGE: Pylon sign