LO-1020-B

KLEIN & HEUCHAN, INC
REALTORS
Commercial/Investment/Real Estate Services

PROFESSIONAL OFFICE

FOR LEASE



3450 EAST LAKE ROAD, UNIT #305
PALM HARBOR, FL 34685

- UNIT # 305 - 1,070 SF
- HIGHLY VISIBLE OFFICE IN EAST LAKE WOODLANDS SHOPPING CENTER
- PROFESSIONAL OFFICE SPACE
- CLOSE TO RESTAURANTS & SHOPS
- GREAT SIGNAGE & VISIBILITY
- EASY ACCESS
- **LEASE RATE: $26/SF**
  FULL SERVICE



CCIM INDIVIDUAL MEMBERSHIP

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

REALTOR®

Rev. 9/23/2026

PROPERTY OVERVIEW

LO-1020-B

ADDRESS: 3450 East Lake Rd., Unit # 305
Palm Harbor, FL 34685

LOCATION: NE quadrant of Tampa Rd. & East Lake Rd.

LAND AREA: 38,000 SF
DIMENSIONS: Irregular

ZONING: C-2, Pinellas County
LAND USE: CG – Pinellas County
FLOOD ZONE: "X" No Flood Insurance required

IMPROVEMENTS: 24,000 SF Office Building

LEGAL DESCRIPTION: Lengthy in listing file.

YEAR BUILT: 1986
PARKING: 4 + spaces / 1,000

UTILITIES: Electric – TECO Electric
Water & Sewer, Pinellas County Utilities

TAXES: $48,628 - 2025

PRESENT USE: Office

PARCEL ID #: 09/28/16/00000/310/0900

LEASE RATE: $26.00/SF Full Service,
Net of Janitorial

TRAFFIC COUNT: 24,000 V.P.D. East Lake Bus. Rd.
49,000 – East Lake Rd., & 44,500 – Tampa Rd.

NOTES: Highly visible and well-located 3-story office building in East Lake. Professional & Medical office space with excellent visibility, great access and very good signage. Attractive move-in ready suite. Excellent East Lake / Palm Harbor location. Close to shops, restaurants, medical and major road ways.

KEY HOOK#: None
SIGNAGE: 3' x 4'

ASSOCIATE: Steven G. Klein or Dawn Kutz
LISTING CODE: LO-1020-3-27/06

SHOWING INFORMATION: Listing Associate must accompany, call listing office to set appointment.

LEASING INFORMATION

PROJECT SIZE: 24,000 ± SF

SPACE AVAILABLE: Unit # 305 – 1,070 SF

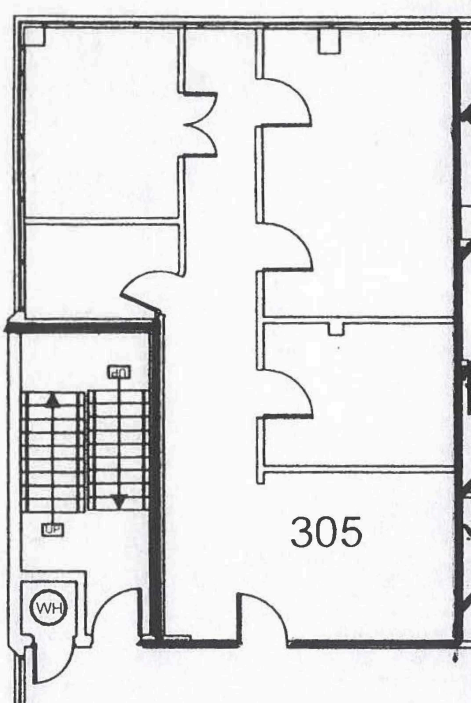
PARKING: 4 + spaces / 1,000

OCCUPANCY: 11/1/2026

MONTHLY RENT: $2,318/Month

ESCALATION: 4%

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



Suite # 305
1,070 SF

MINIMUM TERM: 3 years

SIGNAGE: Large Pylon

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.