



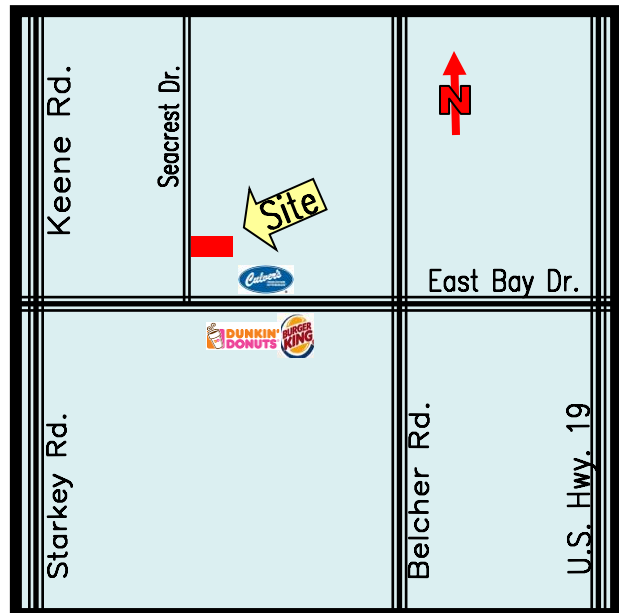
OFFICE / RETAIL

FOR LEASE



**104 SEACREST DR.
 LARGO, FL 33771**

- **805** – 1,647 SF
- NEWLY REMODELED
- ALL NEW INTERIOR & EXTERIOR
- EASY ACCESS OFF EAST BAY DRIVE
- **LEASE RATE: \$11.95/SF
 MODIFIED GROSS**
- **MONTHLY RENT:
 FROM: \$802.00/MONTH**



ADDRESS: 104 Seacrest Dr.
Largo, FL 33771

LOCATION: Property is located on east side of Seacrest Dr., just north off East Bay.

LAND AREA: .65 acres
DIMENSIONS: 100' X 258'

ZONING: N/A
LAND USE: ROL – City of Largo
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 7,520 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1981

UTILITIES: Electric – Duke Energy
Water/Sewer/Trash - City of Largo

PARKING: 4/1000

PRESENT USE: Office

TAXES: \$10,878.67 - 2017
PARCEL ID #: 36/29/15/70236/100/1002

LEASE RATE: \$11.95/SF, Modified Gross

TRAFFIC COUNT: N/A

NOTES: Newly remodeled office space available for lease. Space ranges from 805 – 1,647 SF. Tenant can select carpet color. Spaces can be combined to make larger units.

KEY HOOK #: 40

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1078-3-05

SHOWING INFORMATION: Must contact listing associate.

LEASING INFORMATION

PROJECT SIZE: 7,520 SF

SPACE AVAILABLE:

Unit # 2 - 834 SF - \$ 831.00/MO.	} Can be combined
Unit # 4 - 805 SF - \$ 802.00/MO.	
Unit # 5 - 843 SF - \$ 839.00/MO.	
Unit # 6 - 1,647 SF - \$1,640.00/MO.	

PARKING: 4/1000

OCCUPANCY: Immediate

RENT: \$11.95/SF Modified Gross

ESCALATION: 3%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes	X	
Insurance	X	
Insurance/Personal/Property/Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X

MINIMUM TERM: 3 years

SIGNAGE: Available on glass doors