



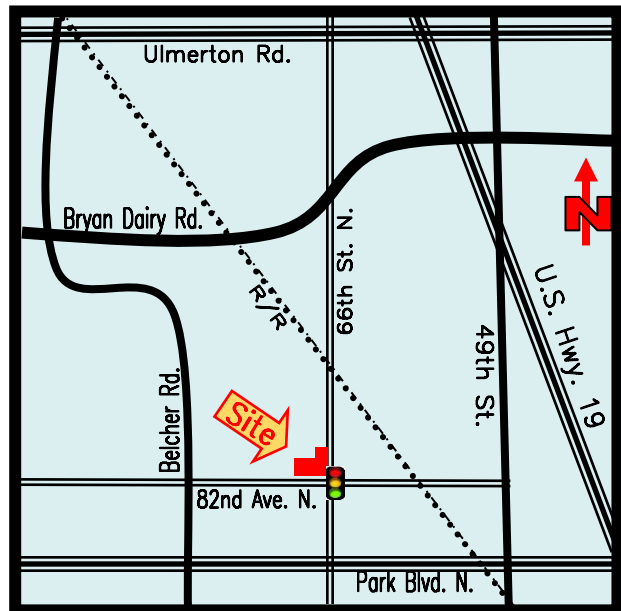
# RETAIL / OFFICE

## FOR LEASE



**8200 66<sup>th</sup> STREET N.**  
**SUITE 2**  
**PINELLAS PARK, FL 33781**

- HIGH PROFILE BUILDING
- SIGNALIZED INTERSECTION
- 3,928 SF – SUITE # 2
- FORMER BANK SPACE
- HIGH-END FINISHES
- **LEASE RATE: \$16.00/SF**  
**MODIFIED GROSS**



**ADDRESS:** 8200 66<sup>TH</sup> Street N., #2  
Pinellas Park, FL 33781

**LOCATION:** Located on the west side of 66<sup>th</sup>.  
Street, just north of 82<sup>nd</sup> Ave.

**LAND AREA:** 1.53 Acres

**ZONING:** B-1, General Commercial, City of Pinellas Park

**DIMENSIONS:** Irregular

**LAND USE:** CPUD -Overlay

**FLOOD ZONE:** AE – Flood Insurance Required

**IMPROVEMENTS:** 17,249 SF

**LEGAL DESCRIPTION:** Shoppes at sixty-six,  
Blk 1, Lot 1

**YEAR BUILT:** 2007

**PRESENT USE:** Office/Retail

**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash – City of Pinellas Park

**MORTGAGE HOLDER:** N/A

**TAXES:** \$38,448.90 (2017)

**LEASE RATE:** From: \$16.00/SF  
Modified Gross

**PARCEL ID #:** 30-30-16-81207-001-0010

**TRAFFIC COUNT:** 50,500 VPD

**NOTES:** **Suite # 2**, 3,928 SF, which includes 2 drive-thru's teller, open area, 3 offices, large conference room, break room and restrooms. High end finishes include: tray ceilings, recessed lighting, upgraded baseboards & carpet. All offices have glass doors with side lights. Great opportunity for pharmacy, attorney or any high end office user.

**KEY HOOK #:** 18

**ASSOCIATE:** Monique Petronje

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1111-3-05

**SHOWING INFORMATION:** Must contact Listing Associate to arrange a showing.

### LEASING INFORMATION

**PROJECT SIZE:** 17,249 SF

**SPACE AVAILABLE:**

Suite # 2 – 3,928 SF @ \$16/SF Modified Gross

**PARKING:** 5/1000

**ESCALATION:** 3%

**OCCUPANCY:** Immediate

#### **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:** 5 years

**SIGNAGE:** Available on building & pylon