



MEDICAL / PROFESSIONAL OFFICE SPACE FOR LEASE



NORTHSIDE PROFESSIONAL COMPLEX
5800 – 5880 49TH ST. N.
ST. PETERSBURG, FL 33709

- MEDICAL / GENERAL OFFICE SPACE
 AVAILABLE FROM 1,361 SF – 3,017 SF
- CAN BE COMBINED AS NEEDED
- NORTHSIDE HOSPITAL & HEART INSTITUTE
 CAMPUS
- LOCAL, RESPONSIVE PROPERTY
 MANAGEMENT
- 103 PARKING SPACES + OVERFLOW
- INCENTIVES AVAILABLE!
- **LEASE RATE: \$14.00/SF MODIFIED GROSS**



ADDRESS: 5800 – 5880 49TH St., N.
St. Petersburg, FL 33709

LOCATION: On campus of Northside Hospital – St. Pete., just north of 54th Ave., on 49th St. N.

LAND AREA: .90,000 SF / 2.06 Acres
DIMENSIONS: 450' x 200'

ZONING: ROG- Residential/Ofc/General, Pinellas County
LAND USE: GO – General Office, Pinellas County
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 48,564 SF
2 Buildings

LEGAL DESCRIPTION: Lengthy, in listing office

YEAR BUILT: 1977

PARKING: 103 + overflow

UTILITIES: Electric – Duke Energy
Water & Sewer – City of St. Petersburg

PRESENT USE: Medical/Professional/
Office Building

TAXES: \$62,453.58 (2018)

PARCEL ID #: 33-30-16-69948-400-4601

PRICE: \$ 14.00/SF Modified Gross

TRAFFIC COUNT: 38,885 v.p.d. (49th St.)

NOTES: These two buildings, just got new roofs and new exterior paint. Most suites consist of a private entrance and restroom for physicians, 3-4 exam rooms, waiting area & lab area. All of these can be converted into regular office if desired. Complimentary cleaning service changes light bulbs, ceiling tiles, trash, etc., and rent includes water and everything except electric, cable and insurance of personal property. Well established medical professional buildings with office directories at every hall intersection. Elevators to 2nd floor.

KEY HOOK #: Lock Box

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3' x' 4'

LISTING CODE: LO-1157-3-03

SHOWING INFORMATION: Contact listing associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 48,564 SF

SPACE AVAILABLE:

PARKING: 103 + overflow

OCCUPANCY: Immediate

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

<u>Suite #</u>	<u>SF</u>	<u>Rate</u>	<u>Mo. Rent</u>
N-105	1,365	\$14.00	\$1,592.50
N-201	3,017	\$14.00	\$3,519.83
N-204 Leased	1,379	\$14.50	\$1,666.29
N-205	1,361	\$14.00	\$1,587.83
N-206 Leased	1,577	\$14.00	\$1,839.83
N-207	1,674	\$15.50	\$2,162.25
N-208 Leased	1,430	\$14.50	\$1,727.92
S-104	1,441	\$14.50	\$1,741.21
S-202	1,379	\$14.00	\$1,608.83
S-206	1,577	\$14.00	\$1,839.83
S-207	1,673	\$14.50	\$2,021.54
S-208	1,830	\$14.00	\$2,135.00



MINIMUM TERM: 3 years

SIGNAGE: On Directory