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REALTORS

Commercial/Investment/Real Estate Services

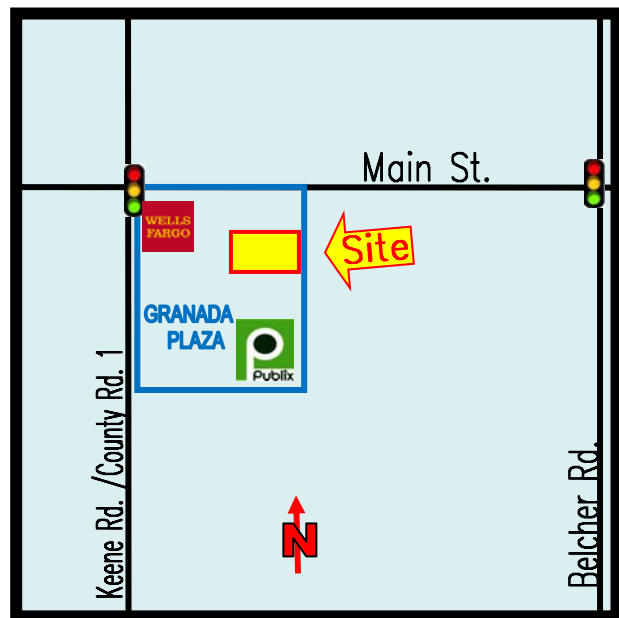
LO-1203

PRIME DUNEDIN – MAIN ST. LOCATION **GRANADA PLAZA – 2ND FLOOR OFFICE CENTER** **FOR LEASE**



**1523 MAIN STREET
DUNEDIN, FL 34698**

- PERFECT LOCATION FOR YOUR OFFICE WITH 1,656 SF AVAILABLE
- MOST VISIBLE AND WELL-KNOWN ADDRESS IN DUNEDIN
- AMPLE AND SHADED PARKING
- NEWLY RENOVATED
- JOIN OTHER SUCCESSFUL LOCAL & NATIONAL BUSINESSES
- LEASE RATE: \$8.00/SF NNN



ADDRESS: 1523 Main St.
Dunedin, FL 34698

LOCATION: S.E. Corner of S.R.580 (Main St) & Keene Rd.

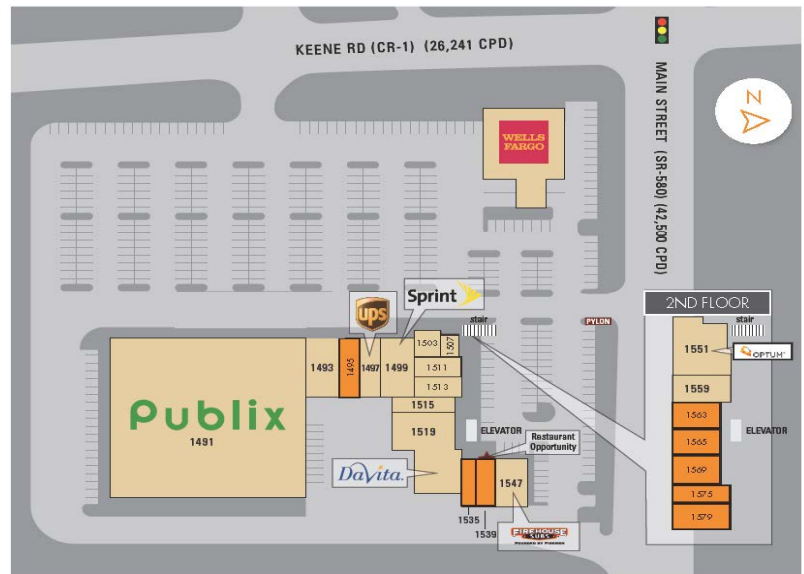
IMPROVEMENTS: 74,178 SF

YEAR BUILT: 2003

PARKING: 365 spaces total
65 in front of Office Center

PRESENT USE: Commercial Plaza
& Office Center

TRAFFIC COUNT:
45,500 V.P.D for SR580/ Main St.
& 17.914 V.P.D. for Keene Road.



NOTES: This office center represents the best opportunity to locate your office with 1,656 SF available. **Why move to Granada?** It is a very well-known address in Dunedin as part of the Granada Plaza, anchored by Publix, with maximal visibility at the SE corner of Main street (45,500 vehicles/day) and Keene road (CR1). The office center is safely located on the 2nd floor with an elevator, and it has a very large parking lot which is shaded by large oaks. Other very successful local and national businesses call it home. Today's office use has changed to more mobility and telecommuting where formal offices are more compact and more efficient. Granada Office Center has everything!

ASSOCIATES: Philippe Beau, cell # 727-409-3465 & Steve Klein

LISTING CODE: LO-1203-3-18/27

SHOWING INFORMATION: Call Listing Agents for a visit.

LEASING INFORMATION

PROJECT SIZE: 74,178 SF

PARKING: 65 spaces in front of office center

OCCUPANCY: Immediate

RENT: \$8.00/SF Triple Net + FL State Sale Tax

SIGNAGE: On building front & on door

SUITE	SF	TOTAL RENT /MONTH*
1563	1,656	\$1,080
1565	1,656	\$1,090
1569	1,656	\$1,369
1575	1,656	\$1,257
1579	1,656	\$2,231

*Includes CAM at \$7.18 SF for 2021 & Sales Tax 6.5%

