



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1191

PRIME DUNEDIN - MAIN ST. LOCATION

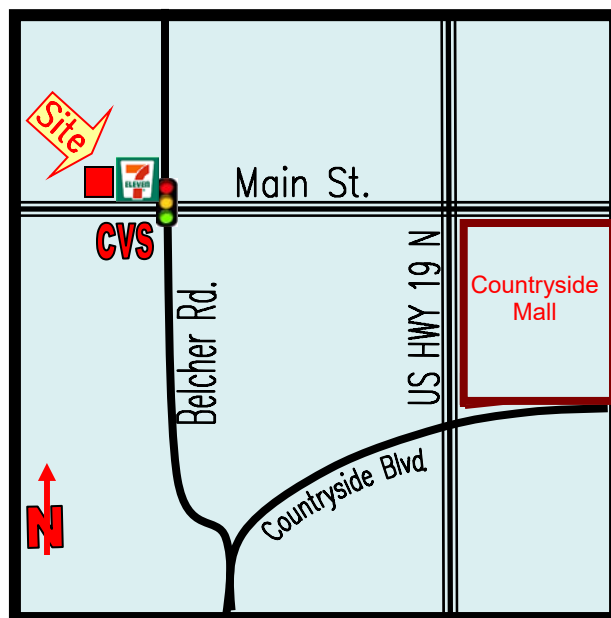
PROFESSIONAL OFFICE OR RETAIL SPACE

FOR LEASE



TOWER OAK PLAZA
2196 MAIN STREET
DUNEDIN, FL 34698

- JOIN OTHER GREAT PROFESSIONALS!
(PHARMACY, PHYSICIAN, CPA,
MEDICAL BILLING & FINANCIAL
ADVISOR)
- ZONED: COMMERCIAL PARKWAY
- PROFESSIONALLY MANAGED &
MAINTAINED BY BRUCE STRUMPF
MANAGEMENT
- 2 STORY - ELEVATOR BUILDING
- **LEASE RATE: \$11.00/SF**
+ \$7.00/SF CAM



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



ADDRESS: 2196 Main St.
Dunedin, FL 34698

LOCATION: NW quadrant @ Main St. (S.R. 580)
& Belcher Road.

LAND AREA: 48,000 SF Approx.
DIMENSIONS: 200' x 240' mol

ZONING: CP – Commercial Parkway – City of Dunedin
LAND USE: CG – Commercial General
FLOOD ZONE: 'X' Non Flood

IMPROVEMENTS: 20,652 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1987

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Dunedin

PARKING: 84 spaces

PRESENT USE: Multi-tenant office building

TAXES: \$38,106 (2022)

LEASE RATE: \$11.00/SF + CAM

PARCEL ID #: 25/28/15/70146/100/3100

CAM: \$7.00/SF

TRAFFIC COUNT: 47,500 v.p.d

NOTES: Join a very successful group of professional tenants! Great location and signage in high profile building within ¼ mile of Countryside Mall. Zoning allows for office or retail. **Suite I:** Comfortable corner suite on the second floor with elevator. Entrance reception plus 6 offices nicely designed in 1,545 SF. Ideal for accounting offices or service company. Two public ADA bathrooms in the hallway maintained by the CAM. Attractive suite with neutral colors and with new flooring. Very competitive rate for Dunedin.

KEY HOOK #: None

ASSOCIATE: Philippe Beau, PhD

K&H SIGNAGE: None

LISTING CODE: LO-1191-3-23

SHOWING INFORMATION: Call Philippe Beau (727) 409-3465 to set appointment.

LEASING INFORMATION:

PROJECT SIZE: 20,652 SF OCCUPANCY: Immediate

ESCALATION: CPI PARKING: 84 spaces

SPACE AVAILABLE: **Suite I** – 1,545 SF

RENT: \$11.00/SF + CAM CAM: \$7.00/SF

OTHER CHARGES:

	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes		CAM
Insurance		CAM
Insurance: Personal Property & Liability		X
Trash		CAM
Exterior Maintenance		CAM
Interior Maintenance		X
Water		CAM
Management		CAM
Electric		X

MINIMUM TERM: 2 years SIGNAGE: On Building

FLOOR PLAN:

