



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1324

## DOWNTOWN DUNEDIN OFFICE/RETAIL FOR LEASE



**811 DOUGLAS AVE. SUITE B**  
**DUNEDIN, FL 34698**

- LOCATED IN HEART OF DOWNTOWN DUNEDIN
- HIGH VISIBILITY LOCATION
- OFFICE OR RETAIL – 2,200 SF
- WALK TO RESTAURANTS & SHOPS
- ONSITE PARKING
- EXISTING FURNITURE AVAILABLE
- **LEASE RATE: \$35.00/SF NNN**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 811 Douglas Ave. Suite B  
Dunedin, FL 34698

**LOCATION:** Downtown Dunedin – corner of  
Douglas Ave. and Virginia Ave.

**LAND AREA:** 10,000 SF  
**DIMENSIONS:** 100' x 100'

**ZONING:** DC – Downtown Core (City of Dunedin)  
**LAND USE:** AC – Activity Center  
**FLOOD ZONE:** X – No flood insurance required

**IMPROVEMENTS:** 4,587 SF Office/Retail Building

**LEGAL DESCRIPTION:** Lengthy, in listing folder

**YEAR BUILT:** 1987

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

**PARKING:** 13 spaces

**PRESENT USE:** Office

**TAXES:** \$9,268 (2024)

**LEASE RATE:** \$35.00/SF NNN

**PARCEL ID #:** 27-28-15-51588-000-2400

**NOTES:** Highly visible office/retail unit located in the middle of downtown Dunedin. Beautiful space with open area and mix of offices and conference room. There is a training room, conference room and breakroom, with onsite parking. Surrounded by shops and restaurants. Existing furniture is available.

**KEY HOOK #:** 13

**ASSOCIATE:** Steve Klein

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

**LISTING CODE:** LO-1324-3-27

**SHOWING INFORMATION:** Call Listing Agent to set appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 4,587 SF

**SPACE AVAILABLE:** 2,300 SF

**OCCUPANCY:** Immediate

**PARKING:** 13 spaces

**RENT:** \$35.00/SF NNN

**ESCALATION:** CPI



**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

Total other charges are approximately \$1,780 per month

**MINIMUM TERM:** 5 Years

**SIGNAGE:** wall mounted signage

