



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, CPA, & FINANCIAL ADVISOR)
- ZONED: COMMERCIAL PARKWAY
- PROFESSIONALLY MANAGED &
MAINTAINED BY BRUCE STRUMPF
MANAGEMENT
- 2 STORY - ELEVATOR BUILDING
- **LEASE RATE: \$10.00/SF**
+ \$8.50 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

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

LEASE RATE: \$10.00/SF + \$8.50 CAM

TRAFFIC COUNT: 47,500 v.p.d

NOTES: Join a very successful group of professional and retail tenants. High profile location and signage (suite has its own sign on the building). **Suite H** is a premium corner ground-floor location which is just a ¼ mile from the Westfield Countryside Mall. Zoning allows office or retail. Beautifully decorated inside is ready to move in. The suite has 6 separate offices. The reception/waiting room and four rooms have large windows with natural light. It has two entrances which could be used for two separate but related businesses (300 SF + 1,519 SF). It has a break area/kitchenette, and several closed storage areas. This is a very competitive rate for a DUNEDIN address! Visits by appointment only. Do not disturb current tenant.

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 H** – 1,819 SF

RENT: \$10.00/SF + CAM **CAM:** \$8.50/SF

OTHER CHARGES:

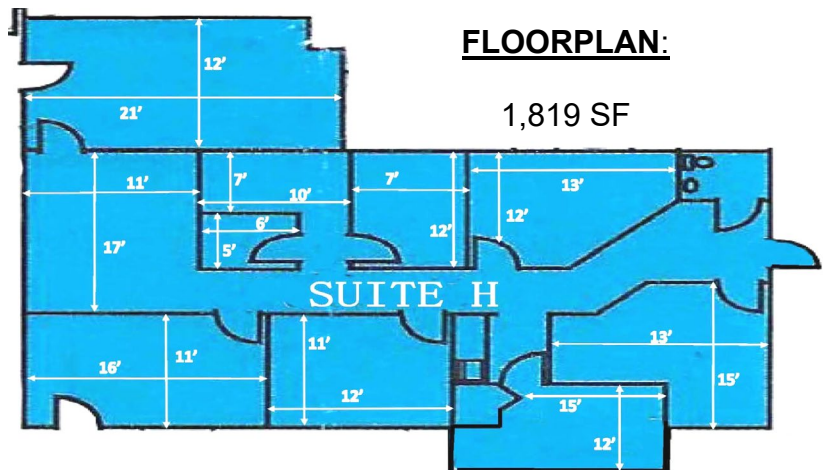
Real Estate Taxes
Insurance: Personal Property & Liability
Trash
Exterior Maintenance
Interior Maintenance
Water
Management
Electric

LESSOR

LESSEE

CAM
CAM
X
CAM
CAM
X
CAM
CAM
X

FLOORPLAN:



MINIMUM TERM: 3 years **SIGNAGE:** On Building

