



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1191/LO-1191-A

PRIME DUNEDIN - MAIN ST. LOCATION

PROFESSIONAL OFFICE OR RETAIL SPACE

FOR LEASE



TOWER OAK PLAZA
2196 MAIN STREET
DUNEDIN, FL 34698

- DUNEDIN ADDRESS & CLOSE TO COUNTRYSIDE
- OFFICES OR RETAIL. EASY ACCESS & NICE PARKING
- ONLY TWO FLOORS WITH AN ELEVATOR
- GREAT SIGNAGE OPPORTUNITY
- LEASE RATE: \$7.50/SF TO \$11/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: \$7.50/SF to \$11.00/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 available. Located in Dunedin but just a ¼ mile from the Westfield Countryside Mall. Zoning allows office or retail. Two floors with elevator.

Suite D: Ground Floor. Corner unit with 1,271 SF has Admin + reception and 4 offices.

Suite G: Ground floor. 618 SF – Retail / Showroom/Reception and two offices. Signage. Great starter!

Suite H: Ground floor. 1,300 SF - Retail/Showroom with front signage, glass and corner unit. Admin + reception and 5 rooms or offices, kitchenette, private bathroom and several storage areas.

Suite K: **Sublease** - 2nd floor. 1,546 SF. Admin + reception and 5 offices. Kitchenette/breakroom.

Suite L: **Sublease** - 2nd floor. 2,714 SF. Admin + reception and 8 offices including one central cubicle area, if needed. Kitchenette/breakroom. Balcony.

KEY HOOK #: None

ASSOCIATE: Philippe Beau, PhD

K&H SIGNAGE: None

LISTING CODE: LO-1191/LO-1191-A-2-23

SHOWING INFORMATION: Must call Philippe Beau (727) 409-3465 to set appointment, do not disturb other Tenants!

SPACE AVAILABLE:

LEASING INFORMATION:

Suite D: 1,271 SF - \$8.50/SF + \$8.50/SF CAM - \$1,800/Mo.

Suite G: 618 SF - \$11/SF + \$8.50/SF - \$1,080/Mo. (\$75 Electric included)

Suite H: 1,300 SF - \$10/SF + \$8.50/SF CAM - \$2,155/Mo. (\$150 Electric included)

Suite K: **Sublease** - 2nd floor. 1,546 SF. Admin + reception and 5 offices. Kitchenette/breakroom. Balcony.

Suite L: 2,714 SF - \$7.50/SF + \$8.50/SF CAM - \$3,620/Mo.

PROJECT SIZE: 20,652 SF

PARKING: 84 spaces

OCCUPANCY: Immediate or 30 days out

ESCALATION: 0.50/SF/Year

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

CAM

Water

CAM

Management

CAM

Electric

X

MINIMUM TERM: 3 years

SIGNAGE: On Building

