



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

Commercial/Investment/Real Estate Services

LO-1191

# PRIME DUNEDIN - MAIN ST. LOCATION

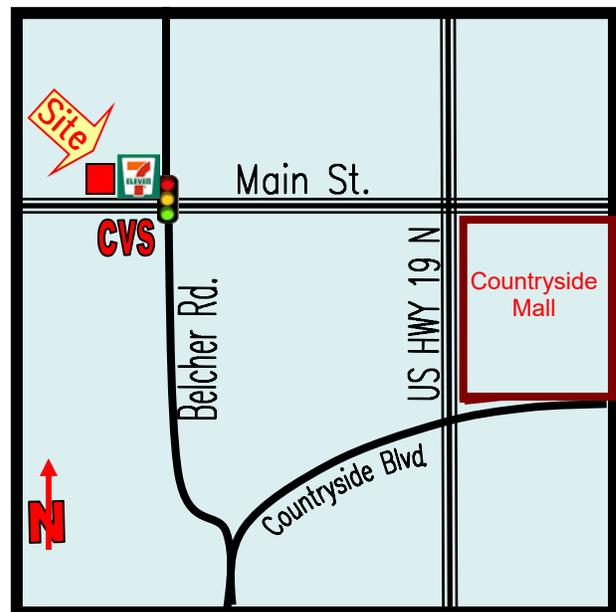
## PROFESSIONAL OFFICE OR RETAIL SPACE

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](http://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: LESSOR LESSEE

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:

