



**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](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

**PARKING:** 84 spaces

Water & Sewer – City of Dunedin

**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 **LEASED** has Admin + reception and 4 offices.

**Suite I:** - 2nd floor with elevator – large admin/reception + 5 offices + natural light.

**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!

## LEASING INFORMATION:

### SPACE AVAILABLE:

**Suite D:** 1,271 SF **LEASED**/SF CAM - \$1,800/Mo.

**Suite I:** 15,45 SF + \$8.50/SF + \$8.50/SF CAM - \$2,189/Mo.

**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

