



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

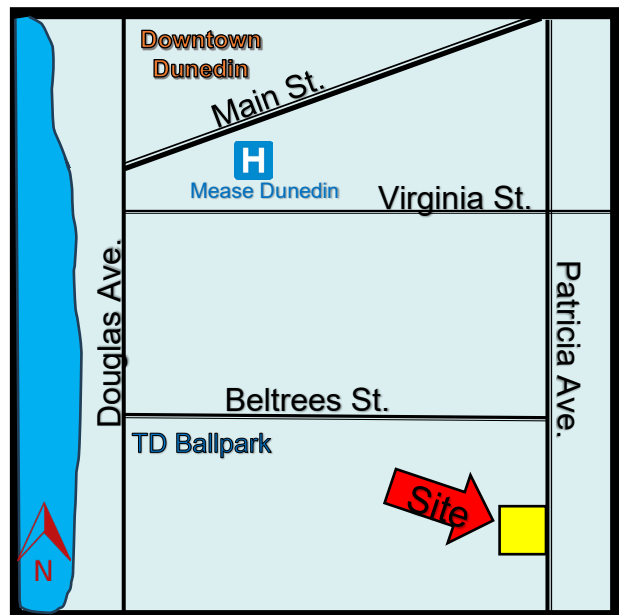
LO-1347

DUNEDIN MEDICAL OFFICE SPACE FOR LEASE



180 PATRICIA AVE., SUITE "A"
DUNEDIN, FL 34698

- PREMIER DUNEDIN MEDICAL OFFICE SPACE
- MEDICAL OR PROFESSIONAL OFFICE
- EXCELLENT LOCATION WITH GOOD PARKING
- CLOSE TO HOSPITAL & DOWNTOWN
- 3,893 SF (SUITE 180-A)
- **LEASE RATE: \$28.00/SF MODIFIED GROSS**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



Revised: 9/14/26

PROPERTY OVERVIEW

LO-1347

ADDRESS: 180 Patricia Ave., Suite "A"
Dunedin, FL 34698

LOCATION: South off Main Street on Patricia Ave.

LAND AREA: 200' x 168'
DIMENSIONS: .77 acres

ZONING: FX-M (City of Dunedin)
LAND USE: R&S
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: 8,020 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1972

UTILITIES: Electric (Duke Energy)
Water & Sewer (City of Dunedin)

PARKING: 35 spaces

TAXES: \$19,122.49 (2025)

PRESENT USE: Medical Office

PARCEL ID #: 35-28-15-38088-000-0086

LEASE RATE: \$28.00/SF Modified Gross

TRAFFIC COUNT: 12,300 AADT (Patricia Ave.)

NOTES: This medical office suite offers a rare opportunity for a healthcare provider or professional user seeking a well-established, functional space in a highly accessible Dunedin location. The suite is already configured for medical use, featuring 15 exam/office rooms with sinks and water, a spacious patient waiting area. Four restrooms and breakroom allowing a new tenant to minimize the time and expense typically associated with a medical office build-out. Ample on-site parking provides convenient access for both patients and staff, while the property's location offers excellent connectivity to the surrounding Dunedin and greater Pinellas County market. Offered at \$28.00 per square foot on a modified gross basis, plus electric, the space provides an attractive combination of functionality, accessibility, and value for a medical practice or professional office looking for a turnkey location.

KEY HOOK #: T.B.D.

ASSOCIATE: Uli Cramer

K&H SIGNAGE: N/A

LISTING CODE: LO-1347-3-20

SHOWING INFORMATION: By appointment only with listing agent Uli Cramer (727) 216-5934 mobile or ulicramer133@gmail.com

LEASING INFORMATION

PROJECT SIZE: 8,020 SF
SPACE AVAILABLE: 3,893 SF (180-A)
PARKING: 35 spaces
OCCUPANCY: November 1, 2026
RENT: \$28.00/SF Modified Gross
ESCALATION: 3%
SIGNAGE: on building & pylon

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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

