



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
- TWO FLOORS WITH AN ELEVATOR
- GREAT SIGNAGE OPPORTUNITY
- LEASE RATE: \$8 TO \$10/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
LEASE RATE: \$8.00/SF to \$10.00/SF
+ \$8.50 CAM

PARCEL ID #: 25/28/15/70146/100/3100
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 four offices.

Suite H: Ground floor. 1,918 SF – Retail option with great signage, glass and corner unit. Admin + reception and 6 rooms or offices, kitchenette, private bathroom and several storage areas. 2 entrances.

Suite K: [Sublease](#) Second floor. 1,546 SF with admin + reception and 5 offices. Kitchenette/breakroom.*

Suite L: [Sublease](#) Second floor. 2,714 SF with admin + reception and 8 offices including one central cubicle area, if needed. Kitchenette/breakroom. Balcony.*

*Suites K & L can be combined to 4,260 SF

KEY HOOK #: None
K&H SIGNAGE: None

ASSOCIATE: Philippe Beau, PhD
LISTING CODE: LO-1191/LO-1191-A-2-23

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

LEASING INFORMATION:

PROJECT SIZE: 20,652 SF

PARKING: 84 spaces

ESCALATION: 4% /year

OCCUPANCY: Immediate or 30 days out

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

SPACE AVAILABLE:

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

Suite H: 1,918 SF - \$10/SF + \$8.50/SF CAM - \$2,957/month

Suite K: 1,546 SF - \$9/SF + \$8.50/SF CAM - \$2,255/month

Suite L: 2,714 SF - \$8/SF + \$8.50/SF CAM - \$3,732/month

