



**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: FROM: \$7.50/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

LAND AREA: 48,000 SF Approx.
DIMENSIONS: 200' x 240' mol

IMPROVEMENTS: 20,652 SF

YEAR BUILT: 1987

PARKING: 84 spaces

PRESENT USE: Multi-tenant office building
LEASE RATE: From: \$7.50/SF + \$8.50 CAM

LOCATION: NW quadrant @ Main St. (S.R. 580)
& Belcher Road.

ZONING: CP – Commercial Parkway – City of Dunedin
LAND USE: CG – Commercial General
FLOOD ZONE: 'X' Non Flood

LEGAL DESCRIPTION: Lengthy – in listing file

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Dunedin

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 1/4 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

