

THANO MAZAS - BROKER | MAZI REALTY | (727)-698-2626



SUBLEASE OPPORTUNITY

949 Broadway | Downtown Dunedin, FL 34698

Fully Renovated ±2,580 SF | Flexible Office / Retail / Medical Use

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Executive Summary



Executive Summary

Mazi Realty is proud to present a rare sublease opportunity in the heart of Downtown Dunedin. Located at 949 Broadway, this 2,580 square foot space offers a thoughtfully built-out, move-in ready environment ideal for boutique medical, creative office, or retail users.

With over \$50,000 in interior improvements invested by the current tenant—including upgraded restrooms, modern finishes, and efficient private room configurations—the space offers exceptional usability and a clean, turnkey presentation.

Just steps from Main Street and the Pinellas Trail, this space benefits from strong visibility, a walkable location, and access to dedicated parking. Zoning supports a variety of commercial uses. Interested parties are invited to inquire for lease details, which are shared upon request and subject to landlord approval and NDA.

KEY VALUES

AVAILABLE SPACE	± 2,580 SF
USE TYPE	Office / Retail / Medical
PARKING	5 Dedicated Spaces (Washington St and Huntley Ave)



FULL LEASE TERMS AVAILABLE UPON REQUEST
Subject to landlord approval and signed NDA

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SUBLEASE
OPPORTUNITY

Floorplan Overview

INTERIOR HIGHLIGHTS

Fully Improved & Move-In Ready:

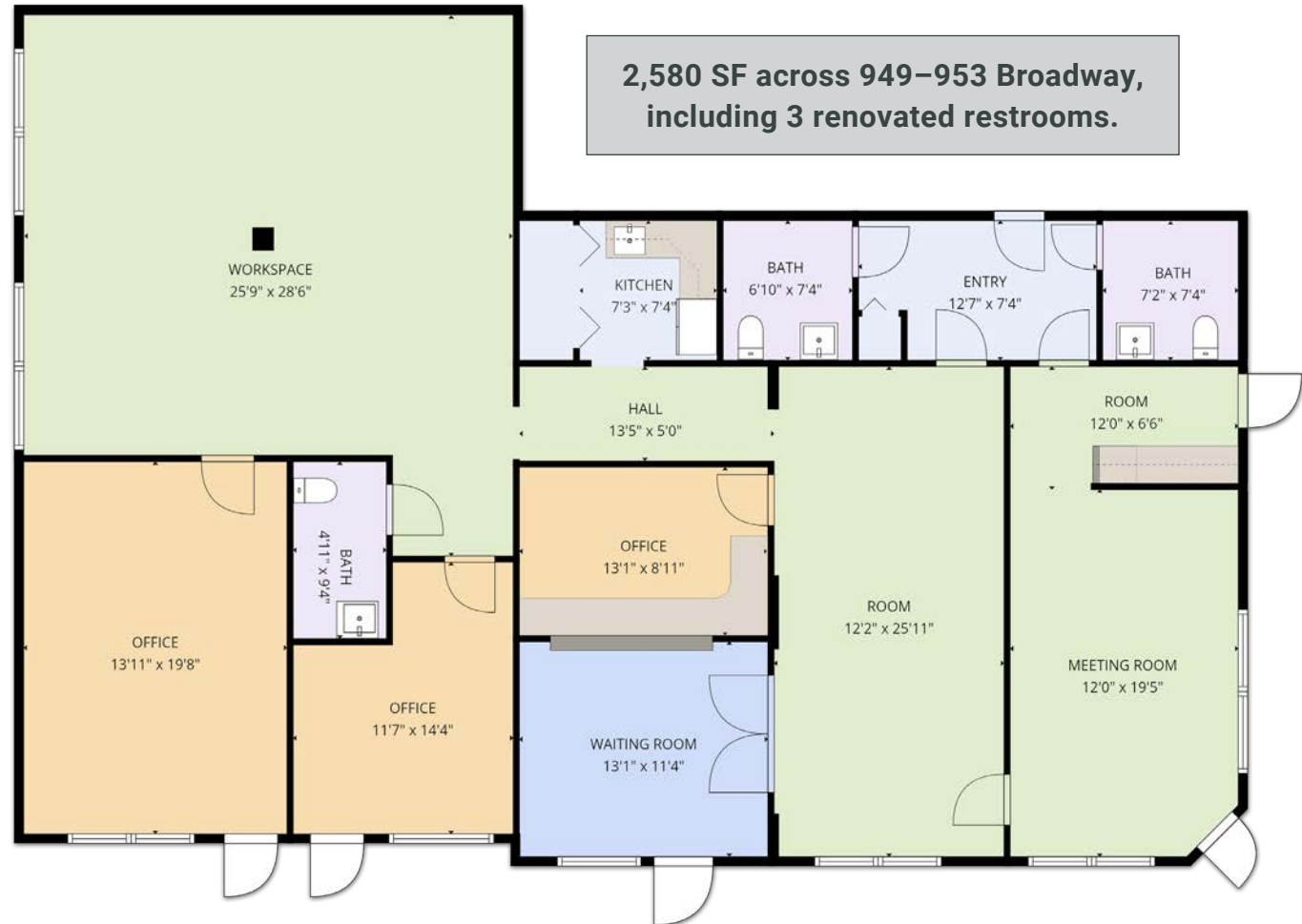
- ▶ Multiple private offices and creative design spaces
- ▶ 3 renovated large restrooms

Modern Finishes & Turnkey Delivery:

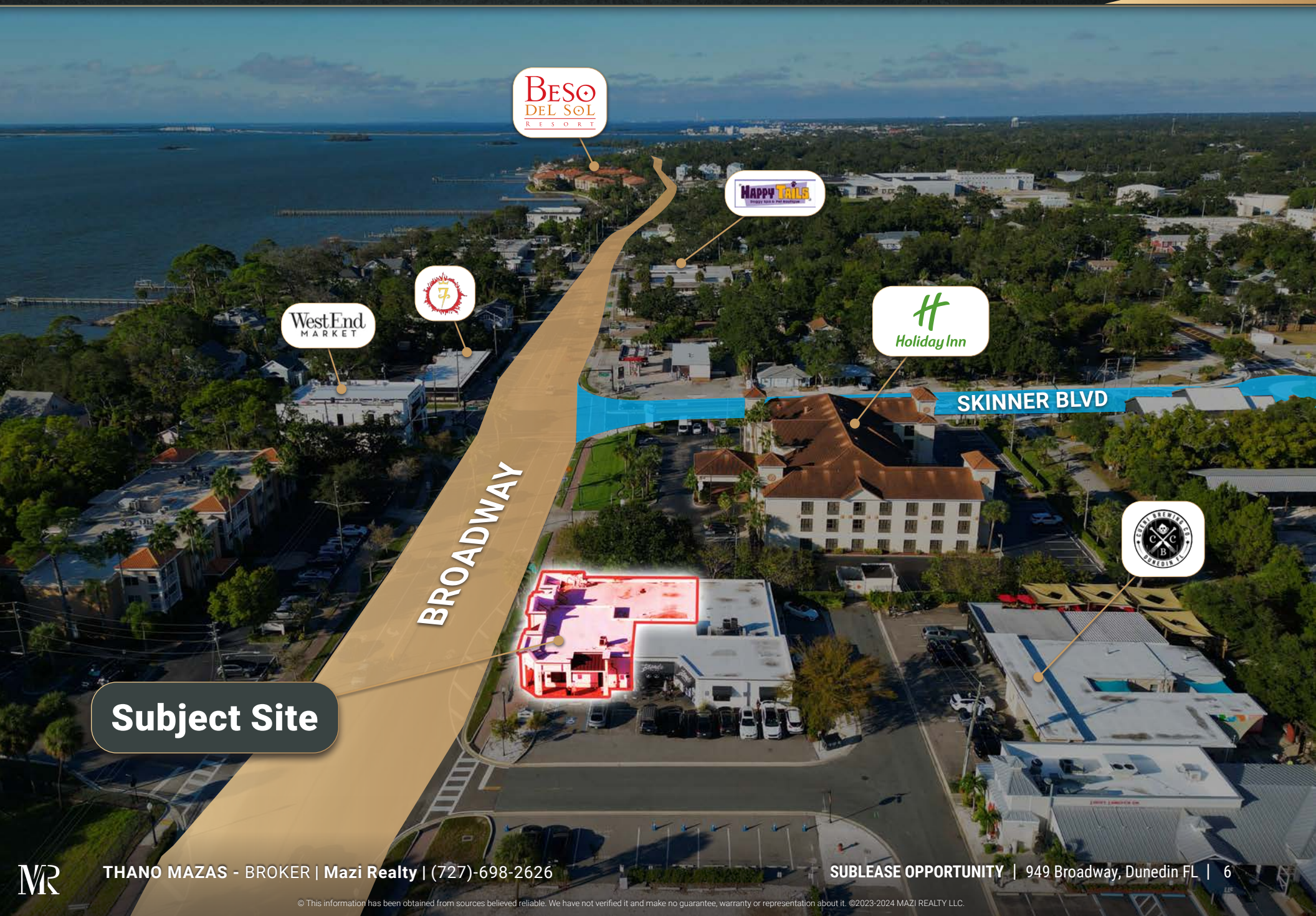
- ▶ Over \$50,000 in tenant-funded upgrades
- ▶ High-quality materials, lighting, and fixtures
- ▶ Delivered in clean, modern condition

Ideal For:

- ▶ Creative office or studio use
- ▶ Retail showroom or personal services
- ▶ Boutique medical or wellness practices



Location Highlights - North View



Subject Site



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Location Highlights - East View



BROADWAY



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Location Highlights - South View



artisan
apartment homes

HOB
BREWING COMPANY
DUNEDIN, FLORIDA

TRUIST

MAIN STREET

BROADWAY

Subject Site

FENWAY

PENNY LANE
BRATTLER
MANAGEMENT

Ice & Cream
creamer

EDGEWATER
PARK

19

EDGEWATER DRIVE

FISH
CAMP



LUCKY LOBSTER CO.
LOCAL TASTE & LOVE



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Location Highlights - West View

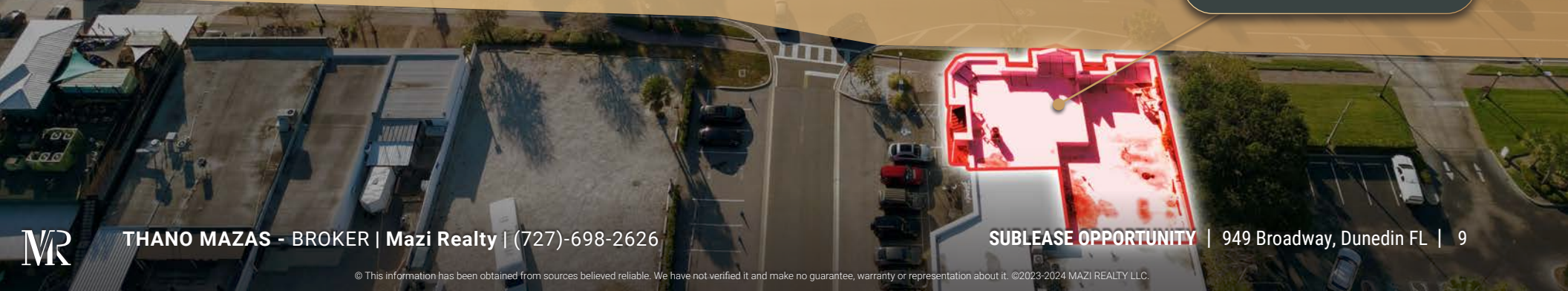


DUNEDIN CHANNEL



BROADWAY

Subject Site



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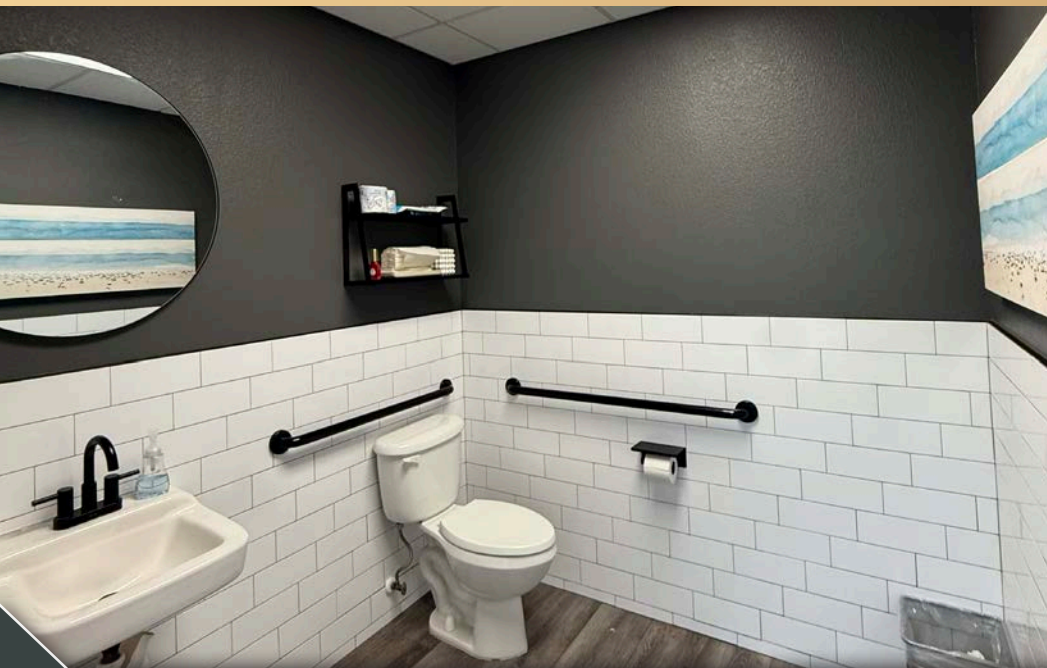
Interior Photos



Interior Photos



Interior Photos

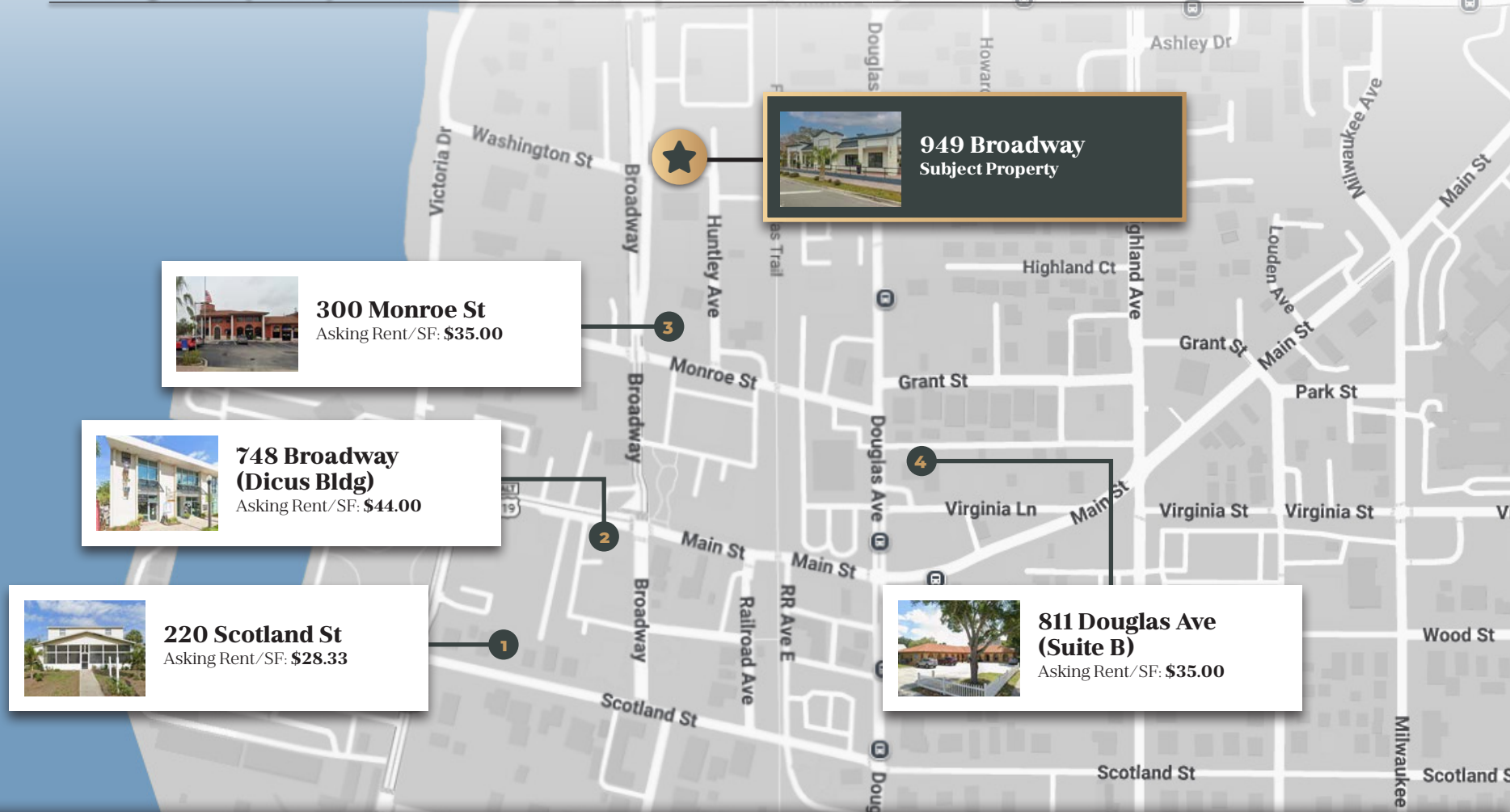



Reserved Parking




Rent Comps - Dunedin, FL


Property	Use Type	Asking Rent (/SF)	Size	Lease Type
220 Scotland St	Office/Retail	\$28.33 (mod. gross)	2,118 SF	Modified Gross
748 Broadway (Dicus Bldg)	Boutique Office	\$44.00	1,032 SF	Gross
300 Monroe St	Retail	\$35.00	1,818 SF	NNN
811 Douglas Ave (Suite B)	Retail/Office	\$35.00	2,300 SF	NNN


949 Broadway
Subject Property




300 Monroe St
Asking Rent/SF: \$35.00



748 Broadway (Dicus Bldg)
Asking Rent/SF: \$44.00



220 Scotland St
Asking Rent/SF: \$28.33



811 Douglas Ave (Suite B)
Asking Rent/SF: \$35.00

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