

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



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# SUBLEASE OPPORTUNITY

949 Broadway | Downtown Dunedin, FL 34698

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

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MR

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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

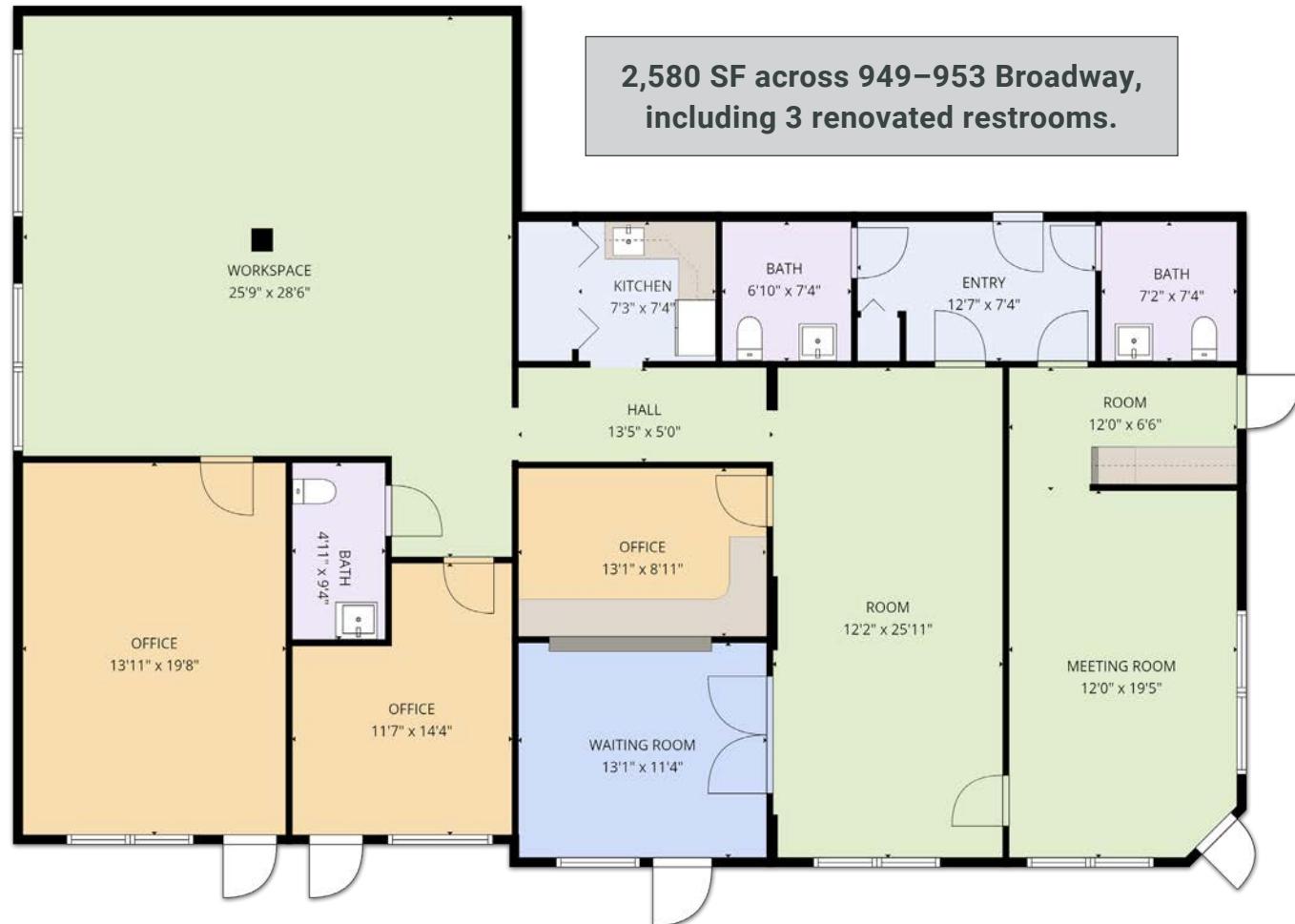
### Modern Finishes & Turnkey Delivery:

- ▶ 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

2,580 SF across 949–953 Broadway,  
including 3 renovated restrooms.



# Location Highlights - North View



# Location Highlights - East View



BROADWAY

# Location Highlights - South View



# Location Highlights - West View



BROADWAY

Subject Site



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# Interior Photos



# Interior Photos



# Interior Photos

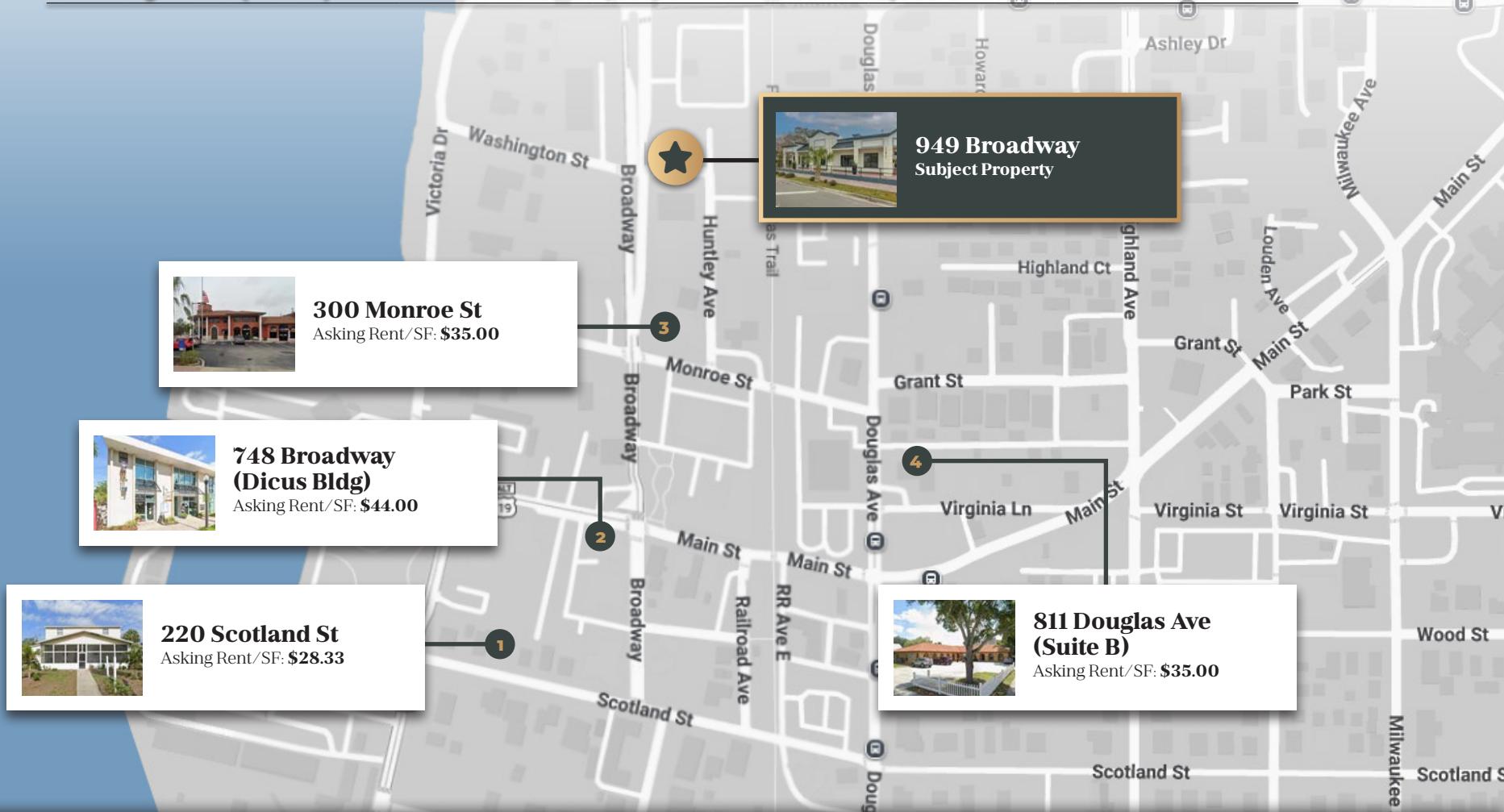


# Reserved Parking



# Rent Comps - Dunedin, FL

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



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