

FOR LEASE



- 1,000 ± SF office space available for immediate occupancy
- Located in extremely desirable Dunedin directly on Bayshore Blvd (Alt US 19) with lots of traffic
- Close proximity to downtown's restaurants, the Dunedin Marina and John R Lawrence Pioneer Park
- Suburban style office in a park like setting with ample parking
- Floor plan provides a reception/waiting area, a large open treatment area or workspace, one private office, a data/storage room that could be a 2nd private office, kitchenette, 2nd storage room and 1 restroom
- Space was used as a former dentist academy and is suitable for a variety of medical or other professional business uses

1952 Bayshore Blvd., Unit A-2 | Dunedin, FL 34698

Lease Rate | \$21.00 per SF Modified Gross

Office Space

Marc Pflieger

Commercial Associate

Cell: (727) 262-5998

mpflieger@cap-realty.com

Office: (727) 346-4900

cap-realty.com



**COMMERCIAL ASSET
PARTNERS**

PROPERTY FEATURES



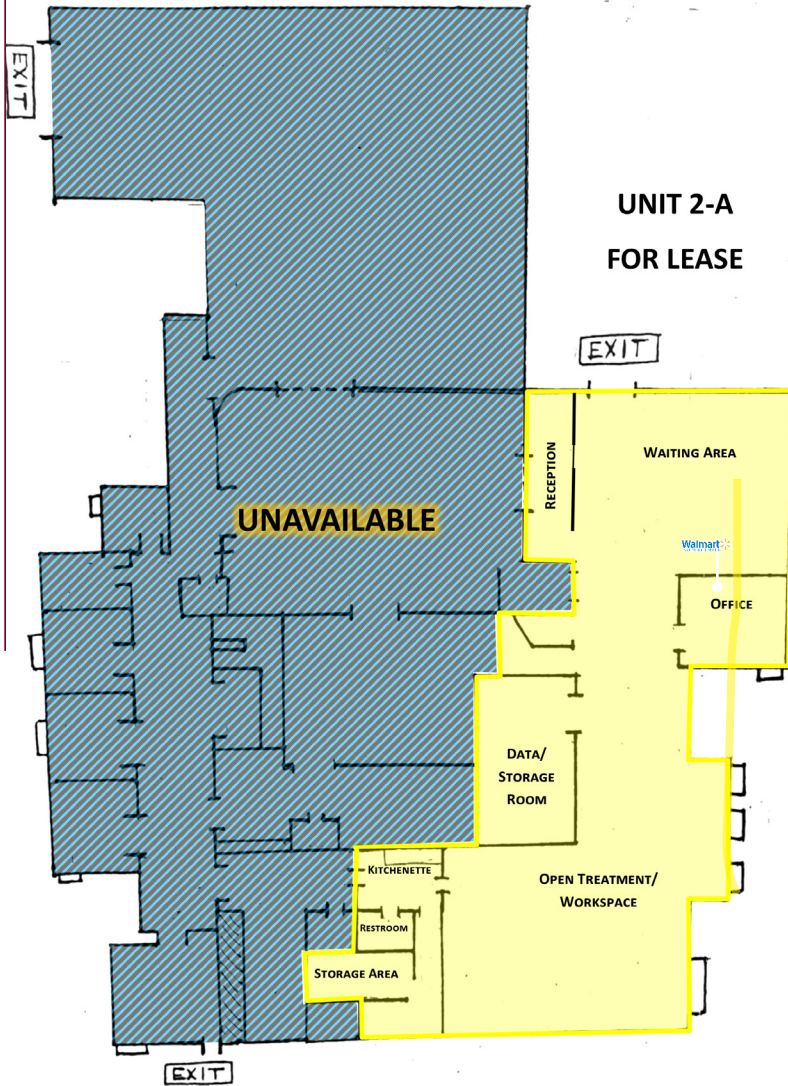
- Excellent building signage, and top panel on the monument sign
- Attractive and comfortable place to work every day
- Park is comprised of Physicians and other professionals.





COMMERCIAL ASSET PARTNERS

SPACE PLAN | 1,000 SF



DEMOGRAPHICS



162,660
Population



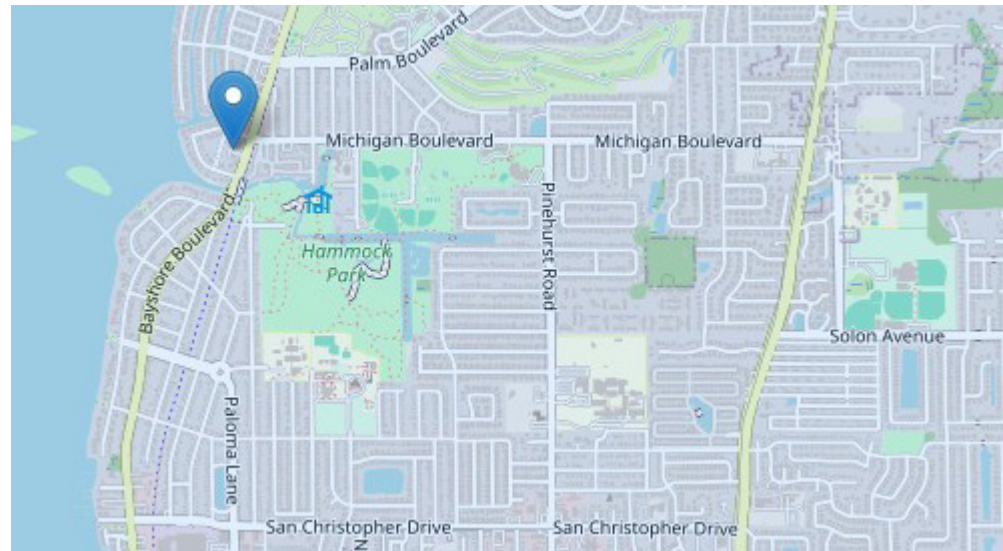
\$95,131
Average HH Income



52.4
Average Age



2%
Population Growth



TRINITY PROFESSIONAL

