



201 Douglas & 421/461 Plaza Drive, Dunedin, Florida, 34698

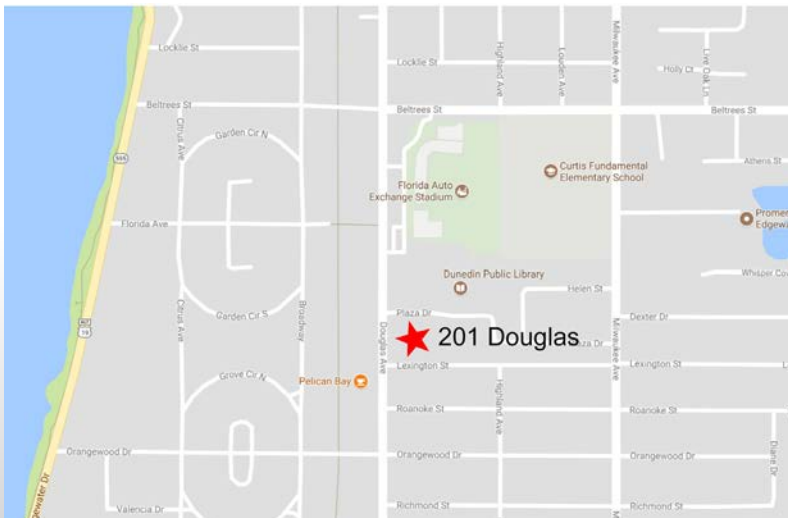
Suburban style three building office park.
 Located a minutes walk from Historic Downtown Dunedin.

BUILDING SPECIFICATIONS

Property ID	18161021
Property Type	Office
Lease/For Sale	Lease

PROPERTY HIGHLIGHTS

- Upscale, suburban style office park
- Suites Available:
 - 1,020 SF
 - 1,020 SF
 - 2,050 SF
 - 2,569 SF
- \$17.50/SF Modified Gross
- Close proximity to restaurants, Dunedin Harbor, Dunedin Causeway, and John R. Lawrence Pioneer Park.

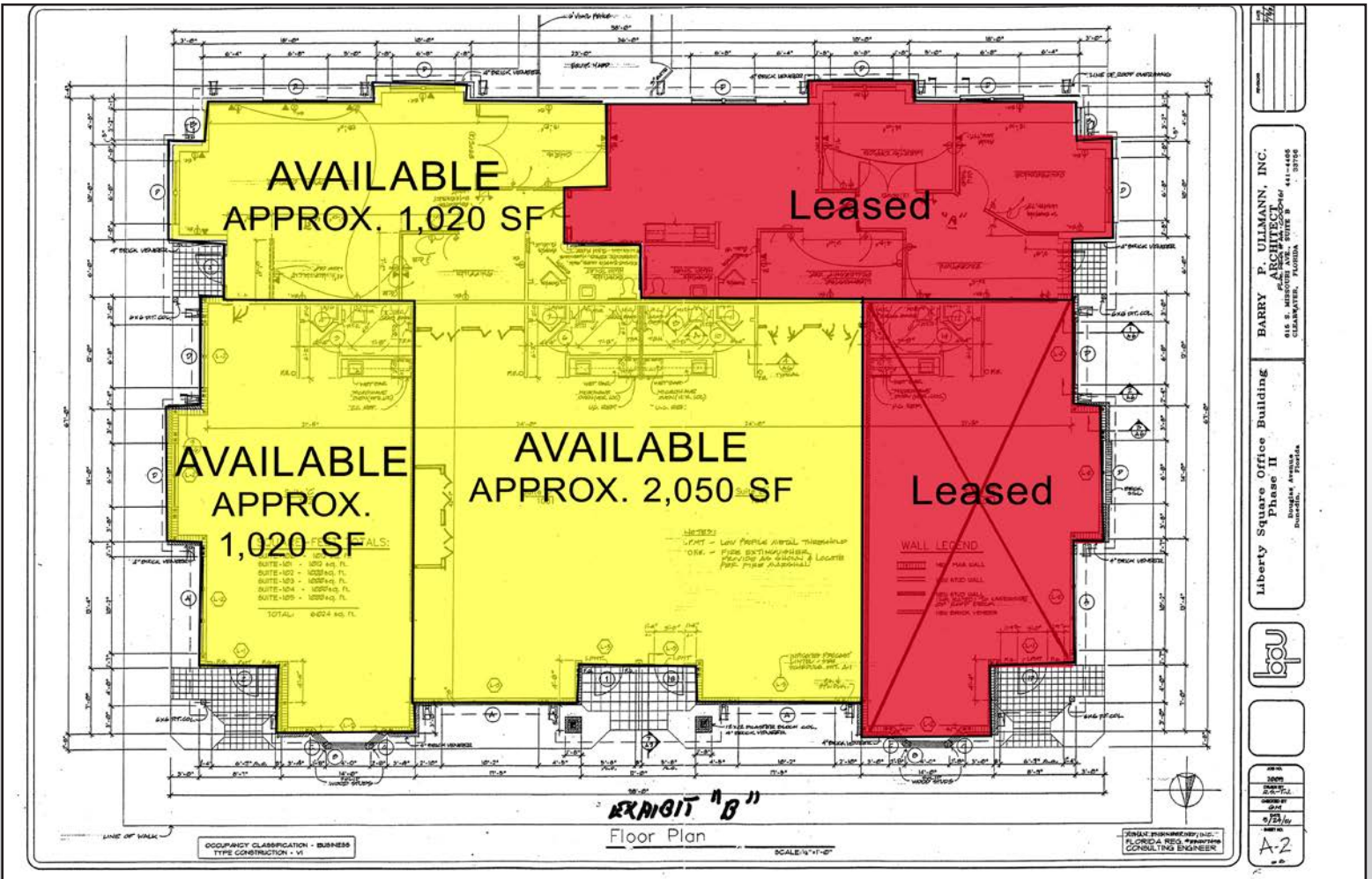


FOR LEASING & MANAGEMENT

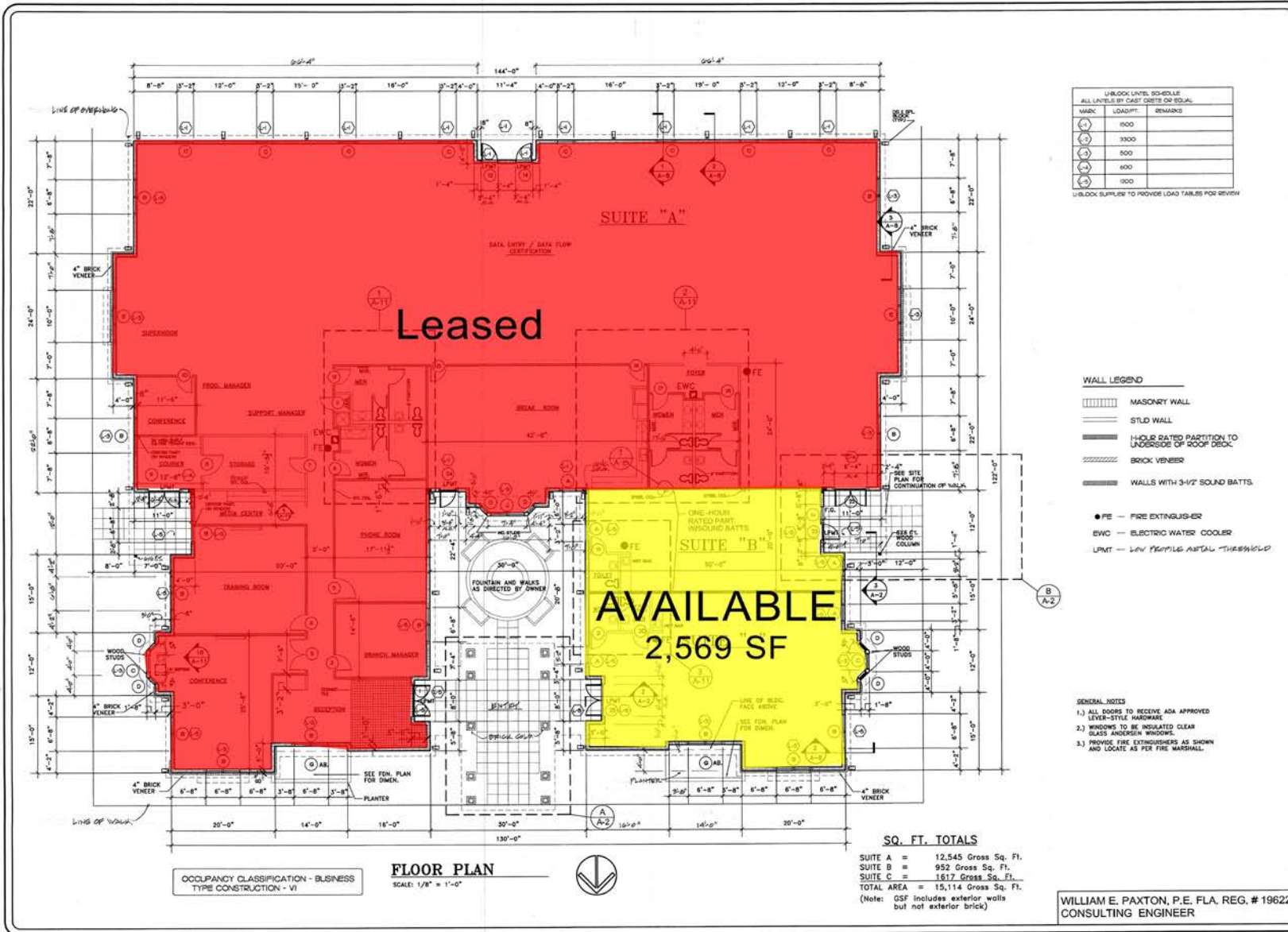
Frank Cisneros | fcisneros@thekraussorg.com
 Office: (813) 885-5656
 Cell: (813) 220-5566

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SITE & FLOORPLAN



SITE & FLOORPLAN



UNBLOCK LEVEL SCHEDULE
ALL LEVELS BY CAST CONCRETE ON EQUAL

MARK	LOAD/FT ²	REMARKS
1	1500	
2	3300	
3	500	
4	600	
5	300	

UNBLOCK SUPPLIER TO PROVIDE LOAD TABLES FOR REVIEW

- WALL LEGEND**
- MASONRY WALL
 - STUD WALL
 - 1-HOUR RATED PARTITION TO UNDERSIDE OF ROOF DECK
 - BRICK VENEER
 -
- FE — FIRE EXTINGUISHER
 EWC — ELECTRIC WATER COOLER
 LPM — LOW PROFILE METAL THRESHOLD

- GENERAL NOTES**
- 1.) ALL DOORS TO RECEIVE ADA APPROVED LEVER-STYLE HANDWARE
 - 2.) WINDOWS TO BE INSULATED CLEAR GLASS ANDERSEN WINDOWS.
 - 3.) PROVIDE FIRE EXTINGUISHERS AS SHOWN AND LOCATE AS PER FIRE MARSHAL.

DATE	
REVISION	

BARRY P. ULLMANN, INC.
ARCHITECT
 815 S. MISSOURI AVE., SUITE B
 CLEARWATER, FLORIDA 34615

LIBERTY SQUARE OFFICE BUILDING
 DOUGLAS AVENUE
 DUNEDIN, FLORIDA



DATE	
REVISION	

WILLIAM E. PAXTON, P.E. FLA. REG. # 19622
CONSULTING ENGINEER

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