



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:
 - 3,070 SF
- \$17.50/SF Modified Gross
- Two available suites can be combined into approx. 3,070 SF
- Close proximity to restaurants, Dunedin Harbor, Dunedin Causeway, and John R. Lawrence Pioneer Park.

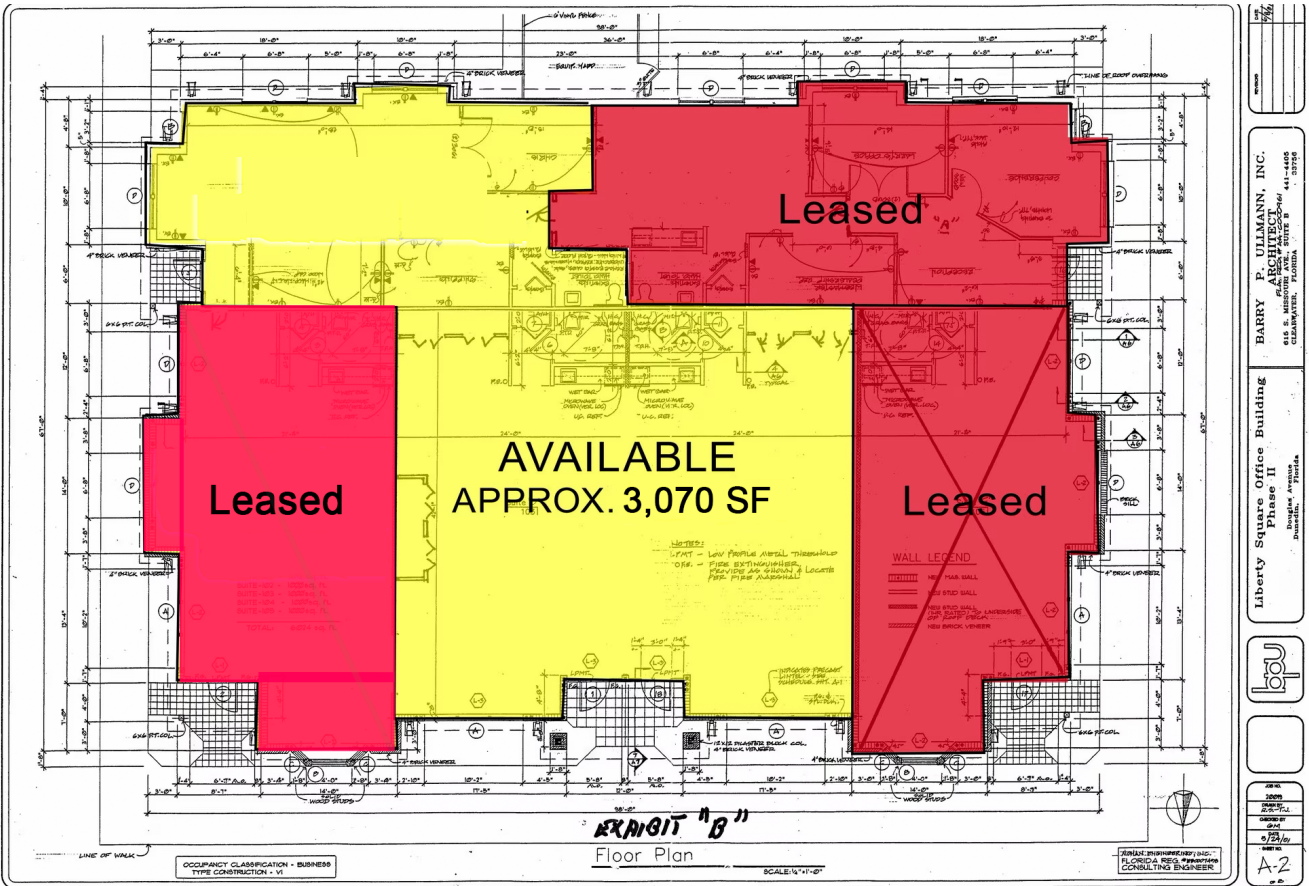


FOR LEASING & MANAGEMENT

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

NOTICE TO BROKERS AND PROSPECTIVE PURCHASERS/TENANTS: THE MATERIAL CONTAINED IN THIS OFFERING IS FURNISHED SOLELY FOR THE PURPOSE OF YOUR CONSIDERATION TO PURCHASE/LEASE THE PROPERTY CONTAINED HEREIN, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE KRAUSS ORGANIZATION OR THE OWNER. THE MATERIAL IS BASED ON INFORMATION OBTAINED BY OWNER AND ON INFORMATION OBTAINED BY THE KRAUSS ORGANIZATION FROM SOURCES THEY DEEM RELIABLE. THIS IS A SUMMARY OF PERTINENT FACTS ON THE PROPERTY AND IS NOT INTENDED TO CONTAIN ALL OF THE INFORMATION DESIRED BY A PR1 DOSPECTIVE PURCHASER/TENANT. PROSPECTIVE PURCHASERS/TENANTS SHOULD MAKE THEIR OWN INVESTIGATION AND CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN. NEITHER OWNER NOR THE KRAUSS ORGANIZATION, NOR ANY OF THEIR OFFICERS, EMPLOYEES OR AGENTS MAKE ANY REPRESENTATION OR WARRANTY EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING.

SITE & FLOORPLAN



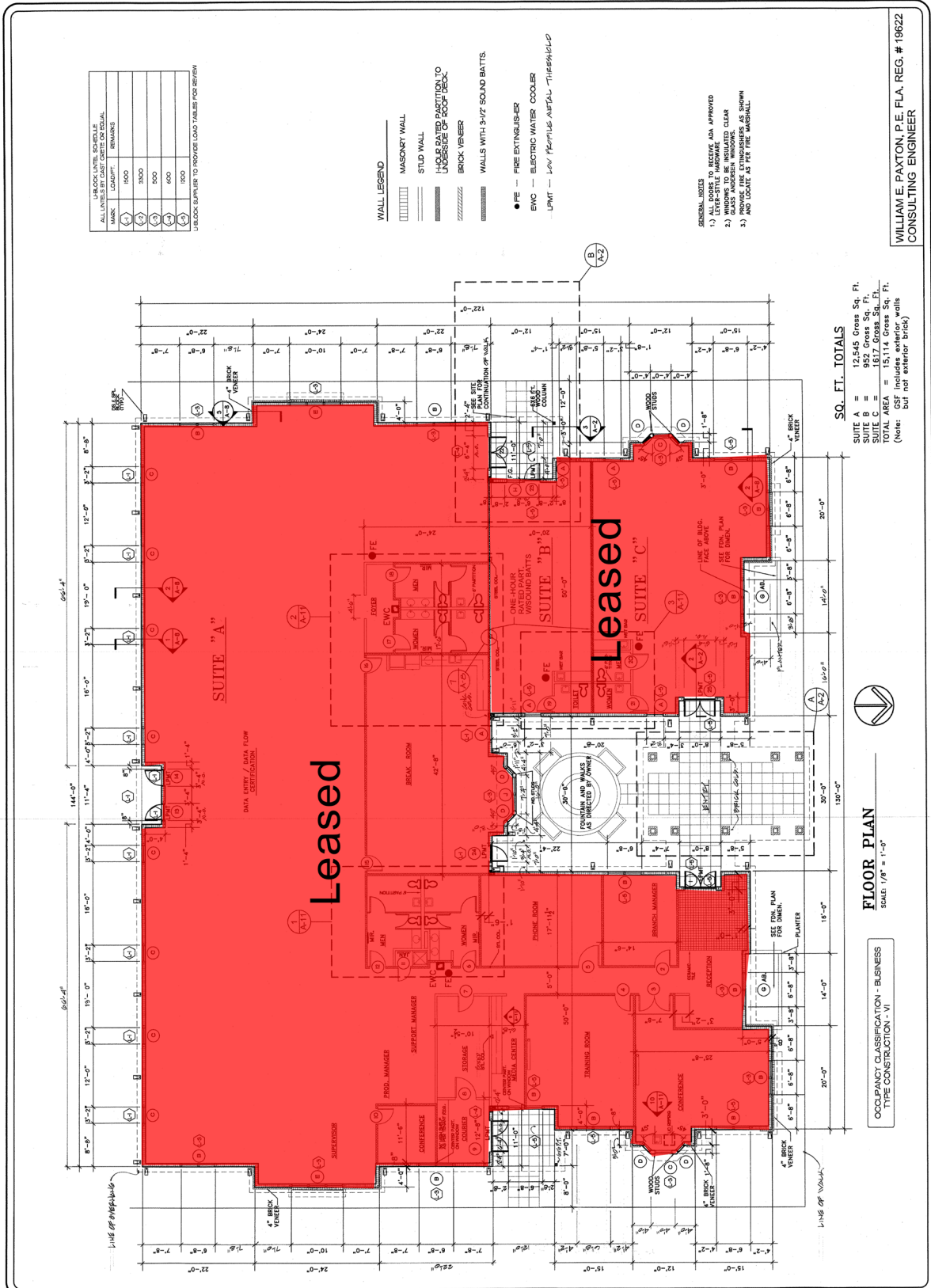
SITE & FLOORPLAN

BARRETT ARCHITECT
P.L.L.C.
110 S. MISSOURI AVE., SUITE B
CLEARWATER, FLORIDA
441-4406
441-4406

LIBERTY SQUARE OFFICE BUILDING
DUNEDIN, FLORIDA
DOUGLAS AVENUE

DATE: _____
DRAWN BY: _____

A-3
OF 12



LINE LOAD LABEL SCHEDULE
ALL LOADS BY CAST CRETE ON BEAM.
REMARKS

MARK	LOAD/FT	REMARKS
1	1000	
2	3000	
3	5000	
4	6000	
5	1000	

LINE LOAD SUPPLIER TO PROVIDE LOAD TABLES FOR REVIEW

- WALL LEGEND**
- ▬ MASONRY WALL
 - ▬ STLD WALL
 - ▬ HOLD SAVED PARTITION TO INSIDE OF ROOF DECK
 - ▬ BRICK VENEER
 - ▬ WALLS WITH 3/4" SOUND BATTS

- F.E. -- FIRE EXTINGUISHER
- EMC -- ELECTRIC WATER COOLER
- LMWT -- LOW MELTING METAL THRESHOLD

- GENERAL NOTES**
- ALL DOORS TO RECEIVE AIA APPROVED
 - WINDOWS TO BE INSULATED CLEAR GLASS AND/OR WOODS. AS SHOWN AND LOCATED AS PER FIRE MARSHAL.

SQ. FT. TOTALS

SUITE A = 12,545 Gross Sq. Ft.
 SUITE B = 952 Gross Sq. Ft.
 SUITE C = 1,817 Gross Sq. Ft.
 TOTAL AREA = 15,114 Gross Sq. Ft.
 (Note: CSF includes exterior walls but not interior walls)

FLOOR PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY CLASSIFICATION - BUSINESS
TYPE CONSTRUCTION - VI

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