



190 Patricia Ave

190 Patricia Ave, Dunedin, FL 34698



Jaime Goujon

Hill Valley Properties

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(813) 488-5520



190 Patricia Ave

\$18.00 /SF/YR

The property at 190 Patricia Ave in Dunedin, Florida, is an office building constructed in 1986 with a total size of approximately 4,840 square feet. It is located within the Tampa-St. Petersburg-Clearwater metropolitan area and sits on a lot of about 0.46 acres. The site is situated near major transportation routes, including U.S. Highway 19 and State Road 580, and is approximately 11.6 miles from St. Pete-Clearwater International Airport and 19.5 miles from Tampa International Airport. The surrounding area includes...

- Centrally located in Dunedin with quick access to major roadways and downtown amenities.
- Recently renovated suites featuring modern finishes and professional design.
- Flexible layout suitable for office, retail, or medical use.
- Ample on-site parking for tenants and visitors.
- Close proximity to St. Pete-Clearwater International Airport and Tampa International Airport.
- Walkable to local dining, retail, and service options in downtown Dunedin.



Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	4,840 SF
Year Built:	1986
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.50 /SF/MO

1st Floor Ste 1

Space Available	1,210 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Beautiful space available for lease in Dunedin Florida. Large bay window and storefront door opens to a large 1,200 SQFT, newly renovated space. Perfect for retail, office or medical. Plenty of parking and conveniently located. Just \$1,815.00 a month!

1

1st Floor Ste 3

Space Available	1,210 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
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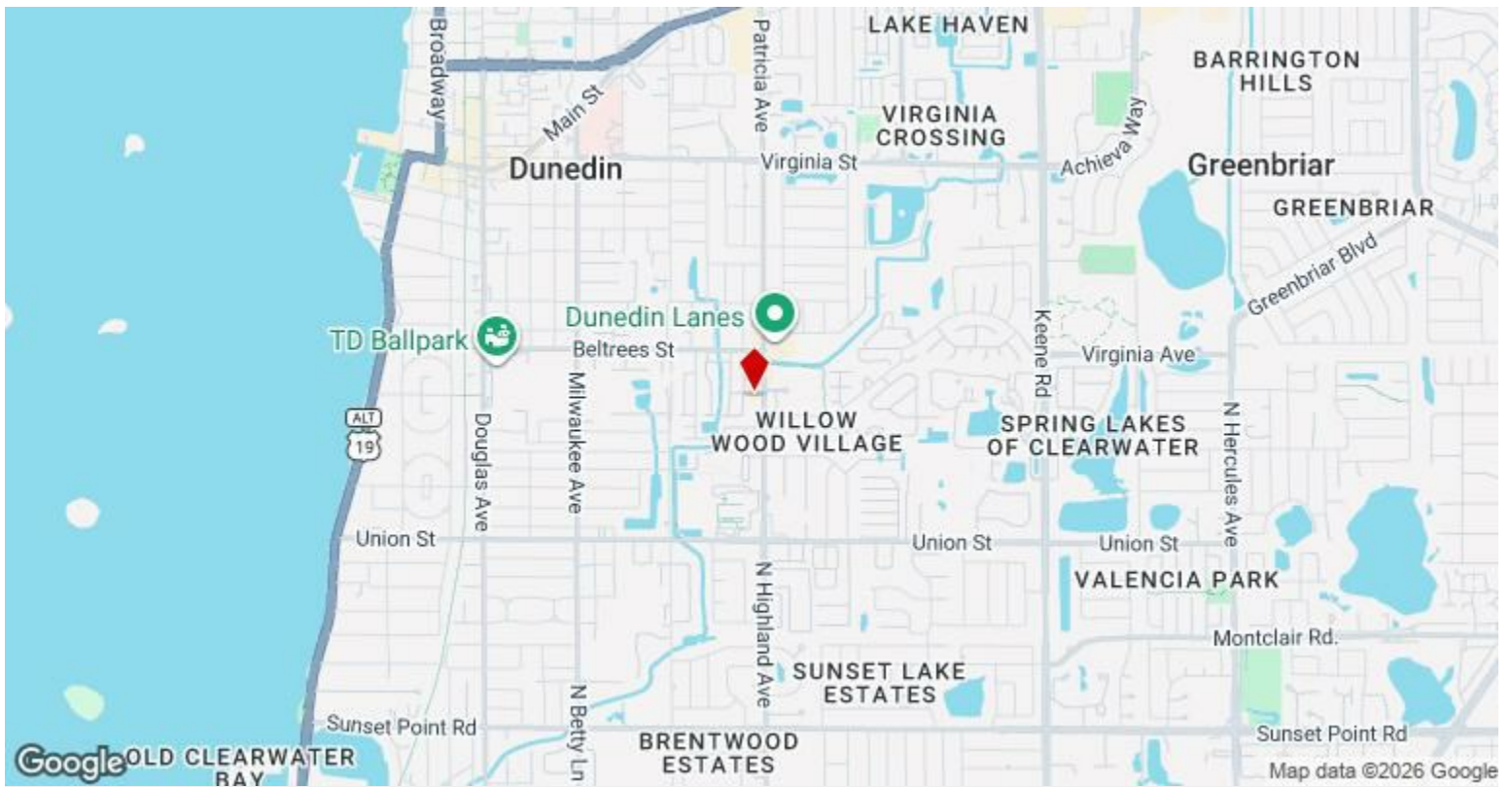
2

1st Floor Ste 4

Space Available	1,210 SF
Rental Rate	\$18.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

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3



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Property Photos



PSS54575



PSS54576

Property Photos



Property Photos



PSS54571

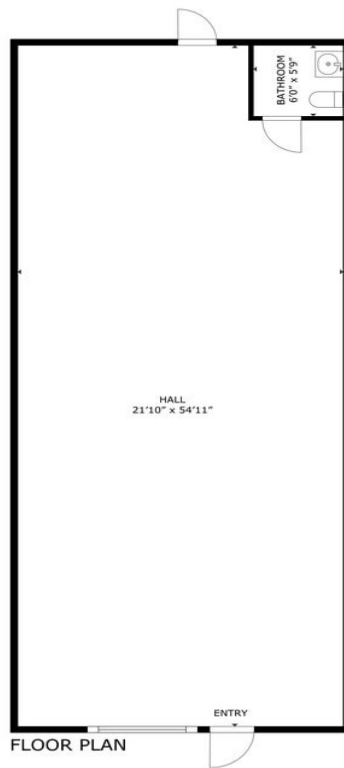


PSS54572

Property Photos



PSS54573



GROSS INTERNAL AREA
FLOOR PLAN: 1,201 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.