



FOR LEASE

491 Montgomery Pl, Altamonte Springs, FL

Freestanding office building available in the heart of Altamonte Springs. Interior finishes are exceptional.

PROPERTY HIGHLIGHTS

- Two-story, 12,600± freestanding office building
- Modern and efficient layout
- Exceptional finishes; lighting and flooring
- Full-swing indoor golf simulator
- Great access to State Road 436 and Interstate 4
- Well located with great proximity to Altamonte Springs amenities



RENTAL RATE:

\$25.00/SF Modified Gross



SQUARE FOOTAGE:

3,150± up to 6,300± SF



TOTAL LAND AREA:

0.24± AC



TRAFFIC COUNTS:

14,800± AADT on Montgomery Rd



YEAR BUILT

2017



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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JOSH SMITH

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For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE BUILDING FOR LEASE

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BUILDING PHOTOS



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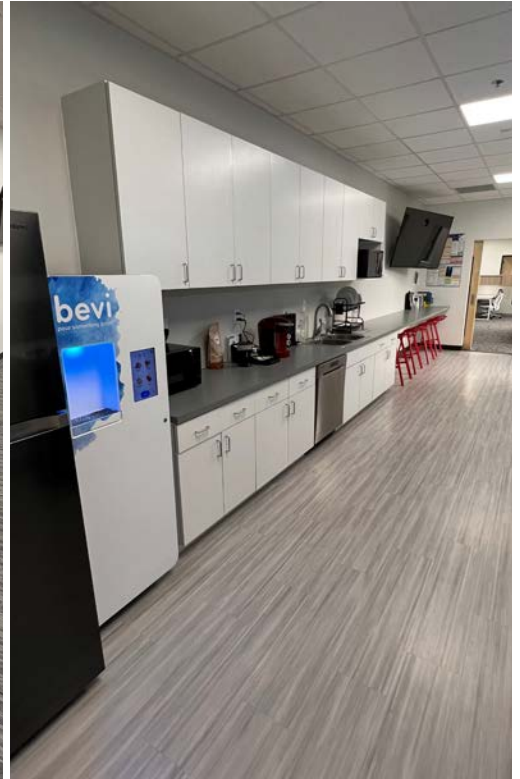
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