

**FOR LEASE**

# 700 FENTRESS BOULEVARD, SUITE B

**FENTRESS OFFICE/  
WAREHOUSE FOR  
LEASE-6,188 SF**

Daytona Beach, FL 32114

**PRESENTED BY:**

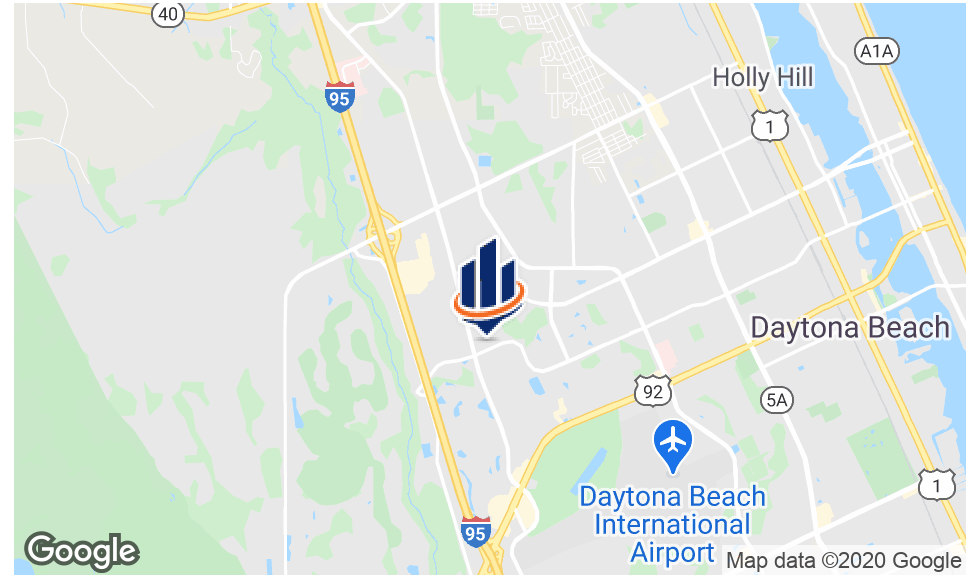
**CARL W. LENTZ IV, MBA, CCIM**

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FL #BK3068067





## OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>LEASE RATE:</b>    | \$13.00 SF/yr (NNN) |
| <b>BUILDING SIZE:</b> | 30,240 SF           |
| <b>AVAILABLE SF:</b>  | 6,188 SF            |
| <b>LOT SIZE:</b>      | 3.62 Acres          |
| <b>YEAR BUILT:</b>    | 1997                |
| <b>ZONING:</b>        | M-4                 |
| <b>MARKET:</b>        | Daytona Beach       |
| <b>APN:</b>           | 5215-07-00-0010     |

## PROPERTY OVERVIEW

At the NorthWest Corner of Fentress and Dunn, Suite B is 6,188 SF with 4-5 private offices, reception area, break room, conference room and large open area. The space is fully conditioned and warehouse can be added as necessary. Pass through expenses are \$2.50.

## PROPERTY HIGHLIGHTS

- NW Corner of Fentress and Dunn
- Close to I-95, I-4 & Airport
- 6,188 SF Office Space
- 4-5 Private Offices
- Large Open Area(Conditioned)
- Conference Room and Reception Area
- Ample Parking in Front and Rear of Building
- NNN Expenses = \$2.50

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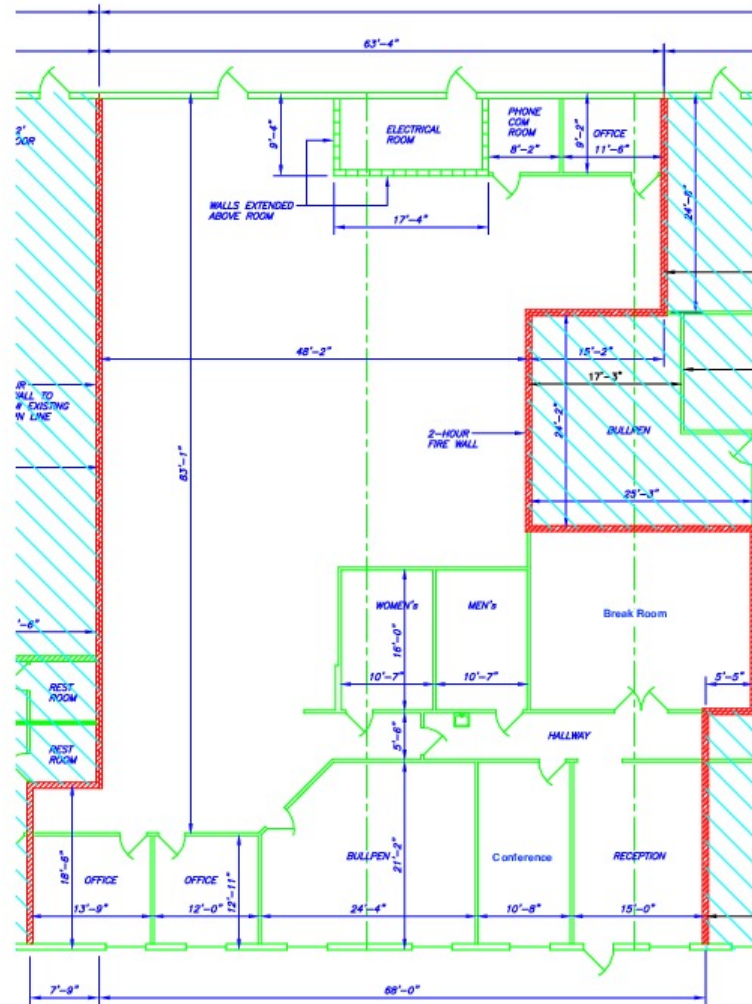
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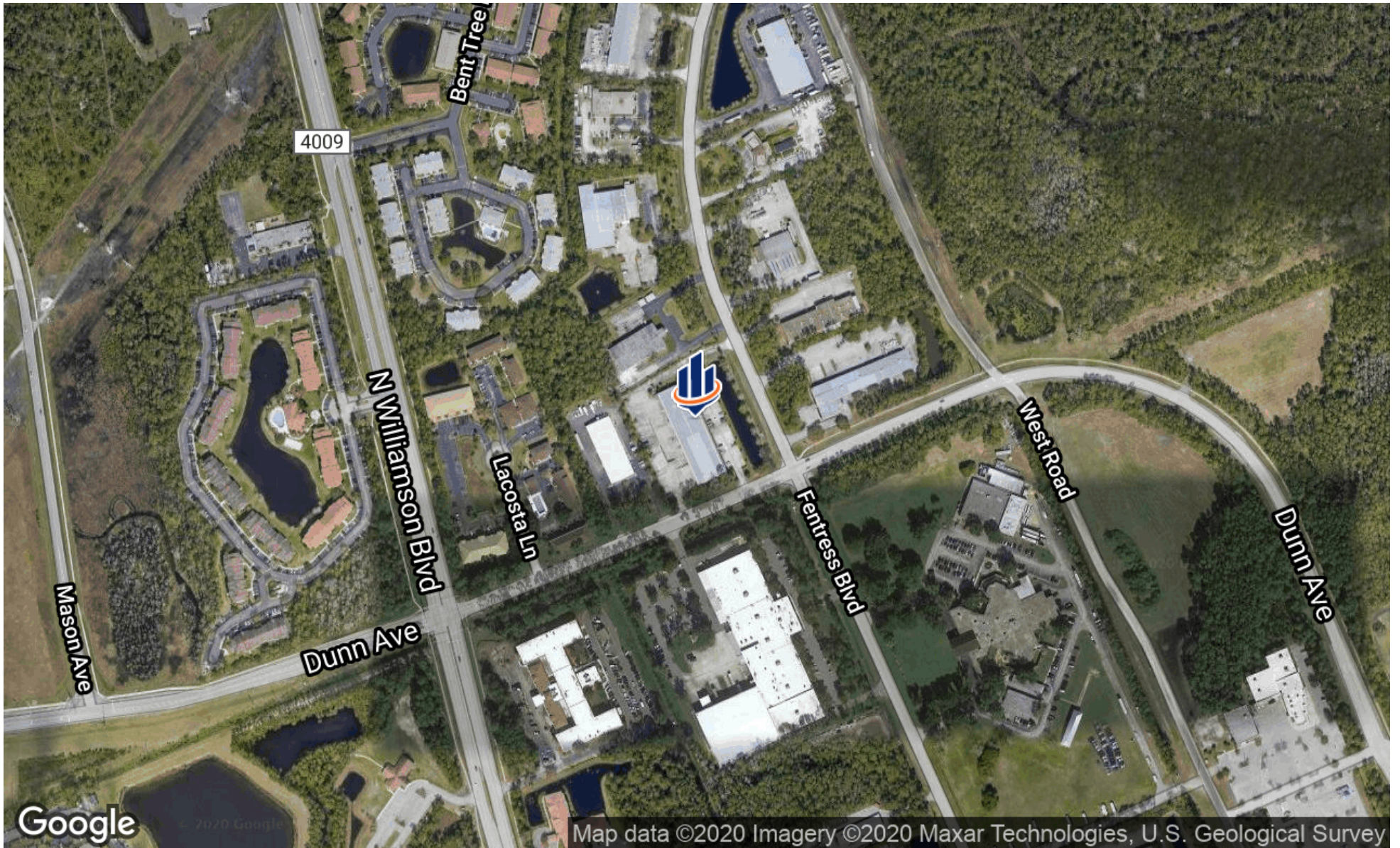
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**700 B**

OMNISCARE LAYOUT  
 SQUARE FOOTAGE  
 6,045 sq/ft  
 +143 sq/ft = 7.75' X 18.5' (Fire Wall Offset)  
 6,188 sq/ft TOTAL

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# DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

## MAP



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### INFOGRAPHIC - 5 MINUTE DRIVE TIME



#### BUSINESS



#### INCOME



### INFOGRAPHIC - 10 MINUTE DRIVE TIME



#### BUSINESS



#### INCOME



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## CARL W. LENTZ IV, MBA, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20 years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

### MEMBERSHIPS

CCIM- Certified Commercial Investment Member

ICSC- International Council of Shopping Centers

CFCAR- Central Florida Commercial Association of Realtors

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