

FOR SALE

24,100
SQUARE FOOT
CLASS A
OFFICE

- ❖ 100% Fee Simple
- ❖ Unique Opportunity For An Owner Occupant Or Leasing the Property While Achieving Rental Income For The Next 10 Months
- ❖ Professional Office, 100% Occupied by a NNN Single Tenant, With Layout Easily Subdivided Into Multiple Tenant Spaces
- ❖ Two Story Building Of 24,100 Gross SF With High End Buildouts
- ❖ Built in 2004, Renovated in 2010. Concrete Tilt Up And Masonry Construction, Fire Sprinkler Protection.
- ❖ Direct Parking Lot Access With 87 Onsite Spaces 3.6/1000 Ratio Plus A 3-car Garage
- ❖ State of The Art Security System With Exterior Cameras
- ❖ 60 People Training Facility With High End Audio And Video
- ❖ Locker Room With Showers

PRICE	\$5,400,000
ZONING	General Office District
MSA	Orlando MSA
CITY STATE ZIP	Altamonte Springs, FL 32714
BUILDING SIZE	24,100 square feet
LAND AREA	64,687 ± square feet
YEAR BUILT	2004; Renovated 2010
PROPERTY TYPE	Class A Office
PARKING	87 on-site spaces and 3 car garage; 3.6/1000



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Broker of Record

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