

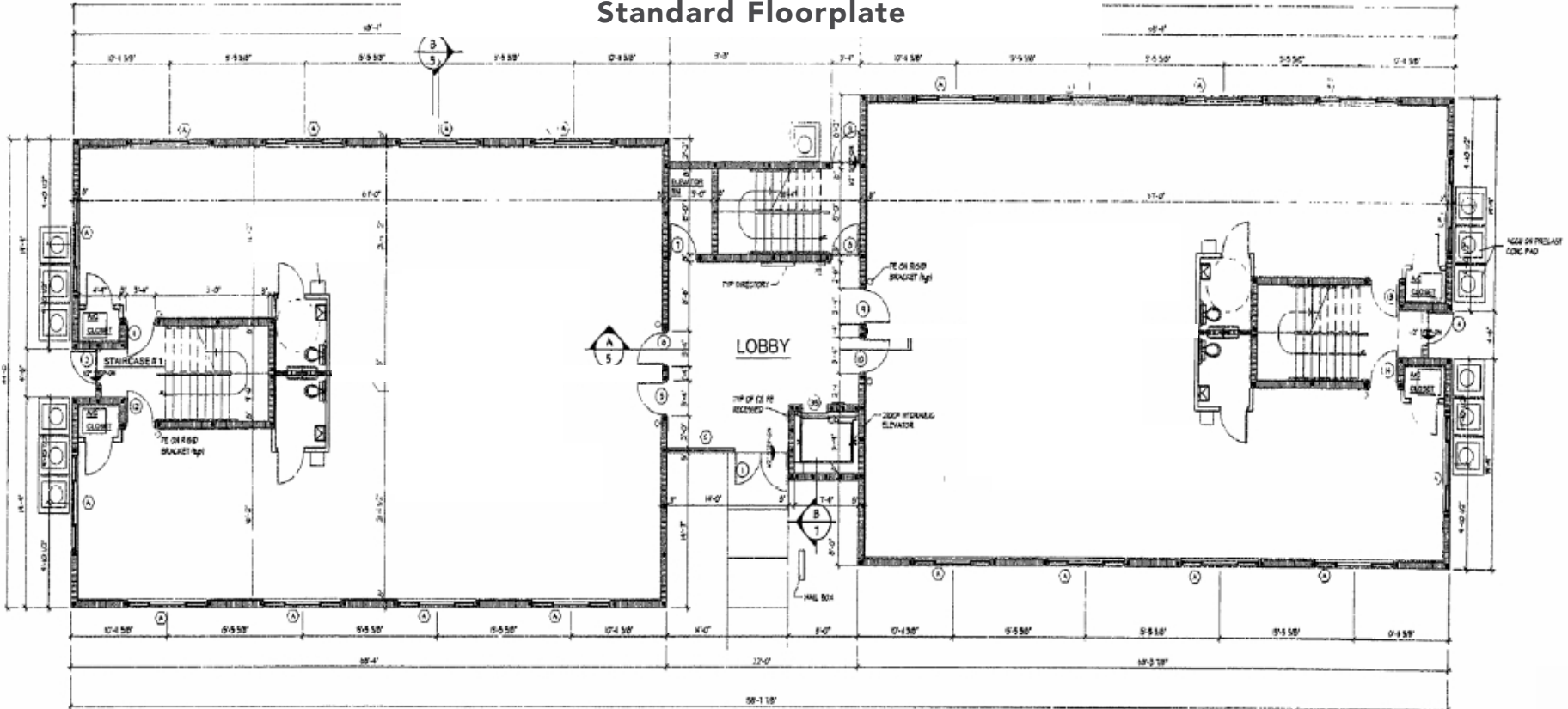
OFFICE BUILDING FOR SALE

PRICING: \$3,500,000 (\$175 psf)

- Three-story professional office building;
Approximately 19,998 SF
- Zoned C-1; Seminole County
- Built in 2005 on 1.58 acres
- 74 parking spaces
- Well maintained; interior renovations in 2014
- Currently owner occupied but designed to accommodate multi-tenant floor plates
- Direct access to Red bug Lake Rd; Close proximity to SR 417, SR 434, Aloma and Semoran Blvd
- Owner/User Opportunity
- Current owner can vacate for owner/user buyer by May 1st, 2018



Standard Floorplate

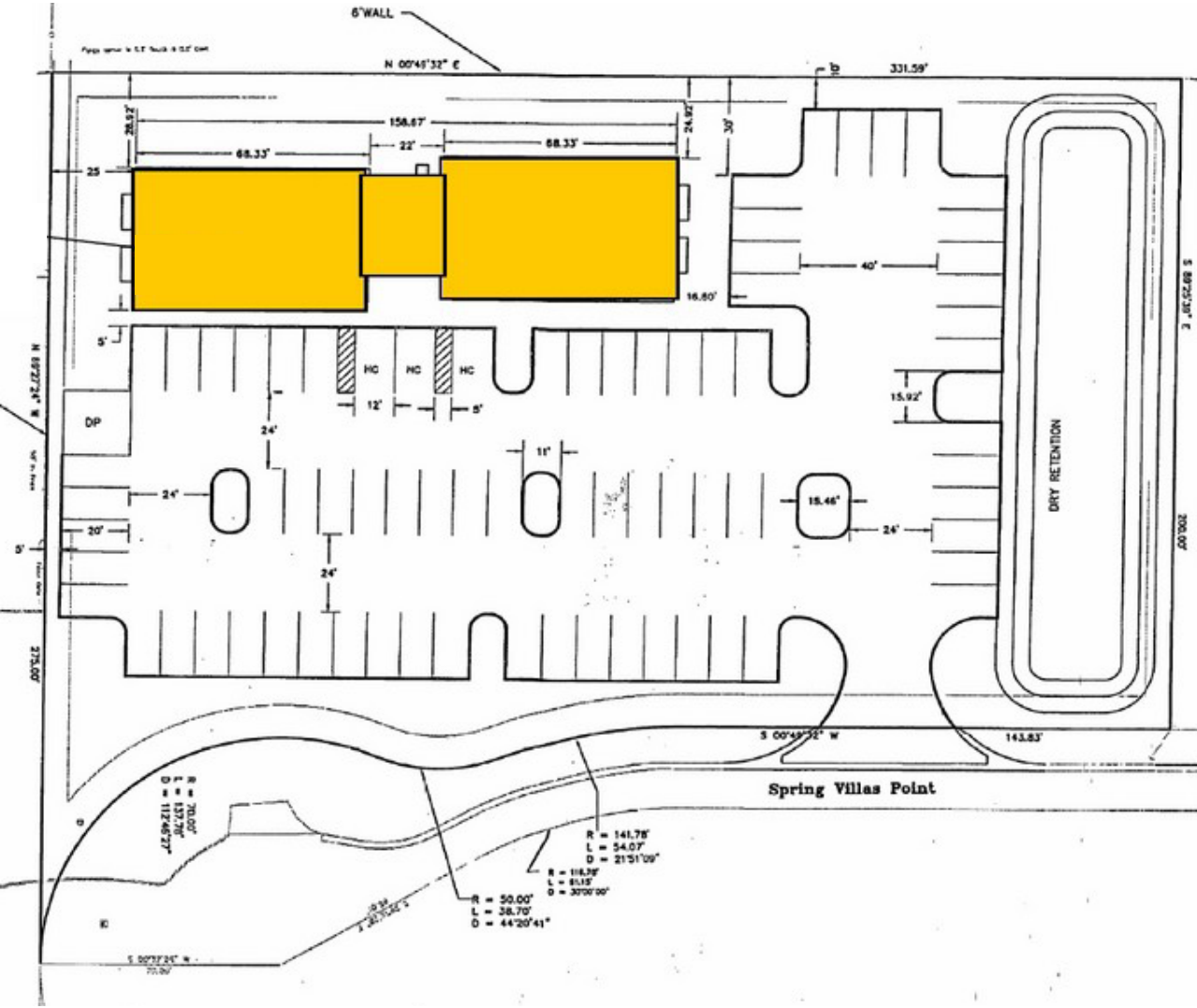


The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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