

# BEACHSIDE PROFESSIONAL OFFICE SUITES

140 S Atlantic Avenue, Ormond Beach, FL 32176

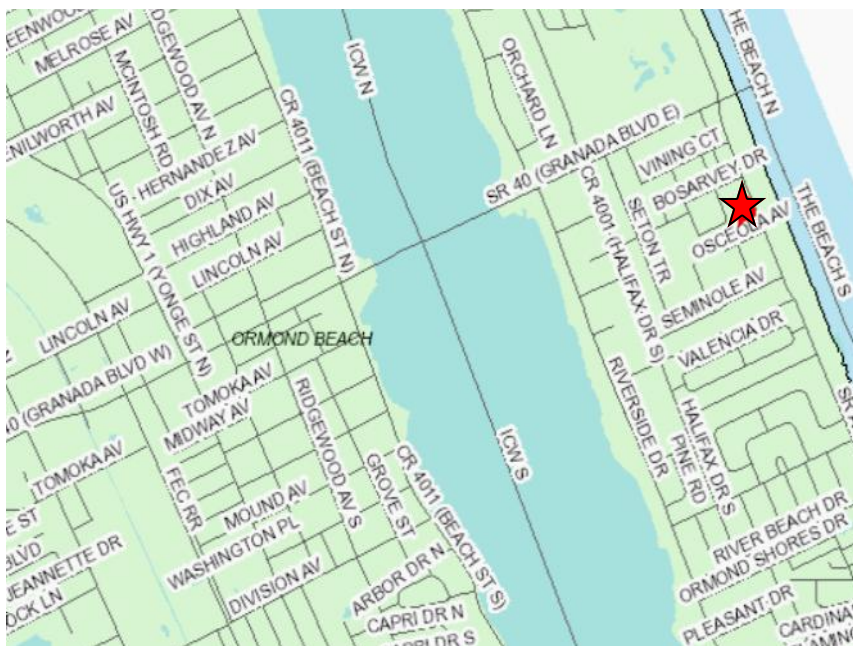


## PROPERTY SPECIFICATIONS

Suite Sizes:	1,130 - 27,000 Sq Ft
Lease Rate:	\$19.00 PSF Mod Gross
Parcel ID:	421409060070
Land Size:	43,000 Sq Ft
Year Built:	1975
Renovated:	2012 - 2016
Parking:	88 +/- Common Spaces
Zoning:	B-4 Central Business

## REMARKS

Beautifully Renovated Five Story Professional Office Building Perfect for Corporate Offices with Suites Available from 1,130 - 27,000 Sq Ft. Offices can be leased fully furnished. Upper floors feature ocean views. Other features include whole building generator, storm shutters, two elevators, ADA compliant bathrooms. Located just 1/4 mile south of E Granada Blvd and the bridge to the mainland.



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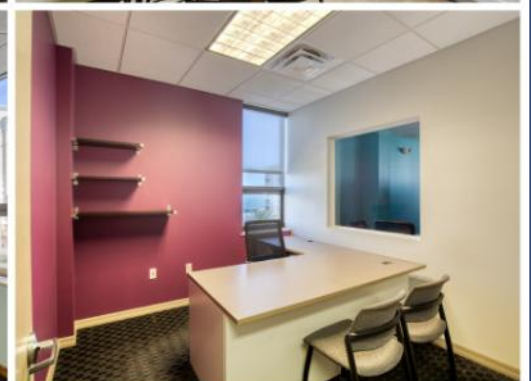
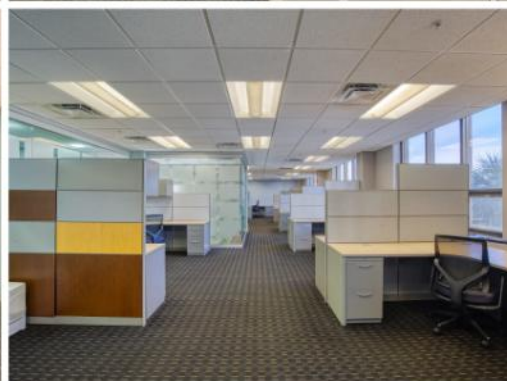
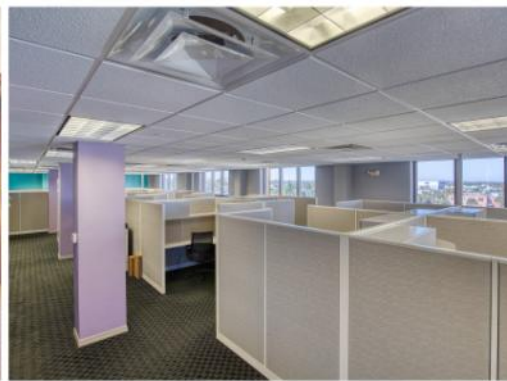
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# FLOOR PLAN - 1st Floor

not to scale - subject to change

## Floor 1

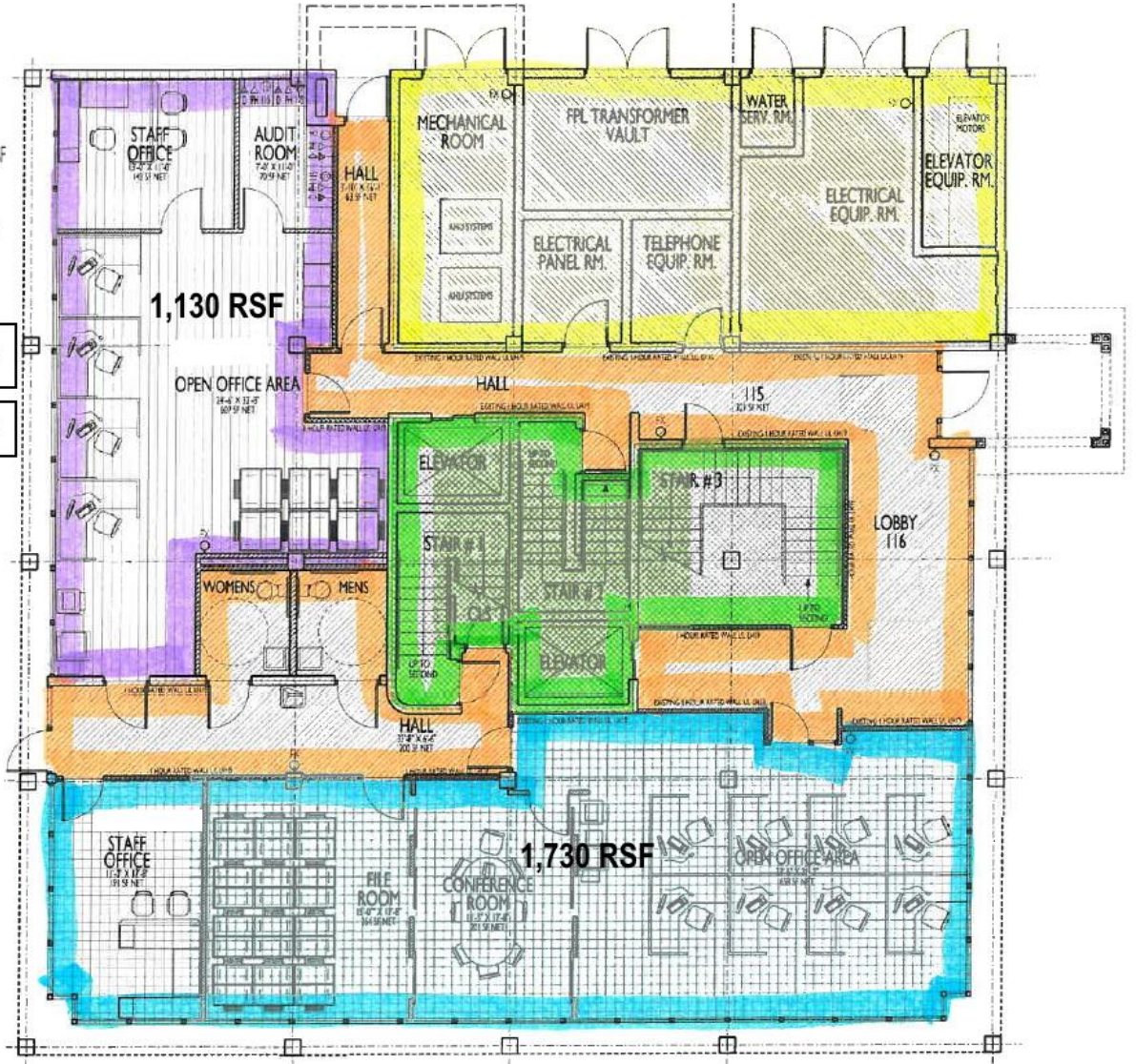
 COMMON HALLS / CIRCULATION / TOILETS: 1,039 SF

 COMMON SERVICE / MECH / ELEC / WATER / JANITOR: 927 SF

 CORE ELEMENTS / STAIRS / ELEVATORS: 558 SF

 TENANT 1: 1,730 RSF

 TENANT 2: 1,130 RSF



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# FLOOR PLAN - 2nd Floor

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## Floor 2

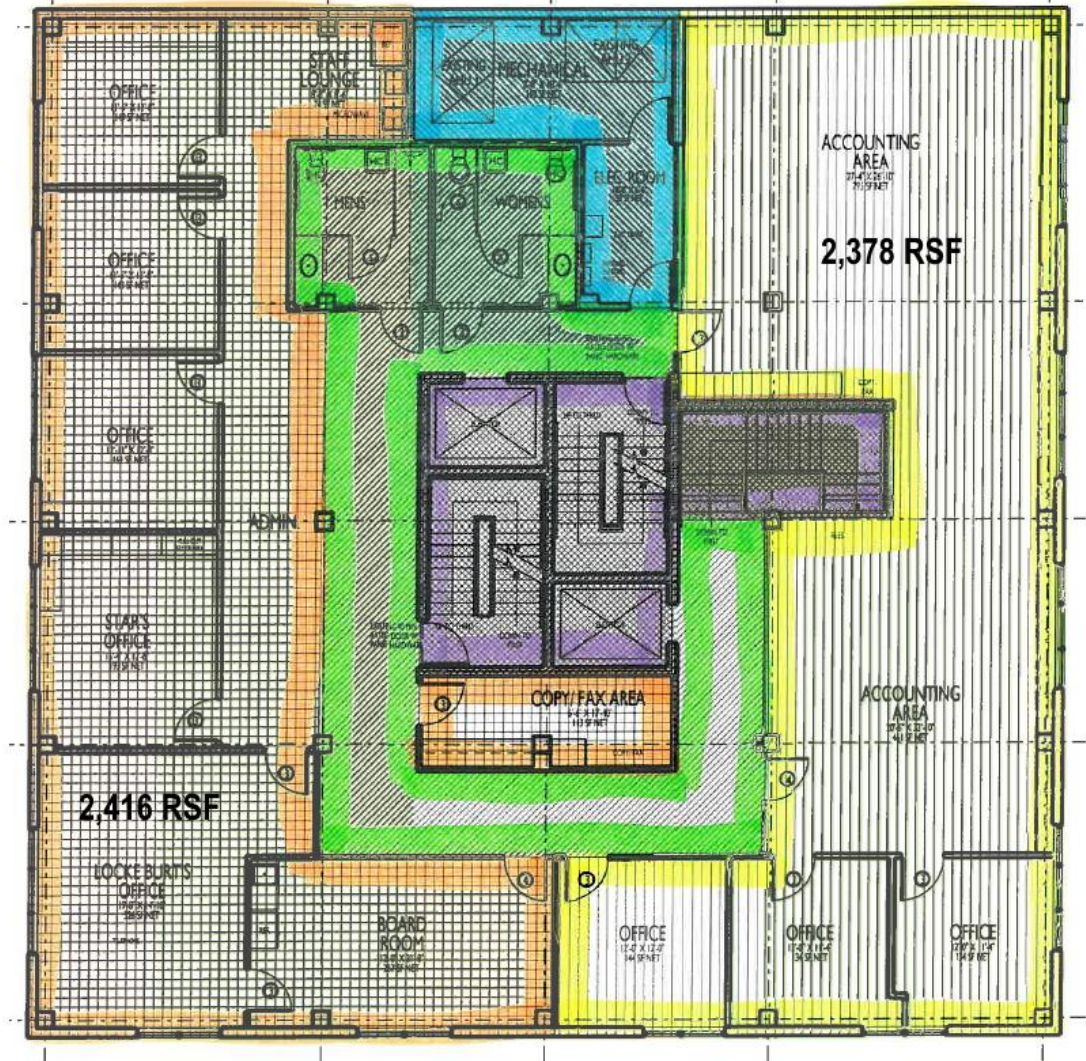
 **TENANT 1: 2,416 RSF**

 **TENANT 2: 2,378 RSF**

 **COMMON HALLS /  
CIRCULATION / TOILETS: 886 SF**

 **COMMON SERVICE / MECH/  
ELEC / WATER / JANITOR: 264 SF**

 **CORE ELEMENTS / STAIRS /  
ELEVATORS: 515 SF**



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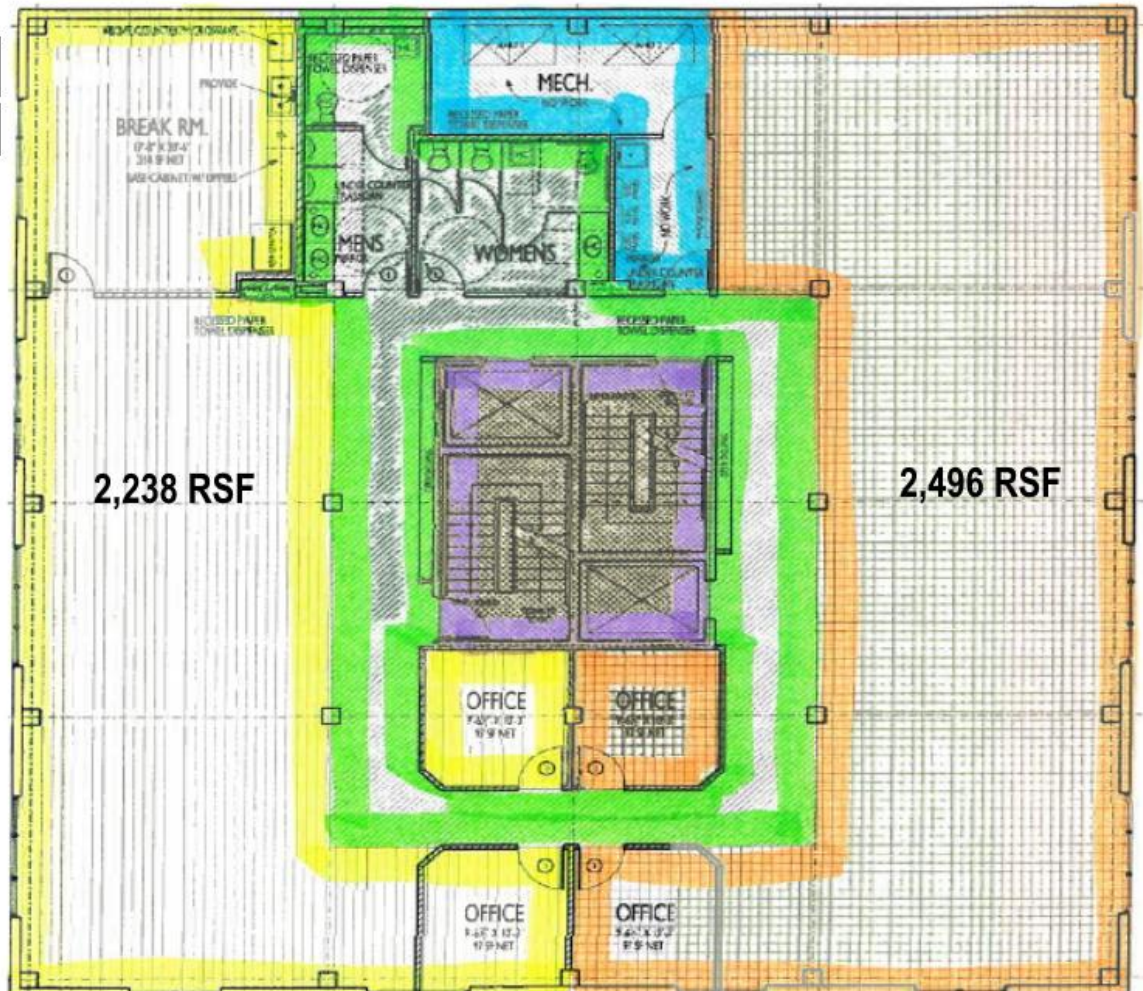
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# FLOOR PLAN - 3rd Floor

not to scale - subject to change

## Floor 3

- TENANT 1: 2,496 RSF
- TENANT 2: 2,238 RSF
- COMMON HALLS / CIRCULATION / TOILETS: 1,070 SF
- COMMON SERVICE / MECH / ELEC / WATER / JANITOR: 262 SF
- CORE ELEMENTS / STAIRS / ELEVATORS: 380 SF



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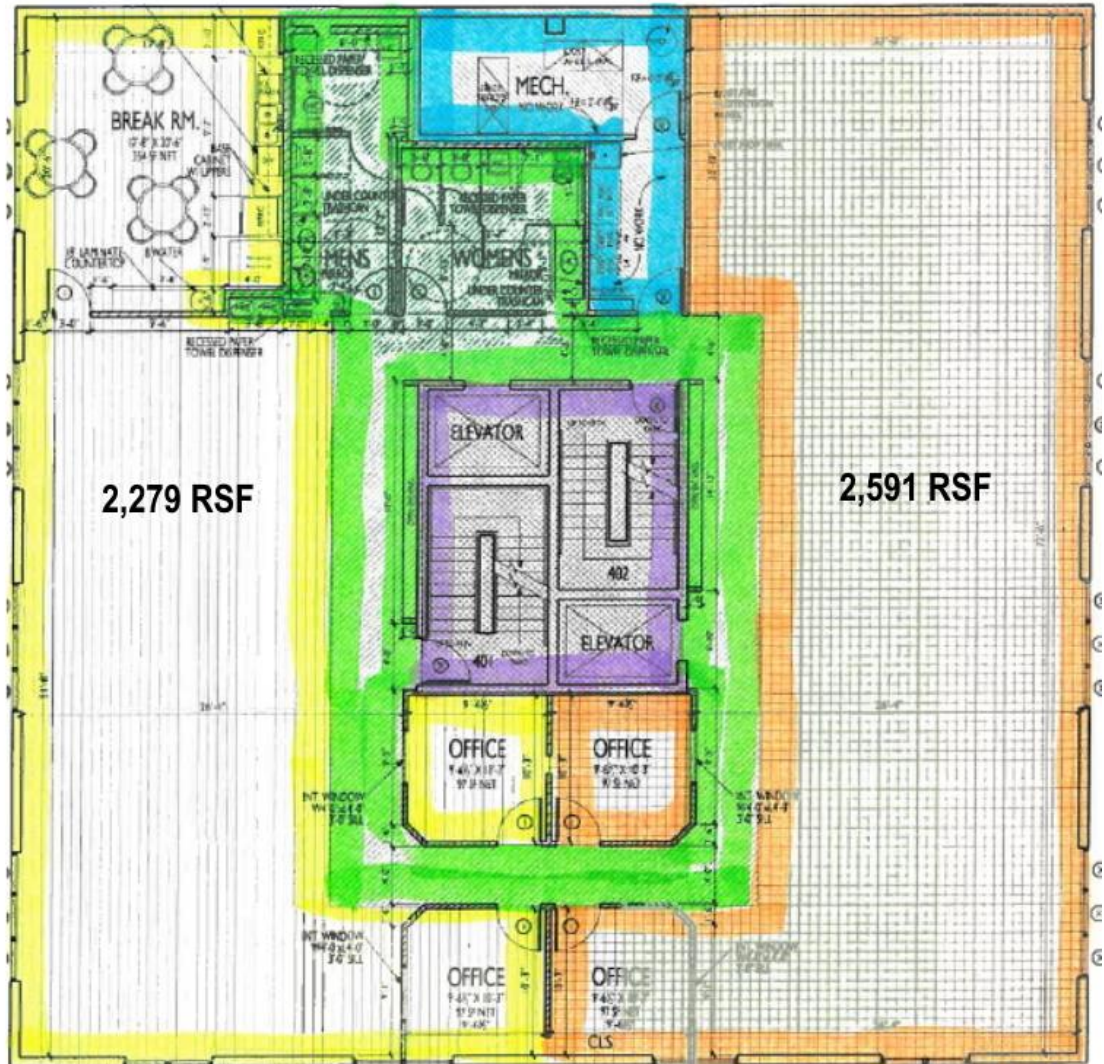
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# FLOOR PLAN - 4th Floor

not to scale - subject to change

## FLOOR 4

- TENANT 1: 2,591 RSF**
- TENANT 2: 2,279 RSF**
- COMMON HALLS / CIRCULATION / TOILETS: 961 SF
- COMMON SERVICE / MECH./ ELEC./ WATER / JANITOR: 260 SF
- CORE ELEMENTS / STAIRS / ELEVATORS: 383 SF



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# FLOOR PLAN - 5th Floor

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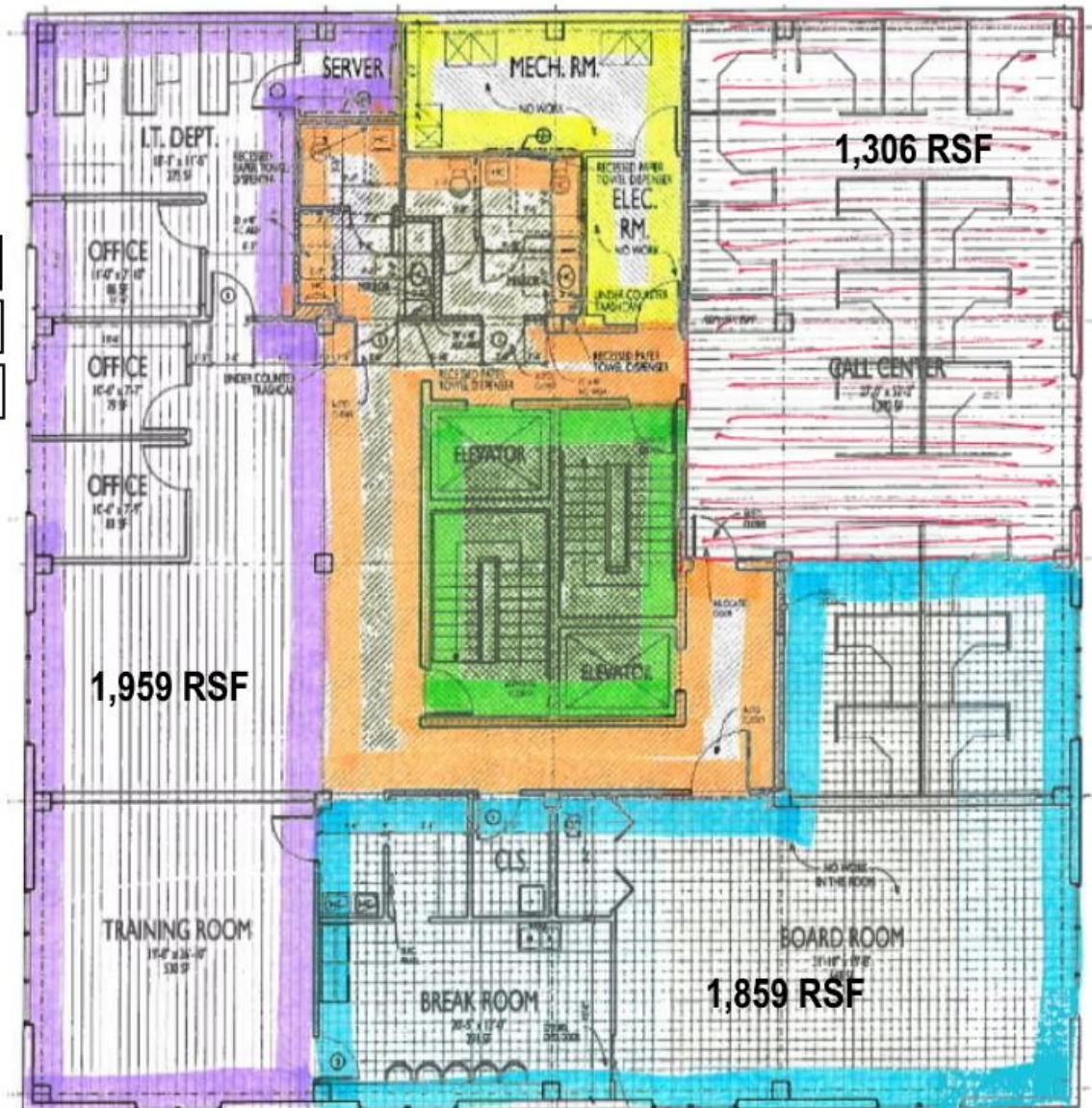
## FLOOR 5

-  COMMON HALLS / CIRCULATION / TOILETS: 756 SF
-  COMMON SERVICE / MECH / ELEC / WATER / JANITOR: 269 SF
-  CORE ELEMENTS / STAIRS / ELEVATORS: 380 SF

 **TENANT 1: 1,859 RSF**

 **TENANT 2: 1,959 RSF**

 **TENANT 3: 1,306 RSF**



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# ZONING INFORMATION

From Municode.com

## Sec. 2-25. - B-4, Central Business Zoning District.

C. PERMITTED USES	D. CONDITIONAL USES		E. SPECIAL EXCEPTION USES
1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 3. Business and Professional Office 4. Business Service 5. Clubs and Fraternal Organization 6. Convenience Store, Type "A" 7. Financial Institution 8. Instructional Physical Activity 9. Medical Supply and Rental 10. Mixed Use Development 11. Nursing Home 12. Retail Sales and Services 13. School, Public 14. Transient Lodging 15. Veterinarian	1. Auction Business 2. Bar 3. Child Care Facility 4. Community Residential Home 5. Convenience Store, Type "B" 6. Convenience Store, Type "C" 7. Dwelling, Multifamily 8. Family Day Care Home 9. Farmer's Market 10. Garden Center and Nursery 11. Historic Preservation Mixed Use 12. House of Worship 13. Instructional Artistic Activity 14. Nightclub 15. Parking Lot 16. Parking Garage	17. Parks and Recreation Facilities, Private 18. Parks and Recreation Facilities, Public 19. Personal Services 20. Public Facilities 21. Public Utilities 22. Recreational Facilities, Indoor 23. Restaurant, Type "A" 24. Restaurant, Type "B" 25. Restaurant, Type "C" 26. Restaurant, Type "D" 27. School, Private 28. Shopping Center 29. Theater 30. Vehicle Repair, Type "A" 31. Wind Energy System 32. Wine, Beer or Liquor Store	1. Automatic Amusement Center 2. Nightclub 3. Outdoor Activity 4. Outdoor Storage 5. Recreational Facilities, Outdoor 6. Terminal, Bus

**G. PERMITTED ACCESSORY USES:** Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in [chapter 2](#), article III.



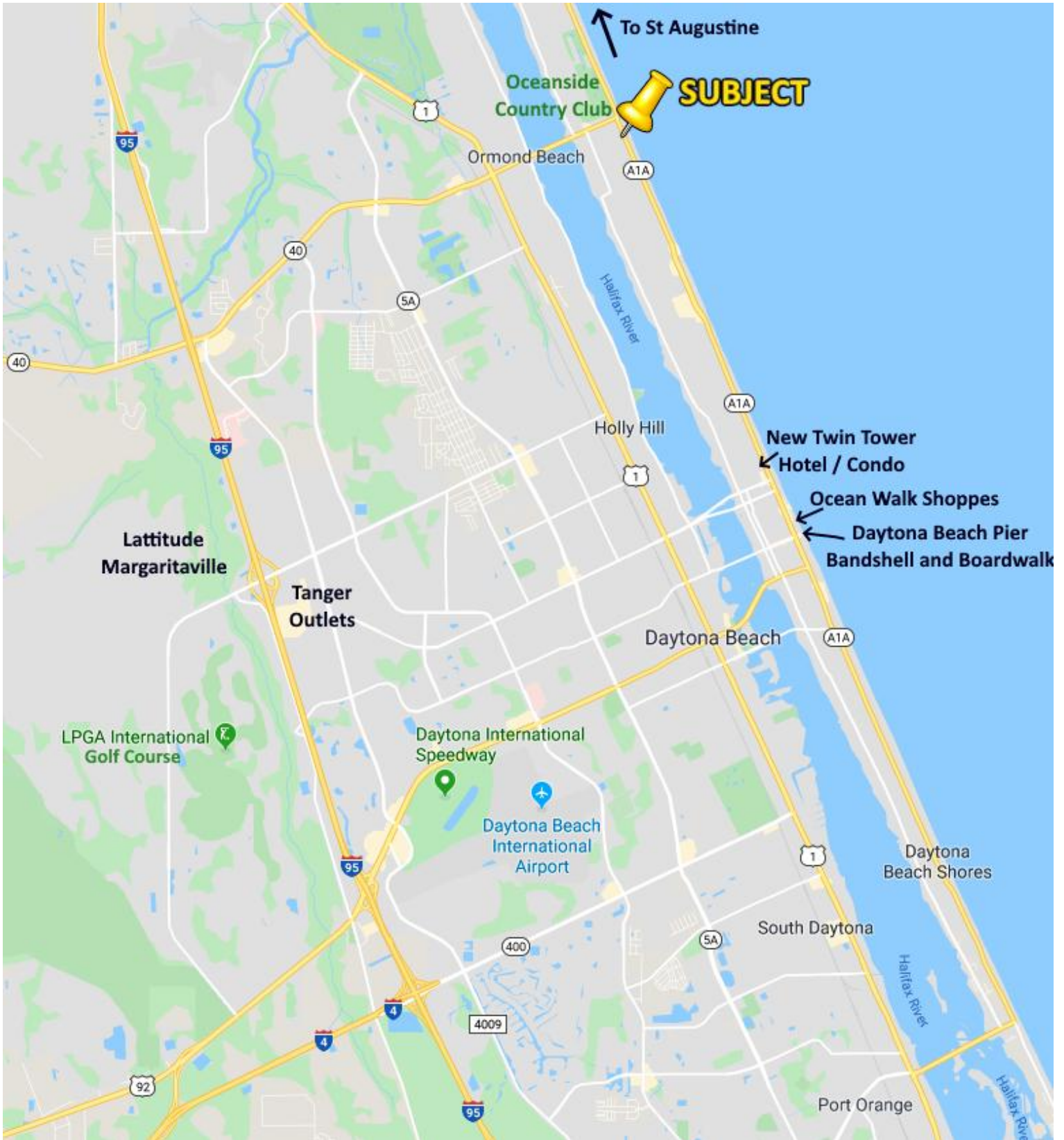
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## LOCATION MAP

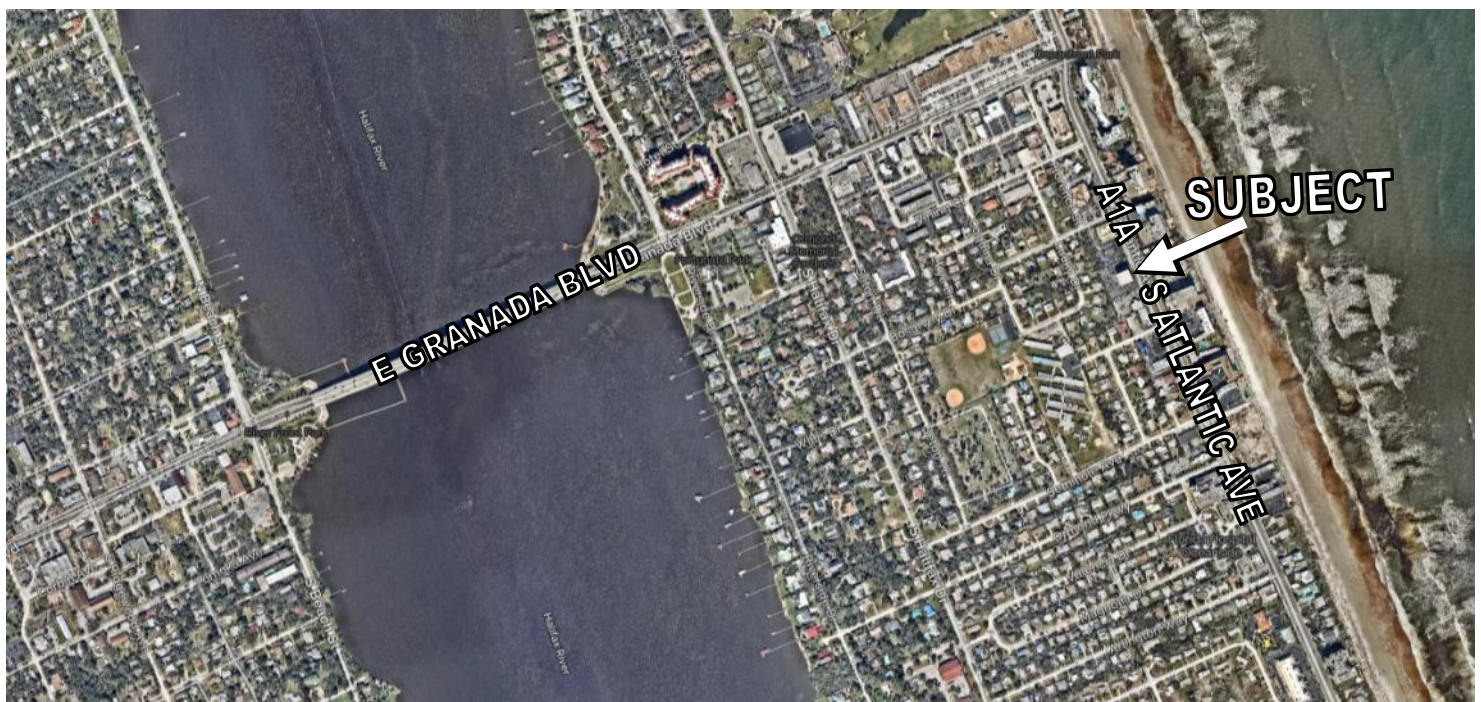
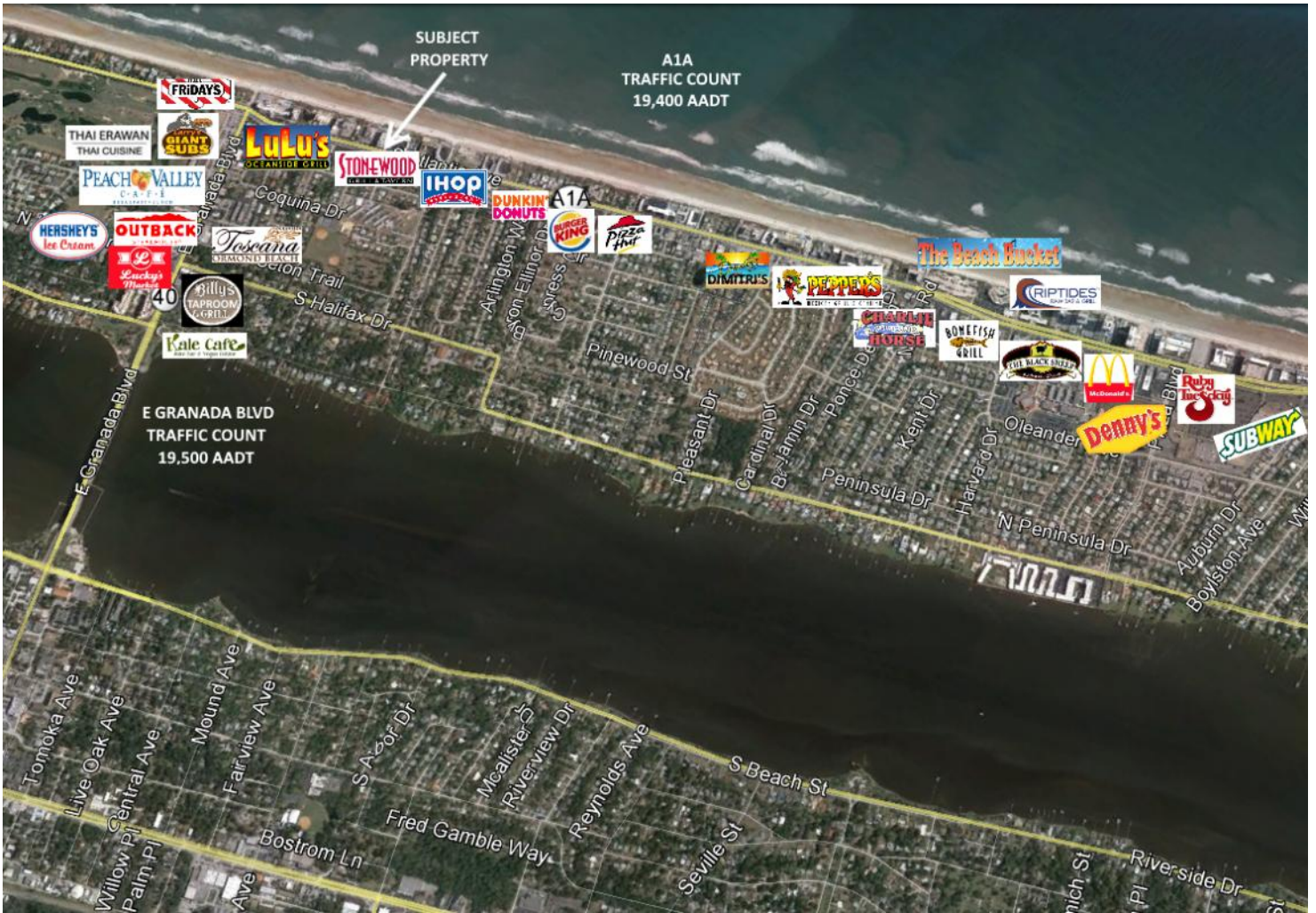


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# AERIAL MAPS



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