

For Sale & Lease

# Longwood Office Space

\$2,100,000 | \$14.00 / SF



## 740 Florida Central Parkway

Longwood, Florida 32750

### Property Highlights

- 20,140± SF free-standing, two-story office building located in South Pointe Centre
- 7.88% CAP Rate
- Strong history of high occupancy
- Currently, 87% occupied
- Great tenant mix at all various sizes
- Great location just south of SR 434 & South Seminole Hospital
- Attractive brick building with ample parking
- Deli on site

**Sale Price: \$2,100,000**  
**Lease Rate: \$14.00 / SF Modified Gross**

### OFFERING SUMMARY

<b>Sale Price</b>	\$2,100,000
<b>Available SF</b>	916 - 1,604 SF
<b>Lease Rate</b>	\$14.00 / SF (MG)
<b>Lot Size</b>	1.25 Acres
<b>Building Size</b>	20,140 SF



For more information

**Chris Adams**

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# Floor Plan

LEASE TYPE | MG

TOTAL SPACE | 916 - 1,604 SF

LEASE TERM | Negotiable

LEASE RATE | \$14.00 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 1020	Available	1,604 SF	Modified Gross	\$14.00 SF/yr

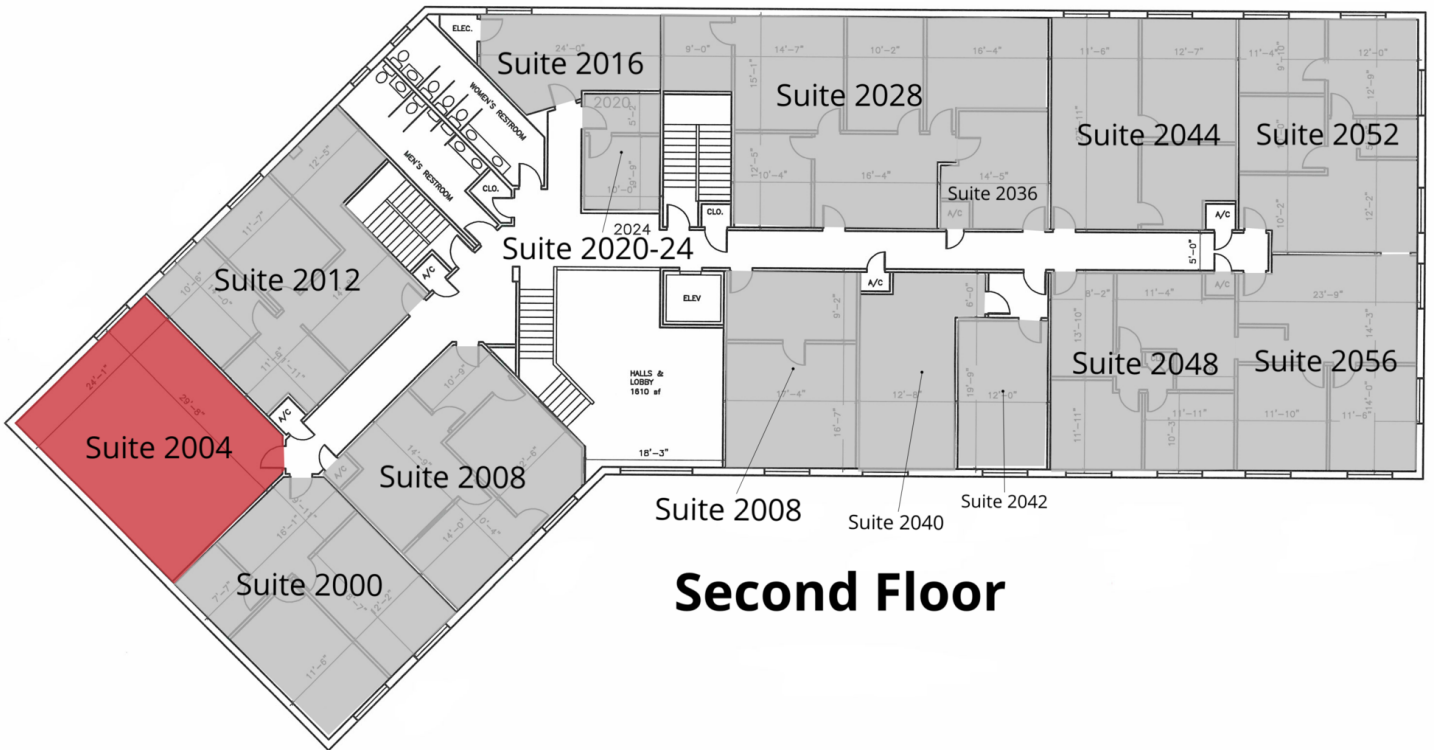
# Floor Plan

LEASE TYPE | MG

TOTAL SPACE | 916 - 1,604 SF

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## Second Floor

UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 2004	Available	916 SF	Modified Gross	\$14.00 SF/yr