

CLASS A OFFICE SUITES AVAILABLE FOR LEASE

149 S. Ridgewood Avenue, Daytona Beach, FL 32114



PROPERTY SPECIFICATIONS

Parcel ID: 533901090020

Year Built: 1985

Lease Rate: \$19.50 PSF Rentable Mod Gross

Suite 200 - Offices/Conference Room
1,501 SF Usable / 1,455 SF Rentable

Suite 230 - Data Center/Server Room
1,647 SF Usable / 1,939 SF Rentable

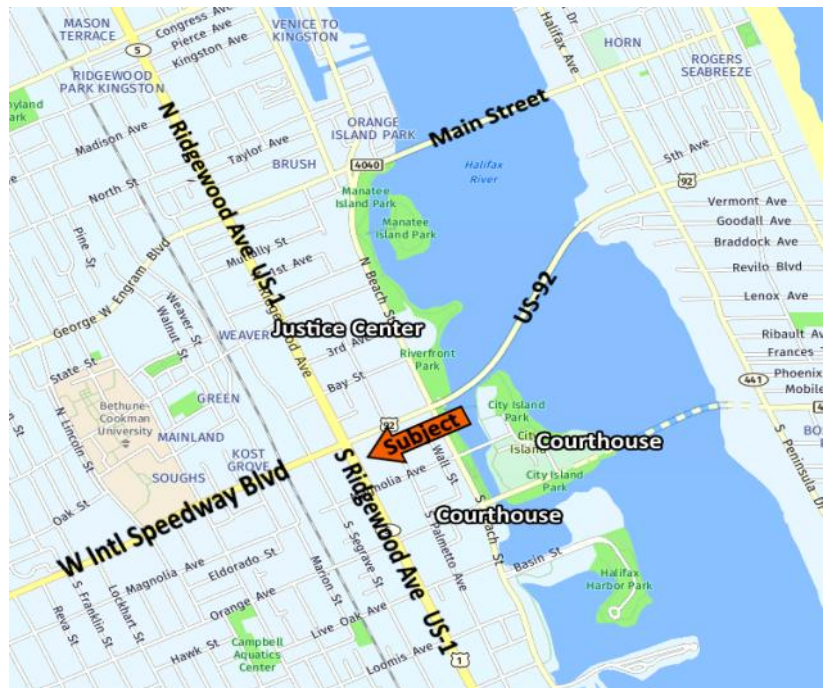
Suite 310 - Open Office/Conference Rms
2,795 SF Usable / 3,293 SF Rentable

Parking: 126 Spaces

Traffic Count: 31,000 AADT

Zoning: RDD-3

Chart of Allowable Zoning Uses can be found here: [Zoning Info](#) Scroll to the appropriate table, look up your use on the left, then across to the correct zoning column. Also check Use Specific Standards column.



REMARKS - Office suites available for lease in the prestigious Cobb Cole Center, a Class A office buildings in the heart of downtown Daytona Beach. Centrally located, on bus line, and strategically positioned near the Justice Center and courthouses. Features include impressive three story atrium entryway, common restrooms on each floor, two elevators, and stunning views from upper floors. Tenants include Cobb Cole Attorneys at Law, IRS and the SBA.



211 E Intl Speedway Blvd, Suite 104
Daytona Beach, FL 32118

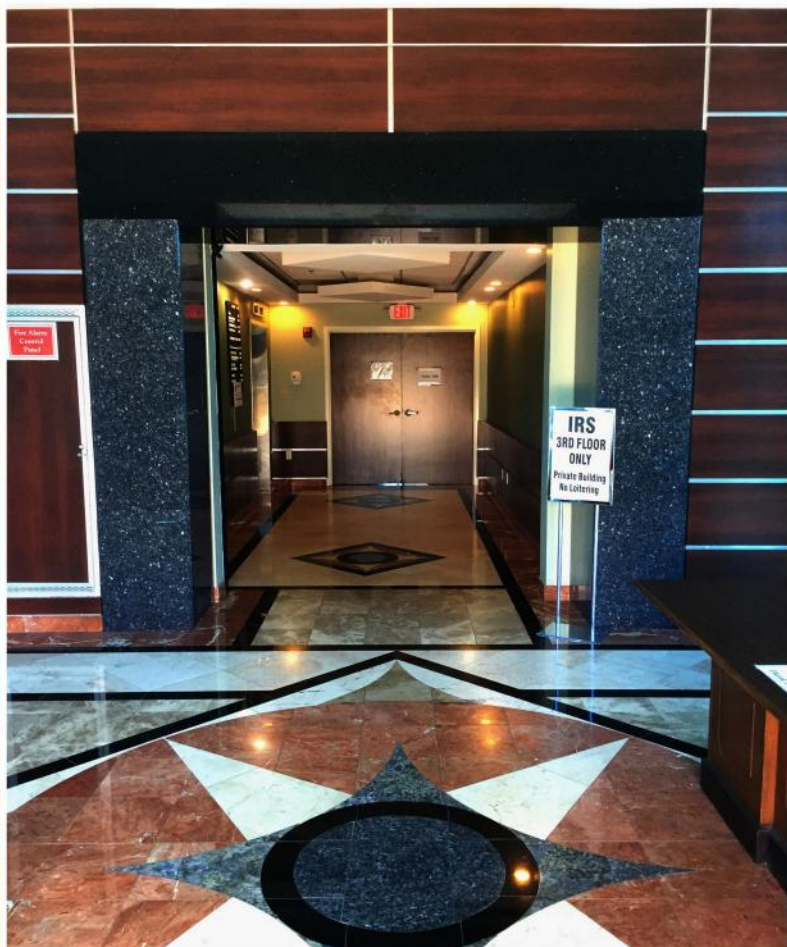
www.buddyandron.com



Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997

All information believed to be from accurate sources, but cannot be warranted

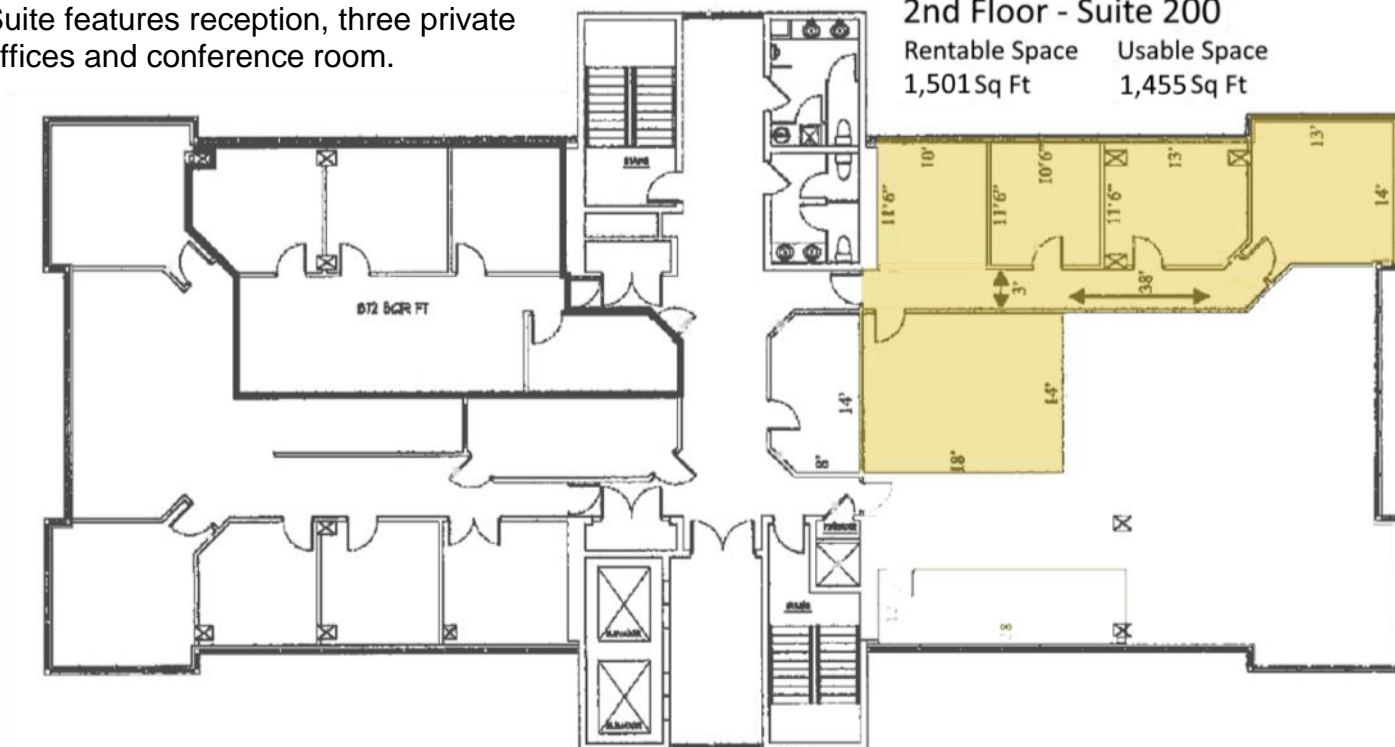


Realty Pros Commercial
211 E Intl Speedway Blvd
Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997

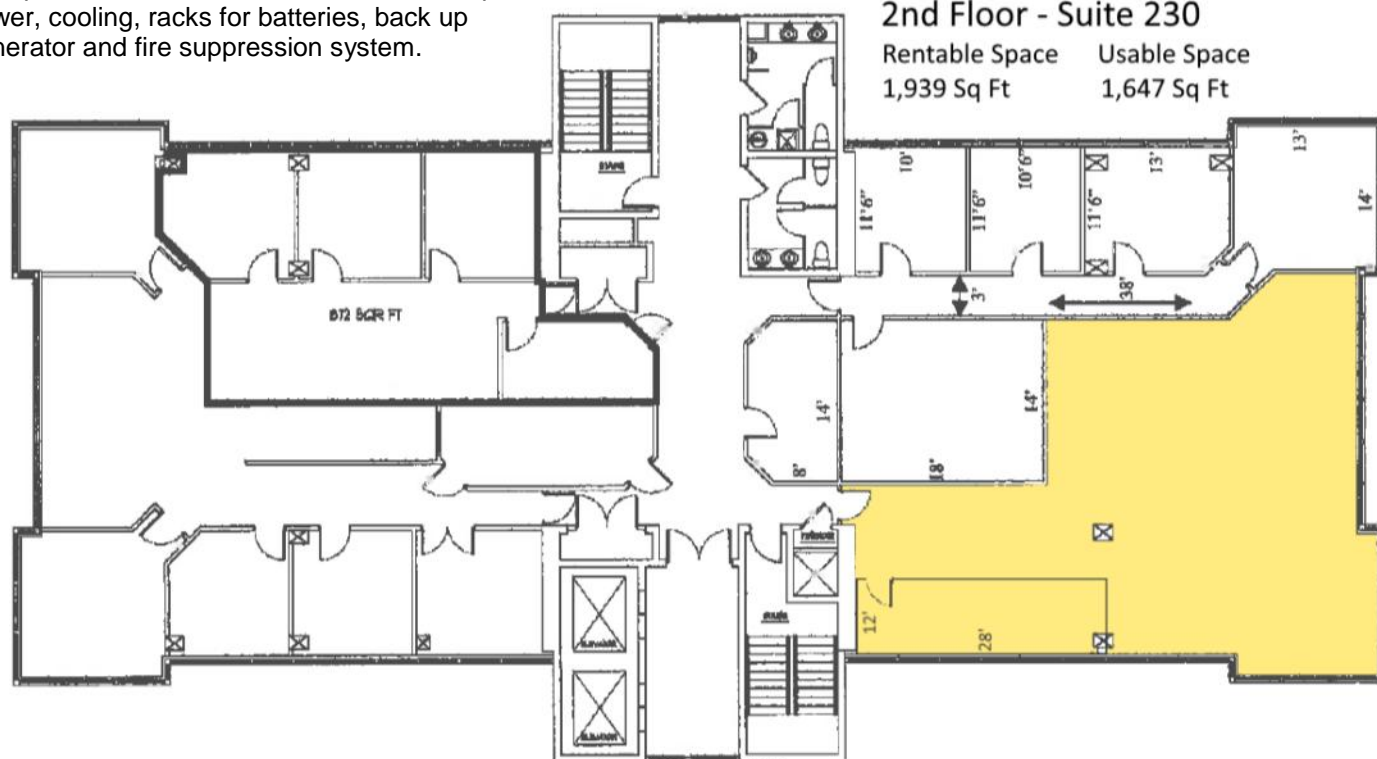
Suite features reception, three private offices and conference room.



Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997

Set up for Data Center/Server room with ample power, cooling, racks for batteries, back up generator and fire suppression system.

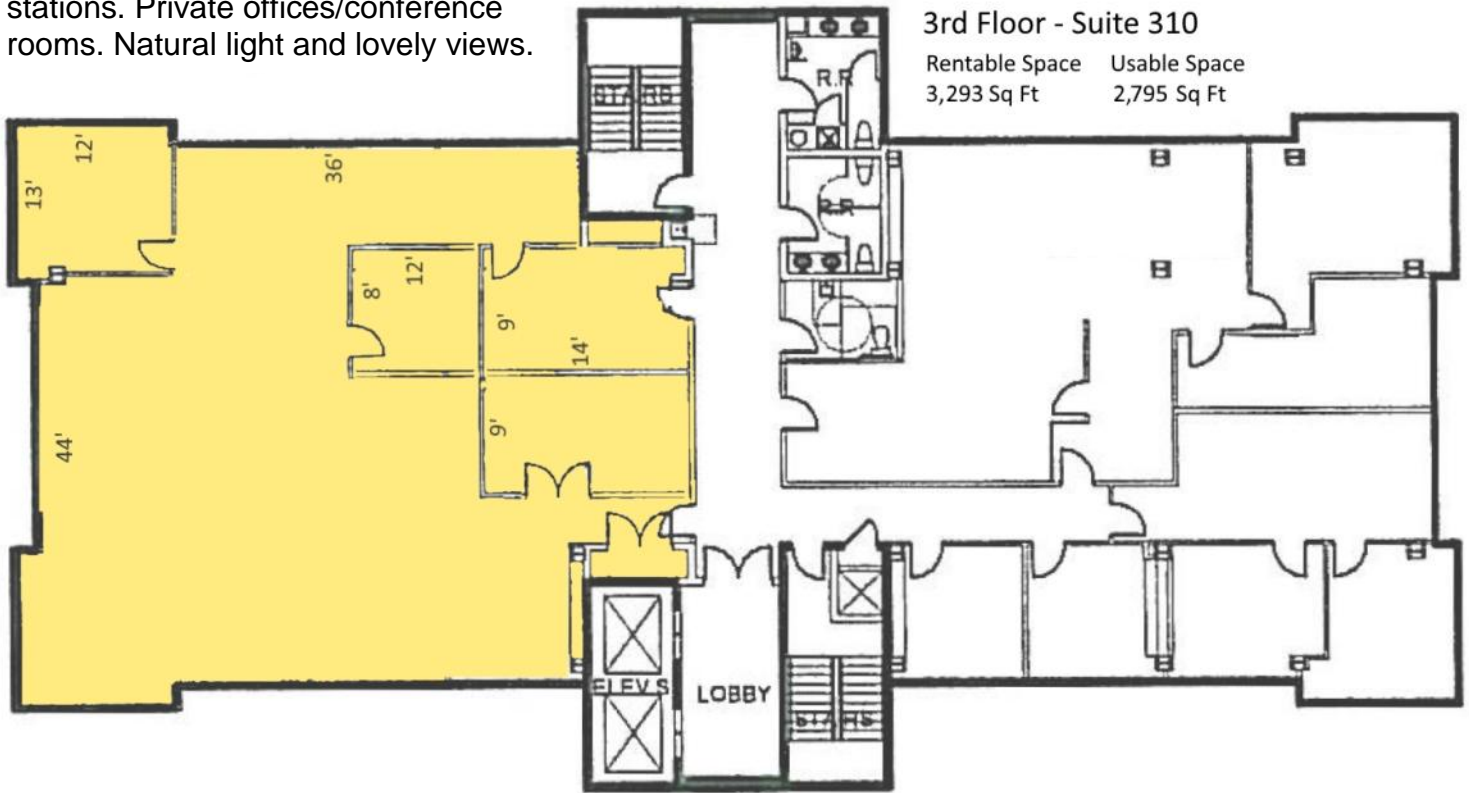


Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997

3rd FLOOR - Suite 310

Flexible floor plan would suit Open Office workplace or separate workstations. Private offices/conference rooms. Natural light and lovely views.



Realty Pros Commercial
211 E Intl Speedway Blvd
Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997

AERIAL PHOTO



AERIAL MAP

Future home of Brown & Brown Ins.
10 Story Office Building, 175,000 SF



Realty Pros Commercial
211 E Intl Speedway Blvd
Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997

DEMOGRAPHICS

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

MAP



INFOGRAPHIC

5 MINUTE DRIVE TIME

KEY FACTS

20,241

Population

37.9

Median Age



2.1

Average Household Size

\$23,594

Median Household Income

BUSINESS



1,504

Total Businesses



15,814

Total Employees

INFOGRAPHIC

10 MINUTE DRIVE TIME

KEY FACTS

71,375

Population

41.4

Median Age



2.1

Average Household Size

\$29,783

Median Household Income

BUSINESS



4,366

Total Businesses



56,933

Total Employees



Realty Pros Commercial
211 E Intl Speedway Blvd
Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997