

SMART OFFICE CLYDE PARK

110 INTEGRA BREEZE LANE
DAYTONA BEACH, FL 32117

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SOCP Leasing Summary



OFFERING SUMMARY

Available SF:	1,750 SF Suites (up to 3,500 SF possible)
Lease Rate:	Negotiable
Year Built:	2020 (brand new)
Lot Size:	2 Acres
Zoning:	PD

PROPERTY OVERVIEW

NOW LEASING PHASE II ! SMART Office Clyde Park (SOCP) is the first SMART Office to be developed in the Daytona Beach area. The project consists of four one-story office buildings of 3,500 SF each. Phase II (Buildings 3 & 4, four 1,750 SF Suites) is now under construction with a delivery date of Feb 2020.

SOCP is designed to meet today's professional office needs and offers properly sized, modern and adaptive office suites. These tech-friendly 1,750 SF suites will be delivered fully built out and ready for immediate occupancy.

Get SMART with your next office location! Come and talk with us about SMART Office Clyde Park.

PROPERTY HIGHLIGHTS

- NOW LEASING PHASE II--brand new office suites near LPGA Blvd!
- SMART Office Clyde Park will offer modern, open-planned, fully built-out office suites in a prime location
- 1,750 SF Suites with 24/7 access available, ready for move in Feb 2020

Volusia County's First SMART Office!



- S** **SIZED** for today's ideal professional environment
- M** **MODERN** architectural design, fixtures, finishes & colors
- A** **ADAPTIVE** to changing employee and configuration needs
- R** **READY** fully built-out suites for immediate occupancy
- T** **TECH-FRIENDLY** design to best utilize today's technology

SMART Office Highlights

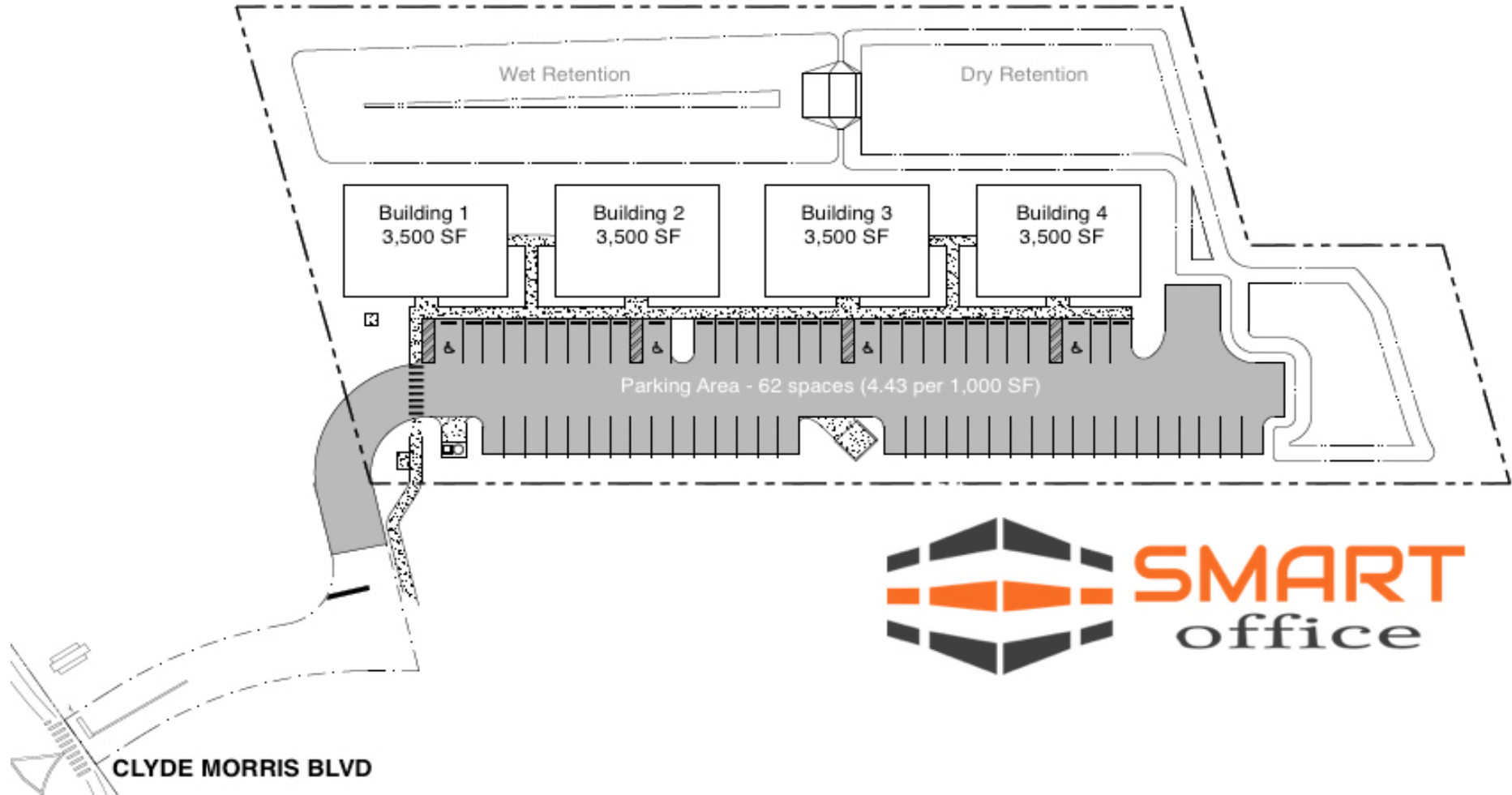


YOUR NEW SMART OFFICE WILL OFFER....

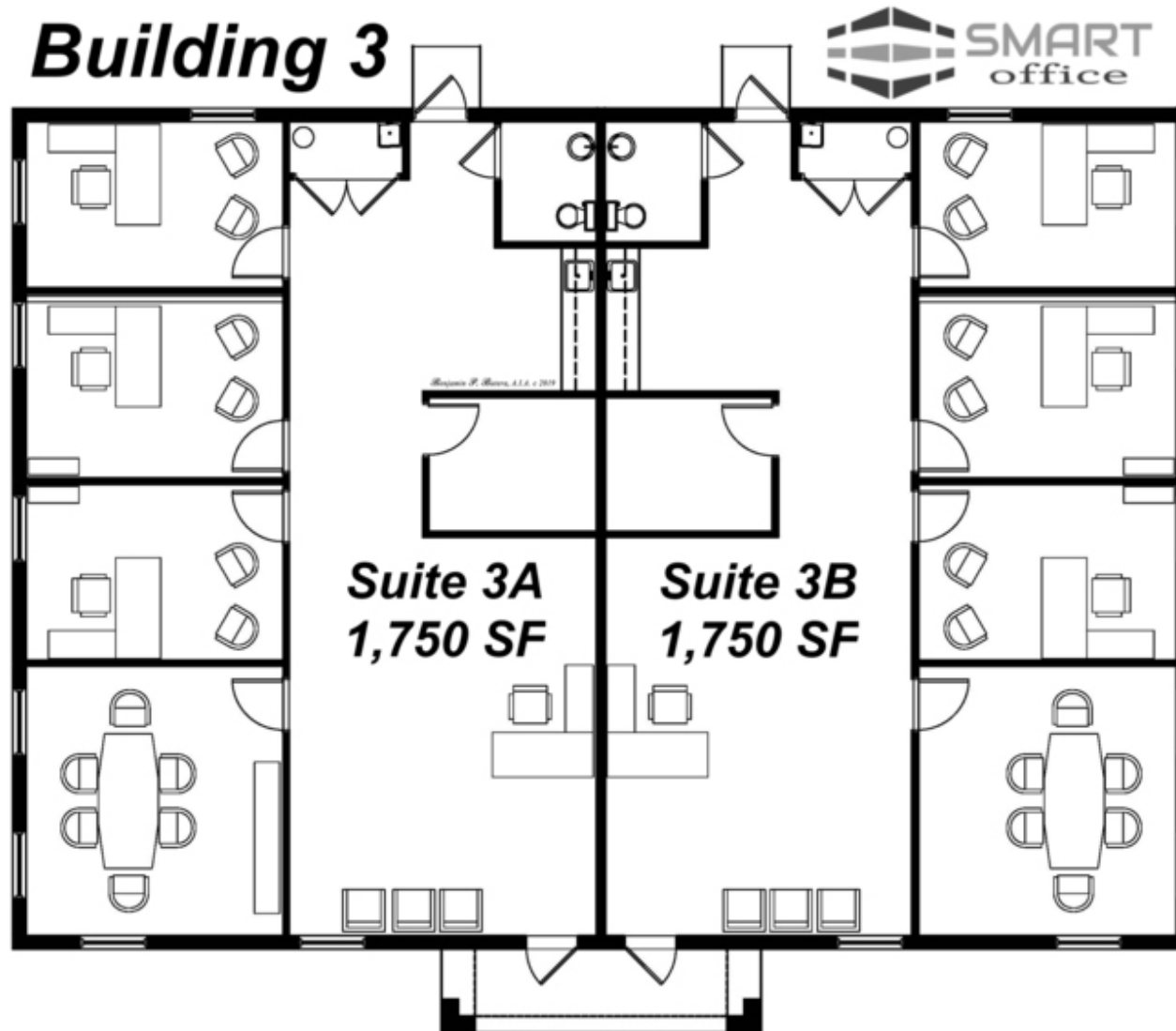
- First SMART Office to be built in Volusia County!
- Modern, open-planned, fully built-out office suites in a prime location
- Construction of Buildings 3 & 4 is now underway with a delivery date of Feb 2020
- Four 1,750 SF suites in Phase II (3,500 SF per building if combined)
- One story, block construction with quality finishes
- Each suite offers private offices, private bathrooms and refreshment bar
- Natural light throughout via windows and glass entry doors
- Open and collaborative floor plan is easily adaptable to today's professionals
- Floor plan allows the flexibility to add staff without expensive improvement costs
- Tech-friendly design works well with hi-speed wifi, multiple computers and Airprint printers/scanners
- Every suite includes a Nest learning thermostat and Nest wifi access system
- Above-code parking right at your front door and 24/7 access
- Exposure to Clyde Morris Blvd (Average Daily Traffic of 15,000 cars per day) with signage available on the pole sign and individual buildings
- Ideally located in the middle of explosive residential and commercial growth
- Just north of LPGA Blvd with quick access to Ormond Beach, Latitude Margaritaville, Tanger Outlet Mall and I-95
- Get SMART with your next office location, come and talk to us about SMART Office Clyde Park



SOCP Site Plan



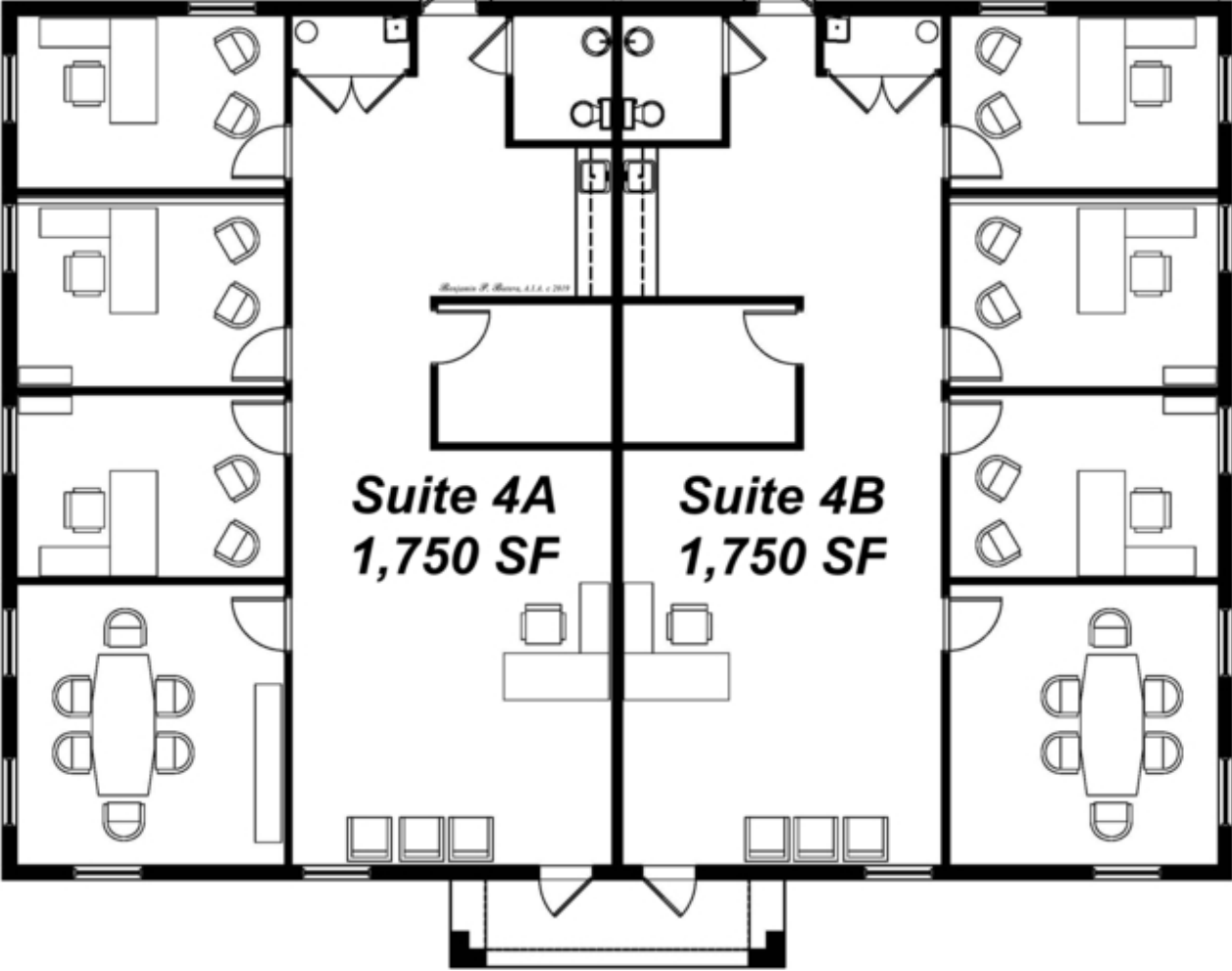
Building 3 Floor Plan



Building 4 Floor Plan



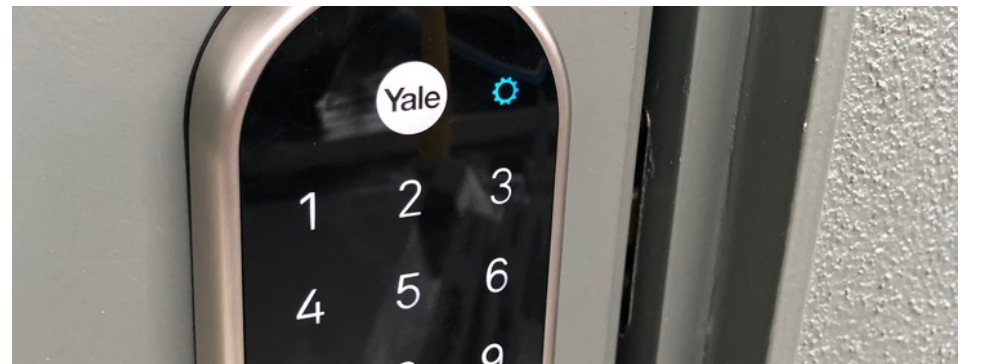
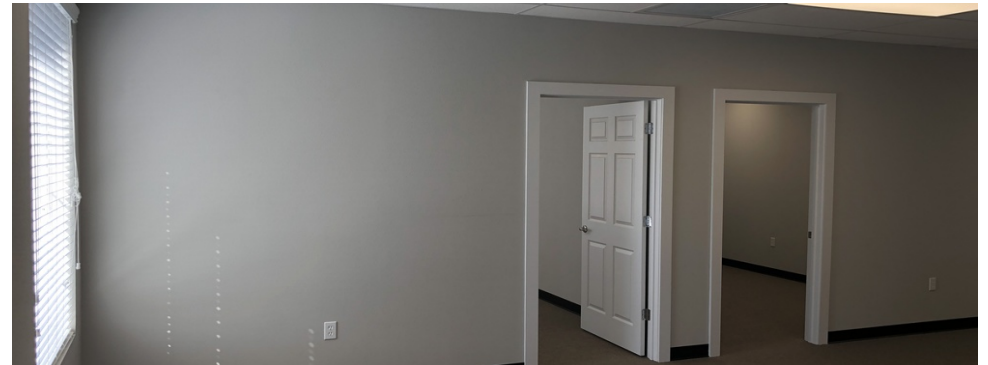
Building 4



Exterior Photos--Phase I



Interior Photos--Phase I



Property Details & Location



Property Name: SMART Office Clyde Park

Property Address: 110, 120, 126, 130 Integra Breeze Lane, Daytona Beach, FL 32117

Property Type: Office/Professional Office/Medical Office

APN: 4232-04-00-0030, 0040

Lot Size: 2 Acres

Building Size: 3,500 SF (each building)

Available Suites: Phase II--Four 1,750 SF Suites

Zoning: PD

Year Built: 2020 (brand new)

Signage: Panel on 20' tall pole sign facing Clyde Morris Blvd, building signage, door signage

Number of Stories: One-story buildings

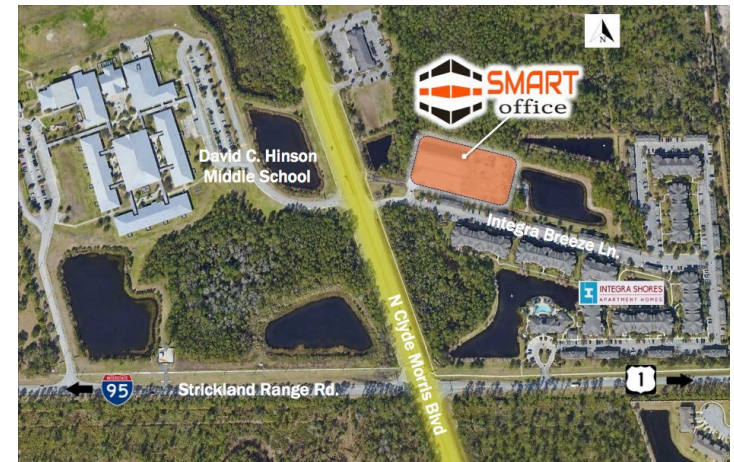
Number of Suites: 10 potential suites across all four buildings

Amenities: Ideal location, private bathrooms, 24/7 access, ample parking, refreshment bar, Nest thermostats, Nest wifi deadbolts, LED lighting throughout

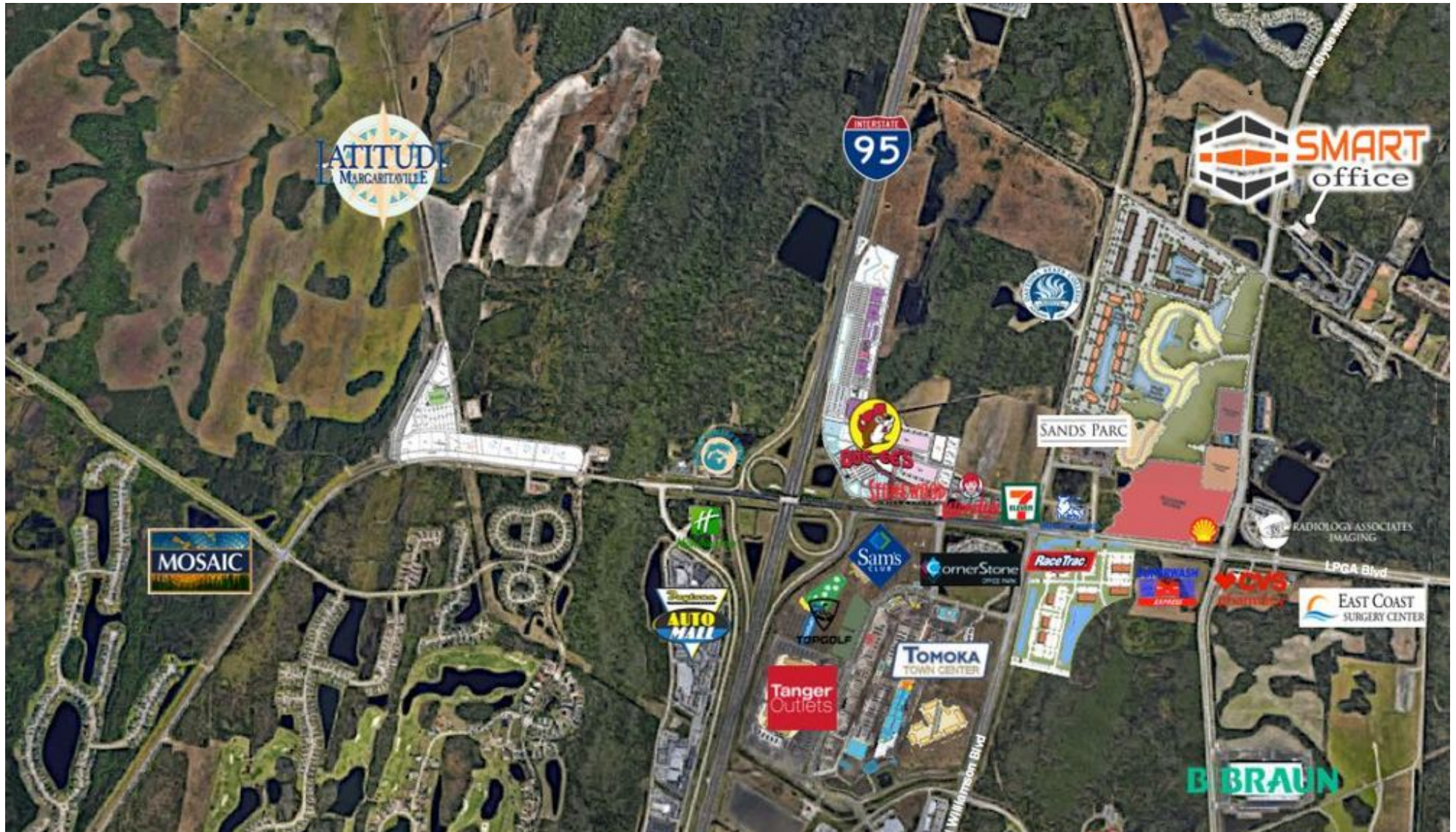


LOCATION OVERVIEW

Located north of Strickland Range Rd along Clyde Morris Blvd (15k cars per day), turn east onto Integra Breeze Lane. Ideally located close to Ormond Beach, Latitude Margaritaville, Tanger Outlet Mall and I-95.



Aerial Map--Close To Booming LPGA Blvd!



Location Map

