

491 MONTGOMERY

CLASS-A OFFICE FOR LEASE





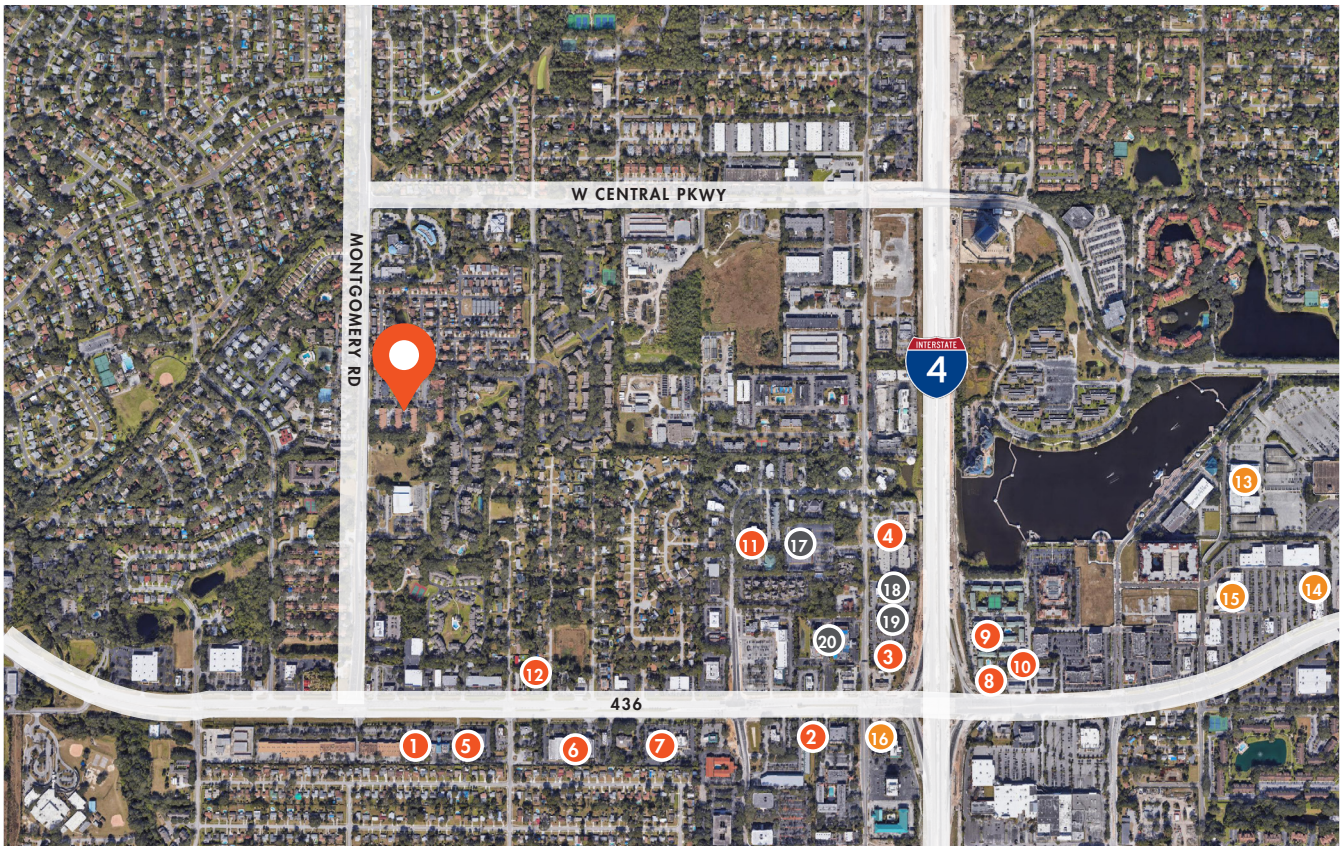
CLASS-A DEVELOPMENT

491 Montgomery is a brand new, Class A two-story office building with high-end finishes throughout.

PROPERTY FEATURES

- Beautiful park-like setting
- Signage opportunities available
- Full floor opportunity available
- Property is located in a prime area of Altamonte Springs just off of the I-4 exit

SUITE	RSF
1st Floor	3,150 - 6,300



LOCATION

491 Montgomery is located in a prime area of Altamonte Springs just off the I-4 exit. It is within close proximity to Altamonte Mall, Florida Hospital, Uptown Altamonte, and an abundance of restaurants and retail.

DINING

- 1 Tibby's New Orleans Kitchen
- 2 Chick Fil A
- 3 LongHorn Steakhouse
- 4 Cracker Barrel
- 5 Kobe Japanese Steakhouse
- 6 Chipotle
- 7 Olive Garden
- 8 Moe's Southwest Grill
- 9 Dunkin' Donuts
- 10 Steak 'n Shake
- 11 WingHouse
- 12 Checkers

AMENITIES

- 13 Altamonte Mall
- 14 Orangetheory Fitness
- 15 Whole Food's Market
- 16 Thrive Fitness

HOTELS

- 17 Residence Inn
- 18 Hampton Inn and Suites
- 19 TownePlace Suites by Marriott
- 20 SpringHill Suites by Marriott

FOR MORE INFORMATION, PLEASE CONTACT:

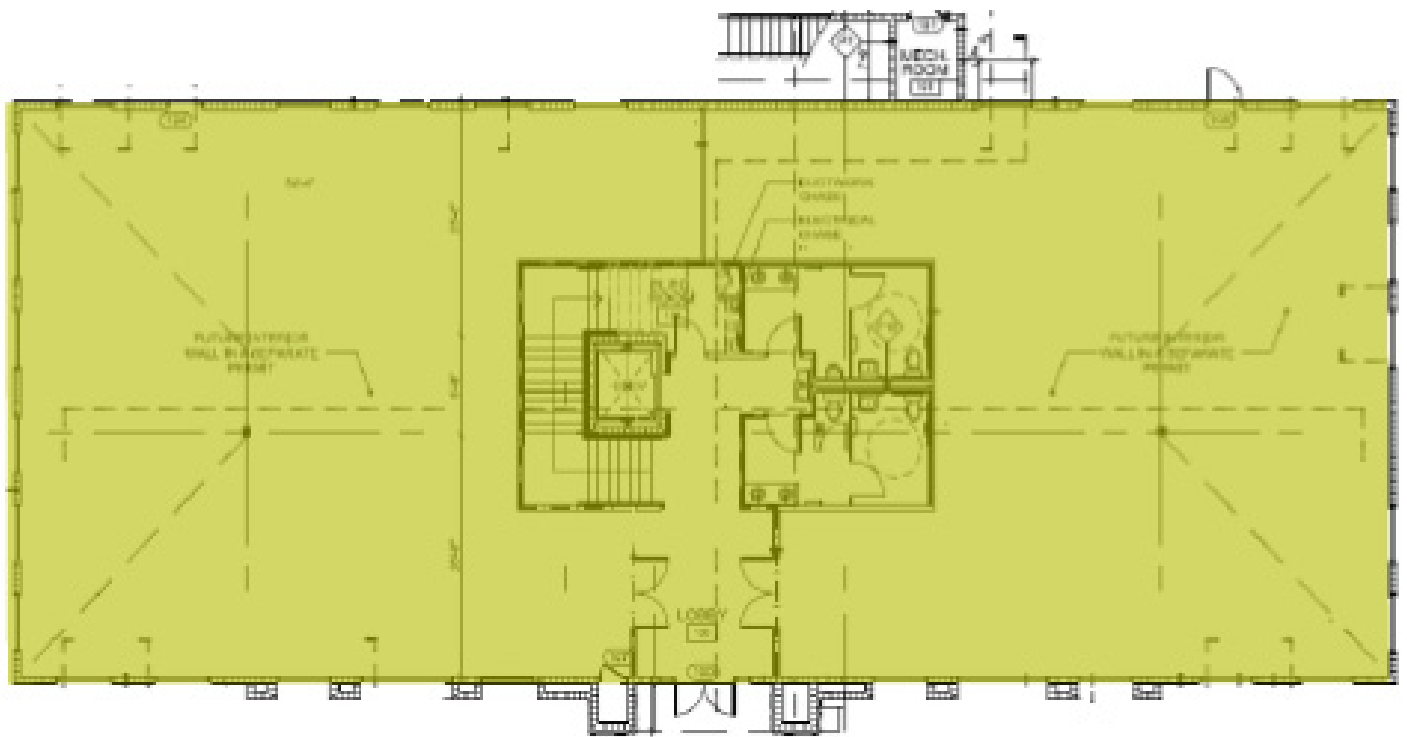
GABE DE JESUS | 407.650.1501
 Vice President
 Gabe.DeJesus@foundrycommercial.com
 Licensed Real Estate Broker

KEVIN WILL | 407.458.5888
 Associate
 Kevin.Will@foundrycommercial.com
 Licensed Real Estate Broker



FIRST FLOOR

3,150 - 6,300 SF AVAILABLE



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOR MORE INFORMATION, PLEASE CONTACT:

GABE DE JESUS | 407.650.1501
Vice President
Gabe.DeJesus@foundrycommercial.com
Licensed Real Estate Broker

KEVIN WILL | 407.458.5888
Associate
Kevin.Will@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

foundrycommercial.com