

OFFICE SPACE FOR LEASE

- Class "A" Three Story Office/Medical Building
- Full Floor Opportunity Available
- Up to 7,724 RSF with Beautiful Outside Balconies
- Shell Condition: Tenant Improvement Package Available
- Located Directly Across from City Hall and the Winter Springs Town Center with an abundance of restaurants, retail and banking
- High Visibility Frontage on SR 434 with Easy Access to SR 417
- First Floor Leased to orlando Health
- 4/1000 Parking
- Asking Rate: \$19.50 PSF NNN



DEMOGRAPHICS:

POPULATION

1 miles	4,878
3 miles	39,326
5 miles	134,569

TRAFFIC COUNTS

+/-32,000 vehicles/day
at the site

DAYTIME BUSINESS POPULATION

1 miles	1,316
3 miles	5,358
5 miles	45,207

AVERAGE HH INCOME

1 miles	\$105,561
3 miles	\$98,570
5 miles	\$82,249



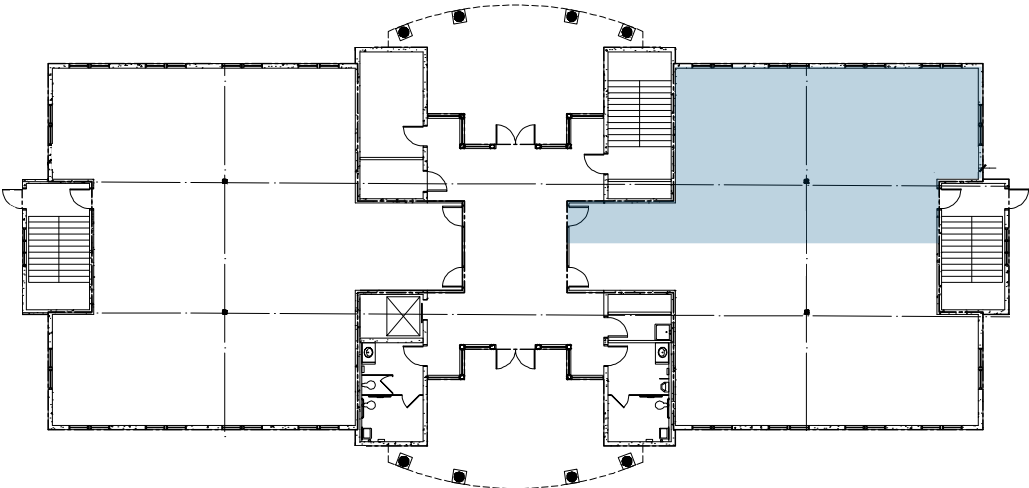
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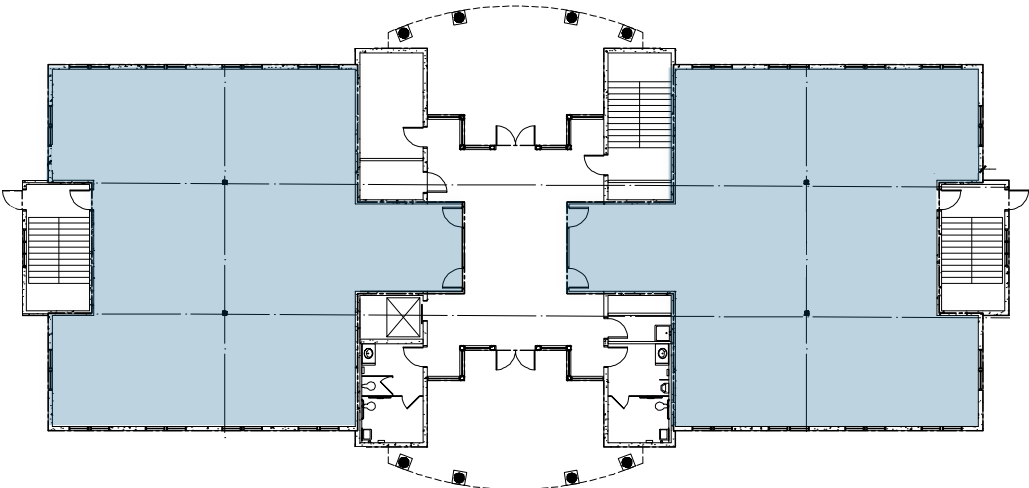
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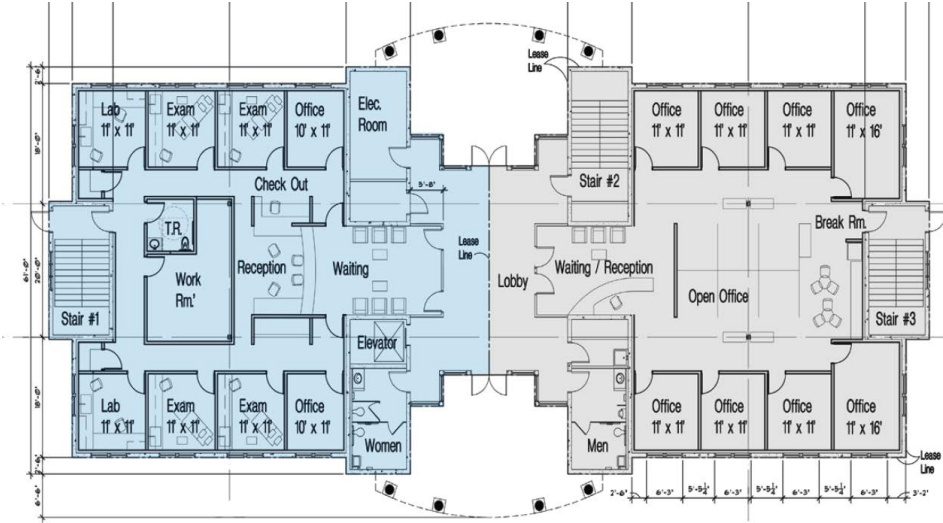


FIRST FLOOR AVAILABILITY:
1,931 SF



SECOND FLOOR AVAILABILITY:
1,364 - 7,724 SF

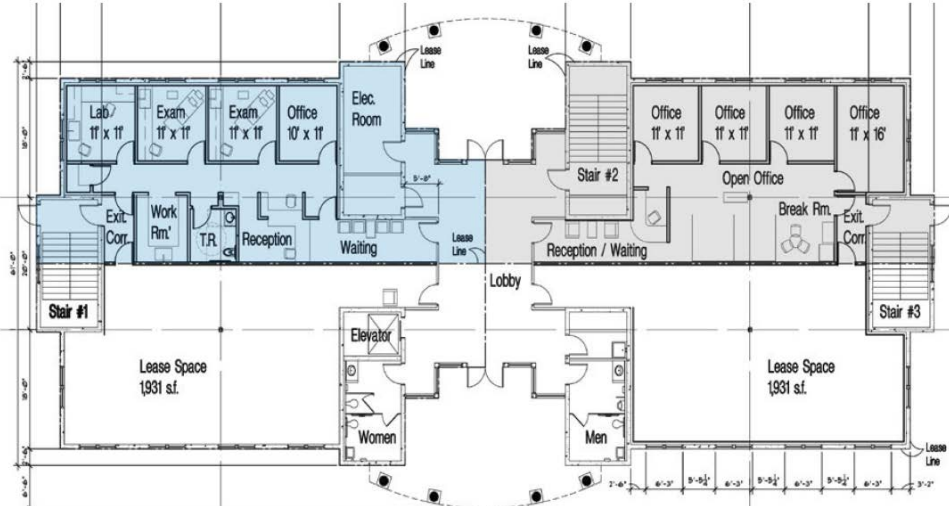
SECOND FLOOR - SPEC FLOORPLAN OPTIONS



Medical Suite Option 1
3,862 Leasable S.F.

HALF FLOOR

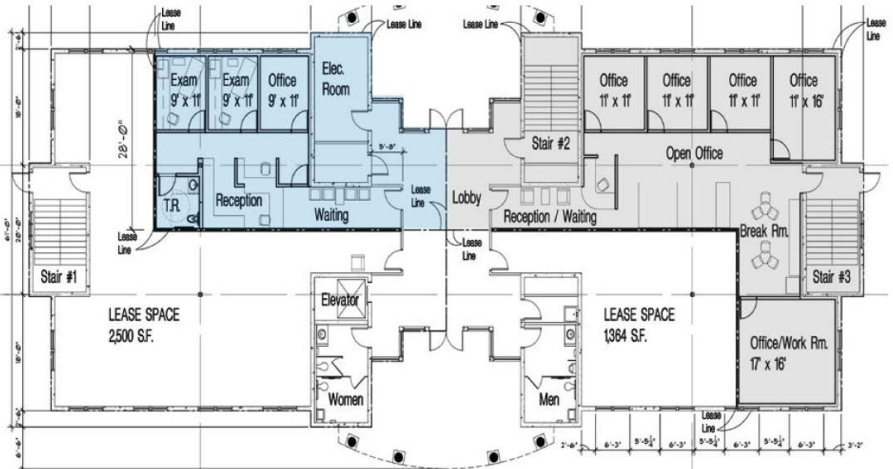
Professional Suite Option 1
3,862 Leasable S.F.



Medical Suite Option 2
1,931 Leasable S.F.

QUARTER FLOOR

Professional Suite Option 2
1,931 Leasable S.F.



Medical Suite Option 3
1,364 Leasable S.F.

VARIABLE FLOOR

Professional Suite Option 3
2,500 Leasable S.F.



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