

**FOR  
LEASE**

## 1200 Center Office Building

1200 W. SR 434  
Longwood, FL 32750



### PROPERTY HIGHLIGHTS

- **30,183 SF Multi-Tenant Class B Office Space**
- **Close to Shopping and Restaurants and the Florida Hospital Campus and Co-Tenants with Medical Uses**
- **Flexible Floorplans:**
  - **1<sup>st</sup> Floor:** STE 124 is 999 SF; STE 130 is 1,130 SF to **Total 2,129 SF**
  - **2<sup>nd</sup> Floor:** STE 216 is 1,416 SF; STE 226 is 1,241 SF to **Total 2,657 SF** and STE 220 is 1,609 SF and STE 206 is 2,351 SF
- **Separate HVAC units per suite (tenant controlled)**
- **Monument and Signature Building Signage Available**
- **Close to I-4, CR 427, SR 436, and Longwood Sun Rail Station**
- **Landlord will amortize improvements on a 10-year lease term for Credit Tenants (*see broker for details*)**
- **Lease Rates Stating at \$16.00 (2<sup>nd</sup> Floor) and 18.00 (1<sup>st</sup> Floor) Modified Gross**



### **CONTACT**

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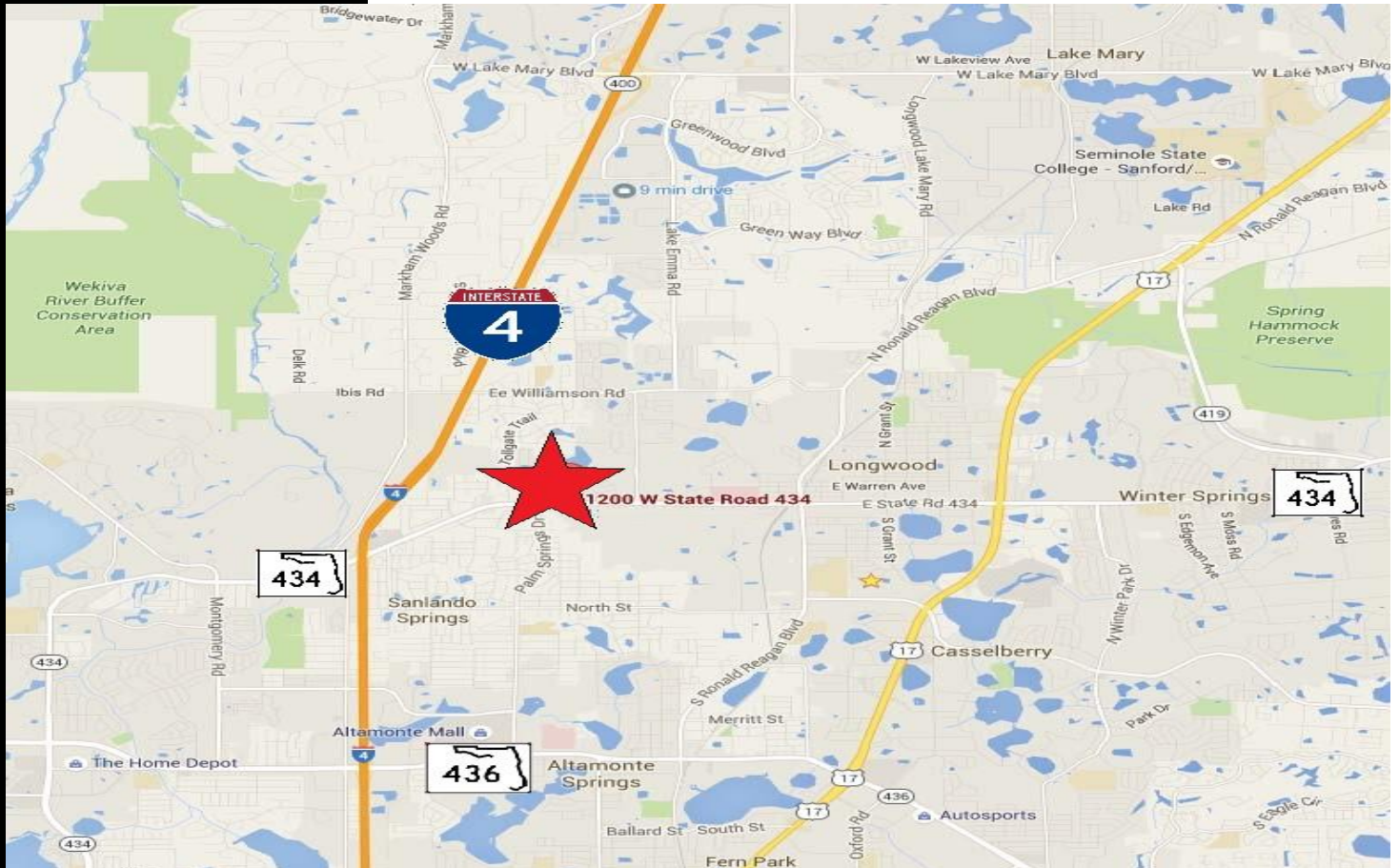
[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

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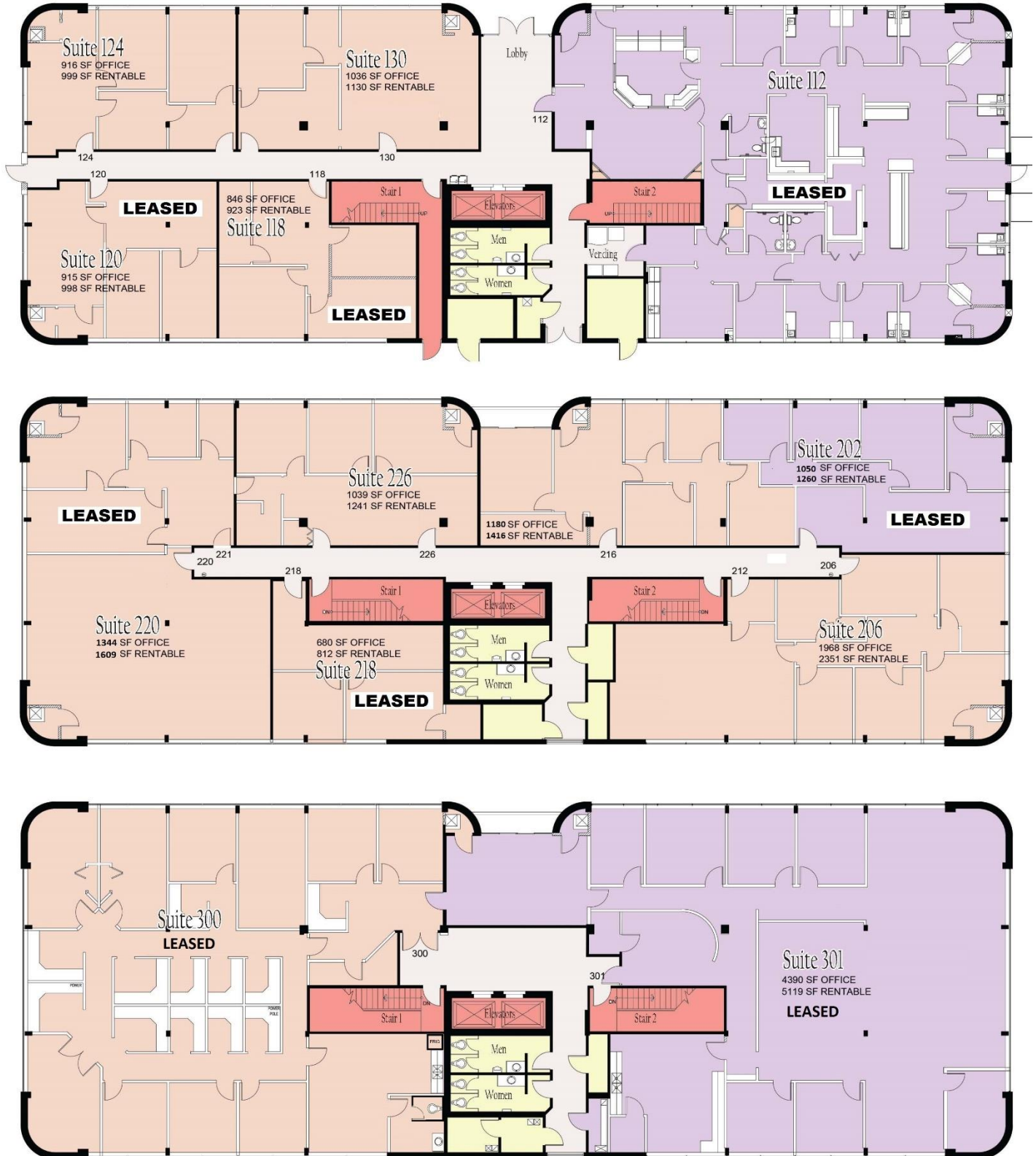


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