

# For Sale or Lease

1425 BROADWAY ST.,  
OVIEDO, FL 32765

Price: \$739,000



ROBIN KESLER, CCIM  
Commercial Director  
(407) 366-4500  
rkesler@mac.com  
BK694599, Florida

# PROPERTY SUMMARY

1425 WEST BROADWAY STREET



## Property Summary

Price:	\$739,000
Building SF:	2,700
Price / SF:	273.70
Occupancy:	0
NOI:	50337
CAP Rate:	7
Lease Rate:	\$22.00 MG
Lease Term:	currently vacant
Rentable SF:	2,700
Available SF:	2,700
Lot Size:	13,490 SF
Price / Acre:	
Building Class:	B
Parking:	14
Parking Ratio:	5/1000
Year Built:	1984
Renovated:	2000

## Property Overview

Currently used as a well known Insurance office, this 2700 sq ft space is ideal for any office user. Currently configured with two large, lockable offices, Breakroom, 14x 14 Conference room, 9 cubicles with half walls, 6 additional cubicles, an upstairs loft with additional storage and office space, 2 ADA Restrooms, IT & Storage. The back porch is a terrific meeting space and lunch area. Newer roof and a/c units.

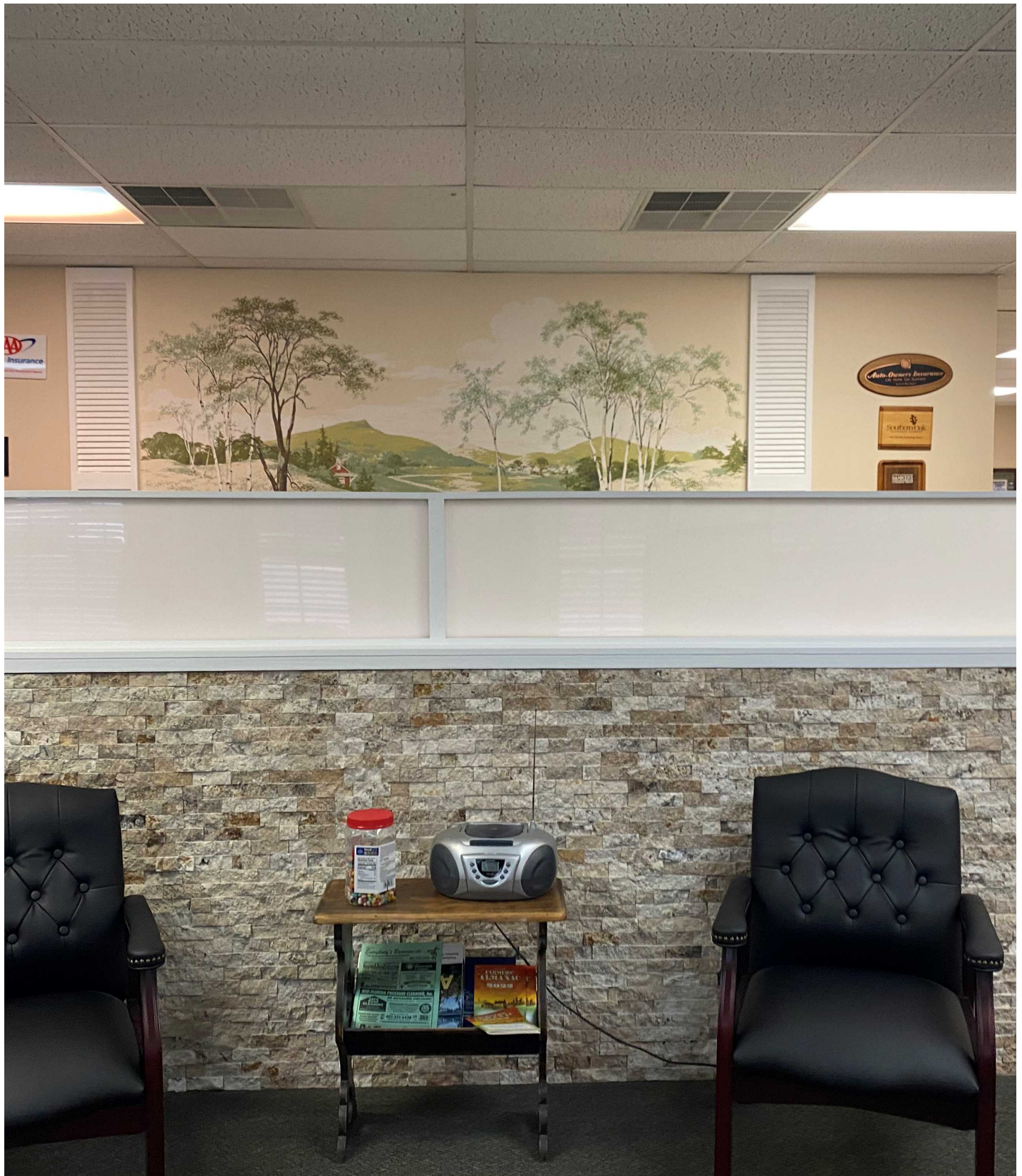
## Location Overview

This charming office is ideally located 3 miles from Mitchell Hammock, 4 miles to 417, minutes from Oviedo Mall, Oviedo On the Park, Winter Springs and SR 434.

Traffic Count is 22078, daily.

# PROPERTY PHOTOS

1425 WEST BROADWAY STREET

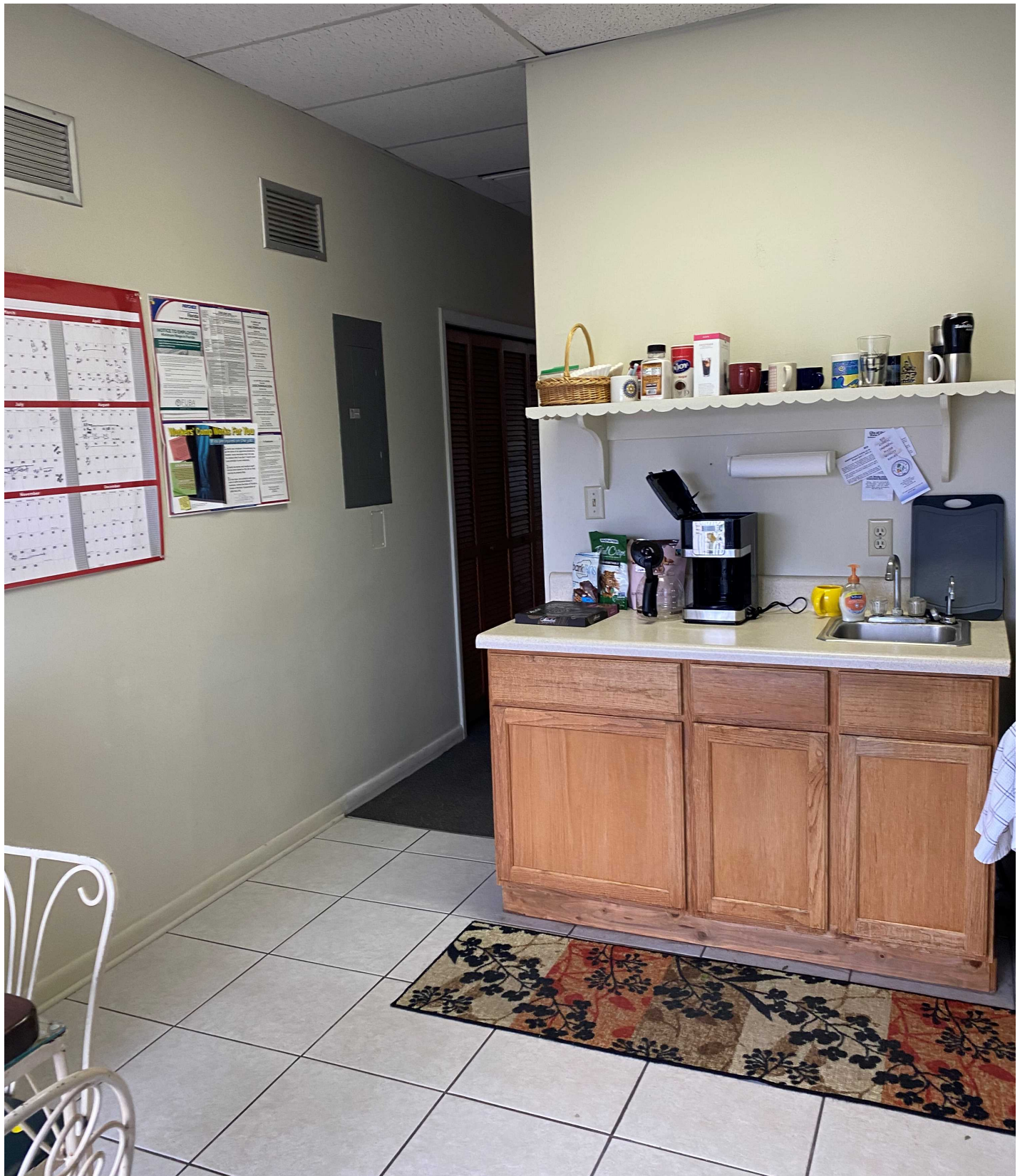


**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# PROPERTY PHOTOS

1425 WEST BROADWAY STREET



**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# PROPERTY PHOTOS

1425 WEST BROADWAY STREET



**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# PROPERTY PHOTOS

1425 WEST BROADWAY STREET

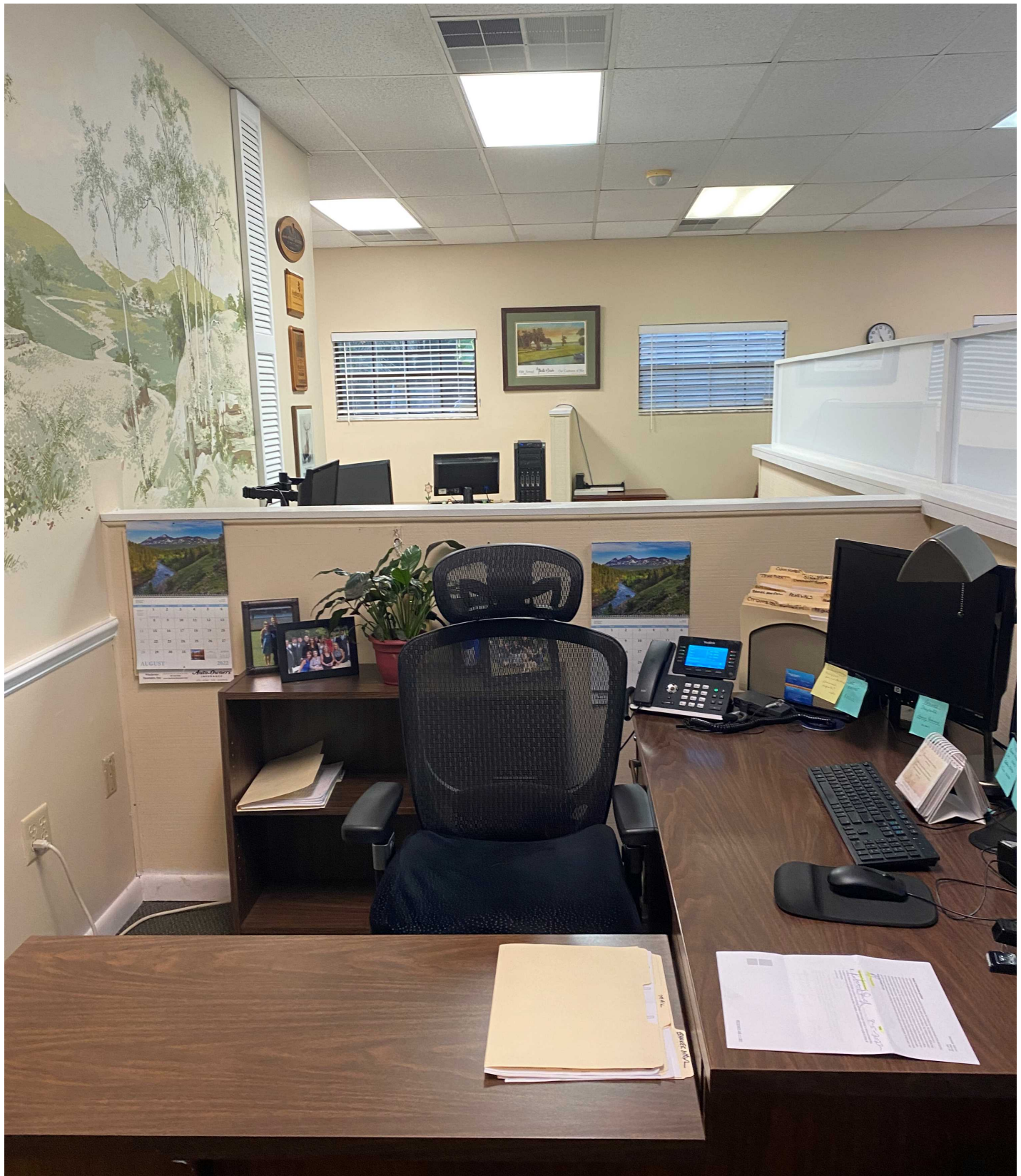


**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# PROPERTY PHOTOS

1425 WEST BROADWAY STREET



**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# PROPERTY PHOTOS

1425 WEST BROADWAY STREET

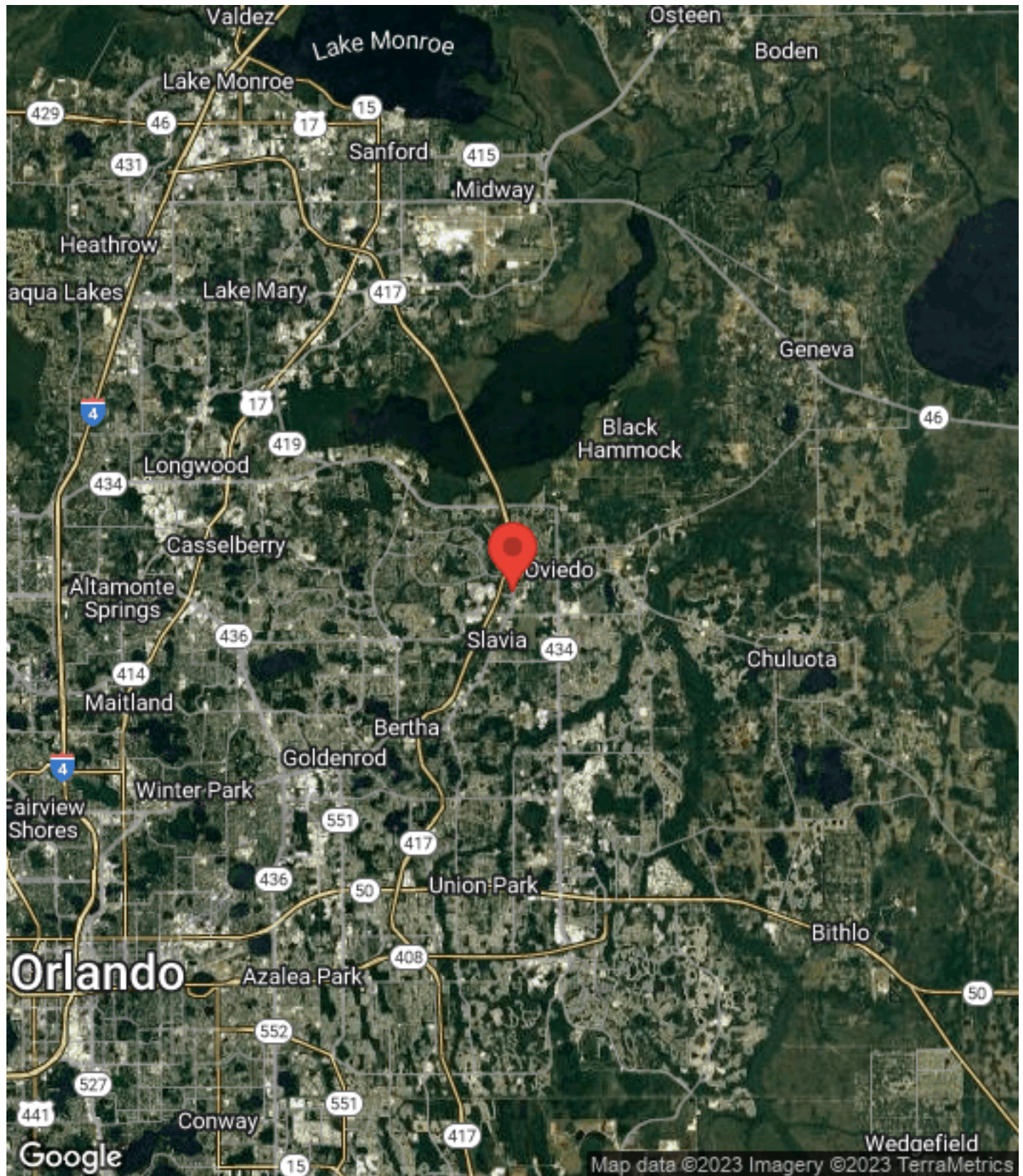


**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# AERIAL MAP

1425 WEST BROADWAY STREET

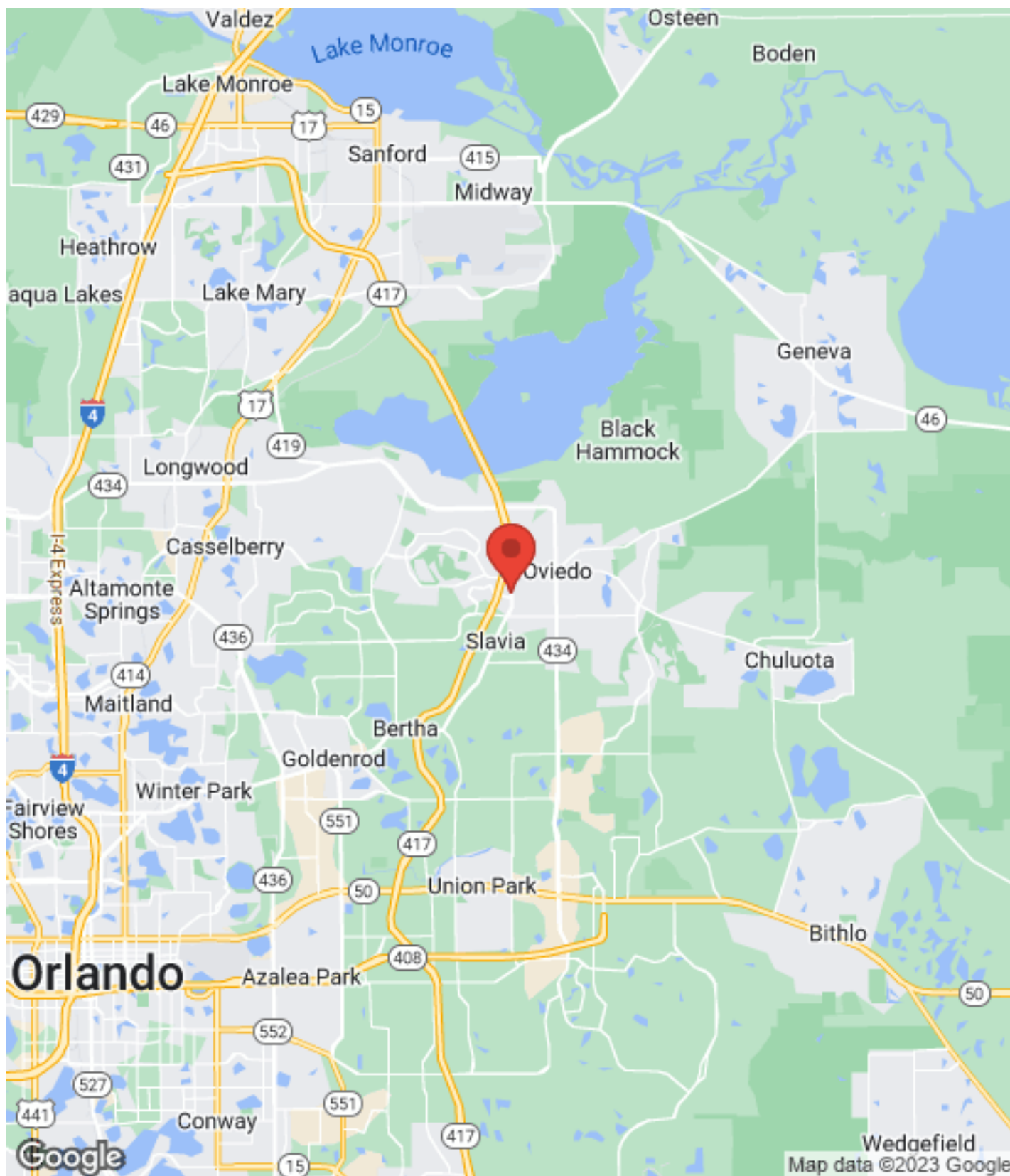


**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# REGIONAL MAP

1425 WEST BROADWAY STREET

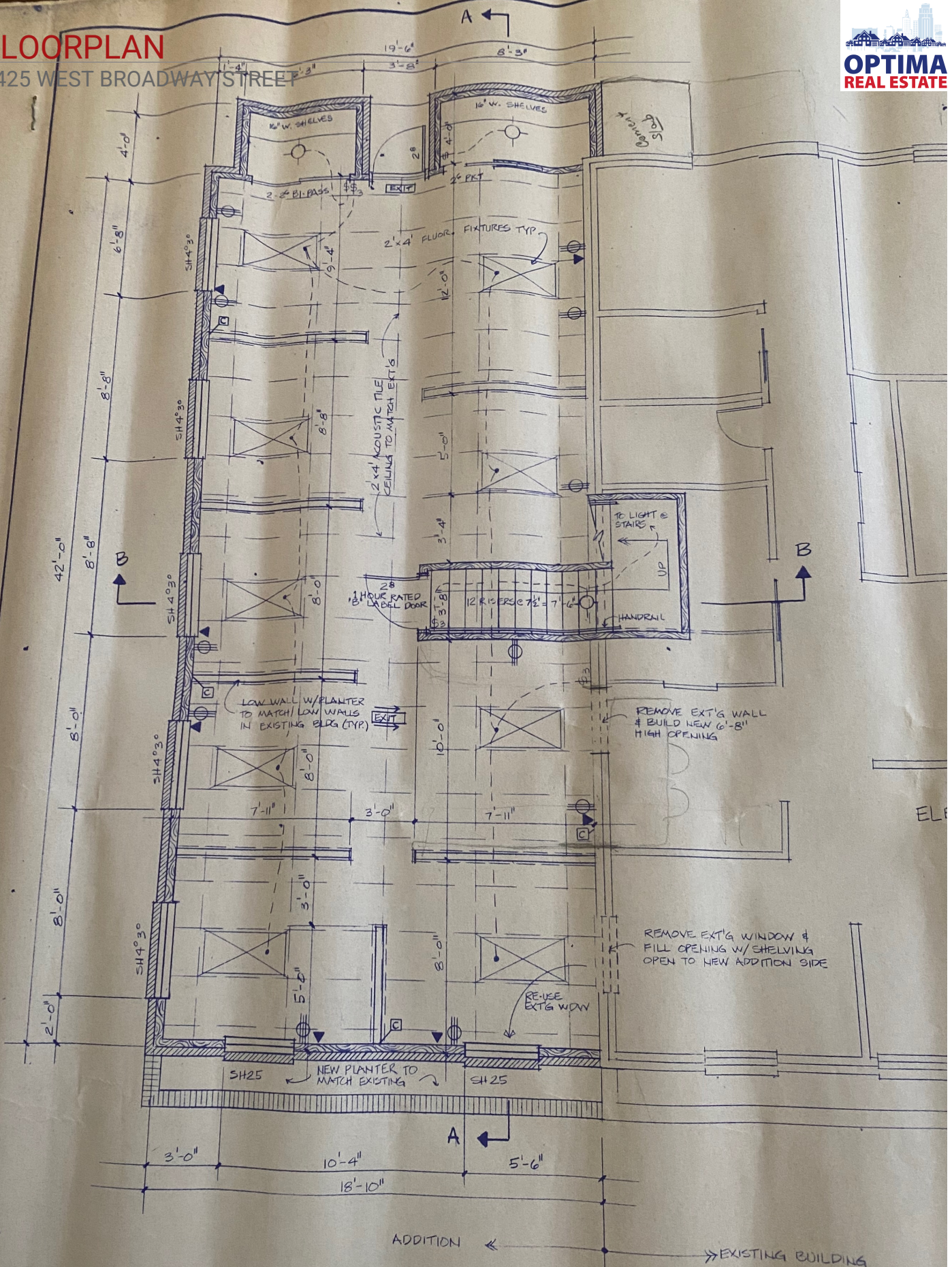


**OPTIMA REAL ESTATE**  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

**ROBIN KESLER, CCIM**  
Commercial Director  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

# FLOORPLAN

1425 WEST BROADWAY STREET



OPTIMA REAL ESTATE  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

ROBIN KESLER, CCIM

Commercial Director

O: 407-366-4300

O: 407-402-1400

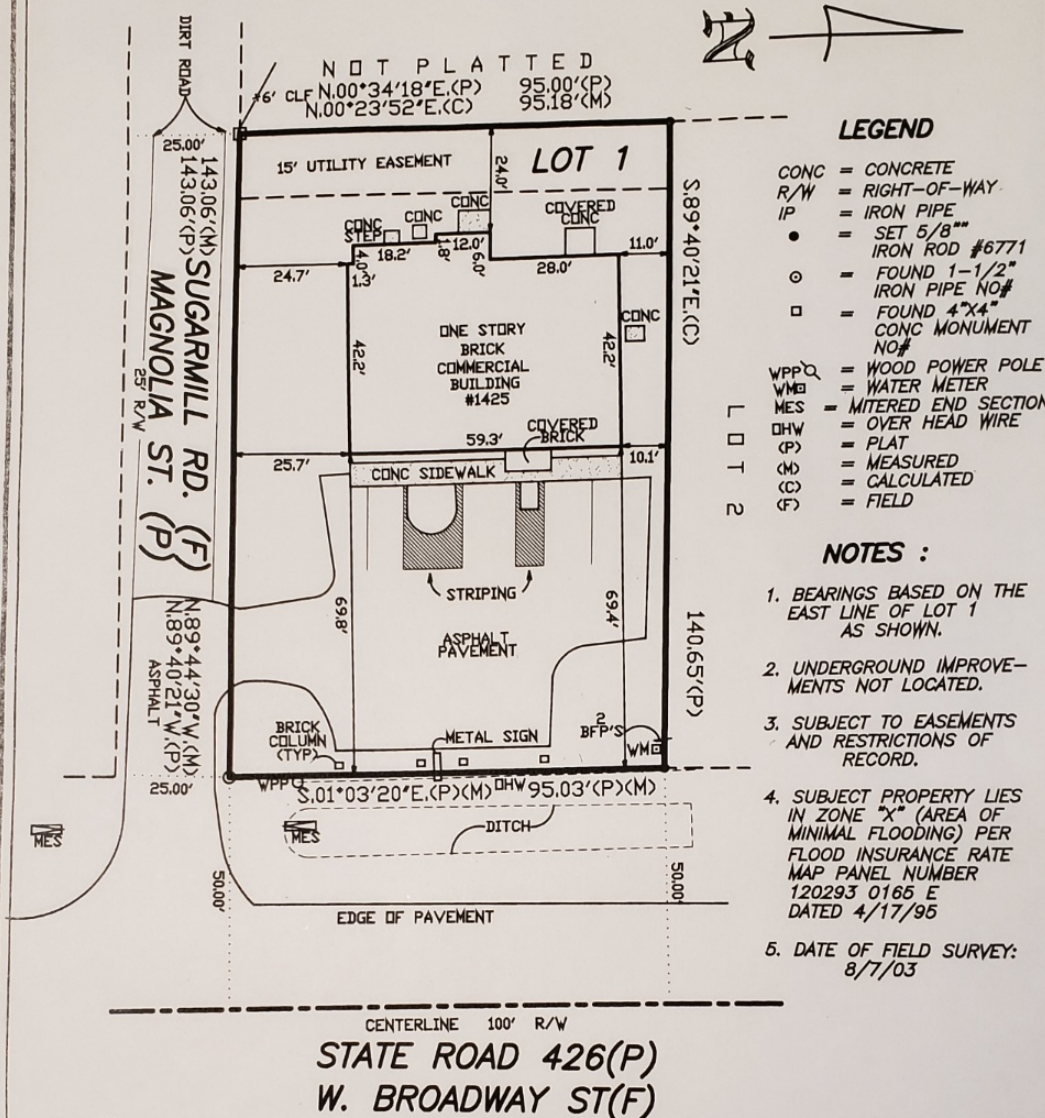
kesler@mac.com

BK694599, Florida

FLOOR PLAN

$\frac{1}{4}'' = 1'-0''$

**MAP OF SURVEY**



**LEGEND**

- CONC = CONCRETE
- R/W = RIGHT-OF-WAY
- IP = IRON PIPE
- = SET 5/8" IRON ROD #6771
- = FOUND 1-1/2" IRON PIPE NO#
- = FOUND 4"x4" CONC MONUMENT NO#
- WPP = WOOD POWER POLE
- WM = WATER METER
- MES = MITERED END SECTION
- DHW = OVER HEAD WIRE
- (P) = PLAT
- (M) = MEASURED
- (C) = CALCULATED
- (F) = FIELD

**NOTES :**

1. BEARINGS BASED ON THE EAST LINE OF LOT 1 AS SHOWN.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 120293 0165 E DATED 4/17/95
5. DATE OF FIELD SURVEY: 8/7/03

**BOUNDARY SURVEY**

DESCRIPTION:  
LOT 1, GREEN'S COMMERCIAL ADDITION TO OVIEDO, FLA, AS RECORDED IN PLAT BOOK 29, PAGE 95, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

**CERTIFIED TO:**

WILLIAM H. WINCHESTER  
APRIL WINCHESTER  
HARVEY H. WINCHESTER,  
TRUSTEE  
DORTHY W. WINCHESTER,  
TRUSTEE  
CITIZENS BANK OF OVIEDO  
MARGARET A. WHARTON, P.A.

**I HEREBY CERTIFY:**

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17 - 6, FLORIDA ADMINISTRATIVE CODE.

**DATE:**

8/7/03

**SCALE:**

1" = 30'

**JOB NO.**

03-WALKER-  
GREENS

CENTRAL FLORIDA  
CONSULTING SURVEYORS  
629 MAITLAND AVE.  
ALTAMONTE SPRINGS, FL  
32701 (407) 767-0166  
CERTIFICATE OF AUTHORIZATION  
NO. #6771  
LICENSED SURVEYOR AND MAPPER

COMMONWEALTH LAND TITLE COMPANY  
JOHN F. DREXLER  
FL REG LAND SURVEYOR #4346  
Commercial Director

VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA  
C: 407-402-1400  
rkester@mac.com  
BK694599, Florida

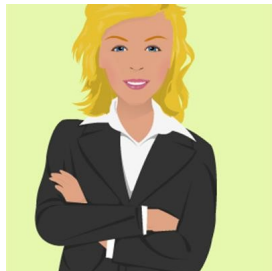
# PROFESSIONAL BIO

1425 WEST BROADWAY STREET



## ROBIN KESLER, CCIM

Commercial Director



---

Optima Real Estate  
7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010, 2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada & the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

☐

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

☐☐

Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.

# DISCLAIMER

1425 WEST BROADWAY STREET



All materials and information received or derived from Optima Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Optima Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Optima Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Optima Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Optima Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Optima Real Estate in compliance with all applicable fair housing and equal opportunity laws.

## **OPTIMA REAL ESTATE**

7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765

## *PRESENTED BY:*

### **ROBIN KESLER, CCIM**

Commercial Director

O: (407) 366-4500

C: 407-402-1400

rkesler@mac.com

BK694599, Florida

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.