

**FOR
LEASE**

OFFICE/MEDICAL SUITES

FOR LEASE

**220 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL**



PROPERTY HIGHLIGHTS

- 3 Spaces for lease in great condition **(2) Medical units**
- 1.05 Commercial zoned site with 62 parking spaces (5/1000)
- Separate meters, glass store fronts, elevator, and 6 covered parking (**CAN BE LEASED**), great buildouts, and 24-hour access
- Close to I-4, SR 436, SR 434, and close to several restaurants (High-density business/population location with excellent access)
- **Suite A&B are medical buildouts with exam rooms, offices, nurse stations/labs, kitchens, waiting, multiple bathrooms, and staff areas**
- Suite's C&D have been renovated with marble flooring and LED lighting
- 5 year lease minimum term. **Initial year discounts for leasing incentive.**
- Suite A (1st Floor): 4,065 LSF **\$15.00 NNN** (\$2.90 OPEX)
- Suite B (1st Floor): 3,448 LSF **\$15.00 NNN** (\$2.90 OPEX)
- Suite's C&D (2nd Floor): 5,336 LSF **\$10.00 NNN** (\$2.90 OPEX)

(Note, Initial Year Massive Rental Discount, Market rents in the following years)



CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

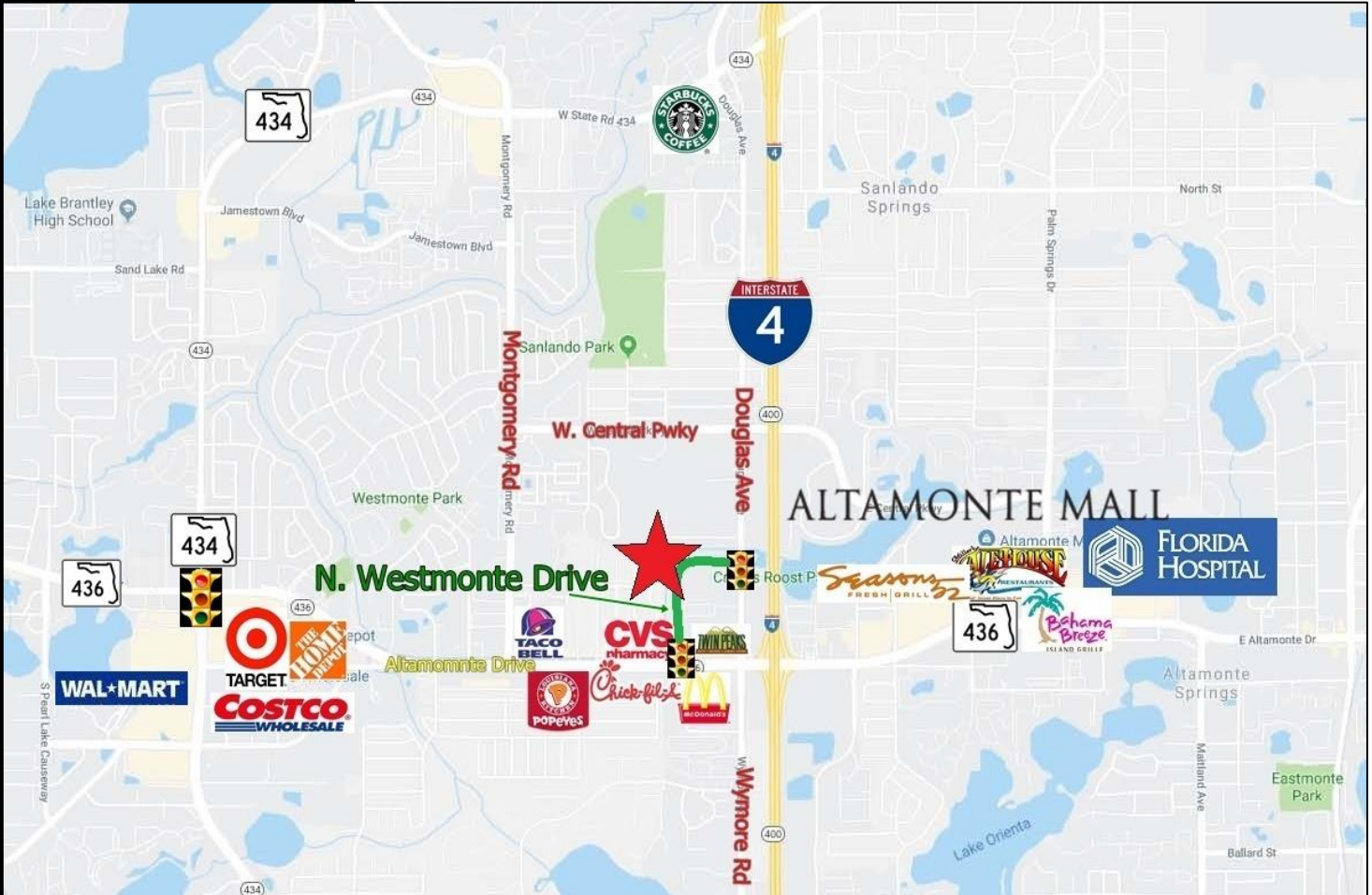
407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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Conveniently located, singled traffic light access, with I-4 and express lanes access.
Centralized location, 10 minutes to Lake Mary, Apopka, Maitland, and Casselberry.

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Suite A: 1st Floor 4,065 SF+/-

Built out, ideal for high volume procedural/surgical based specialties with "3 central procedure rooms", ceiling mounts, integrated clean/ dirty prep areas.

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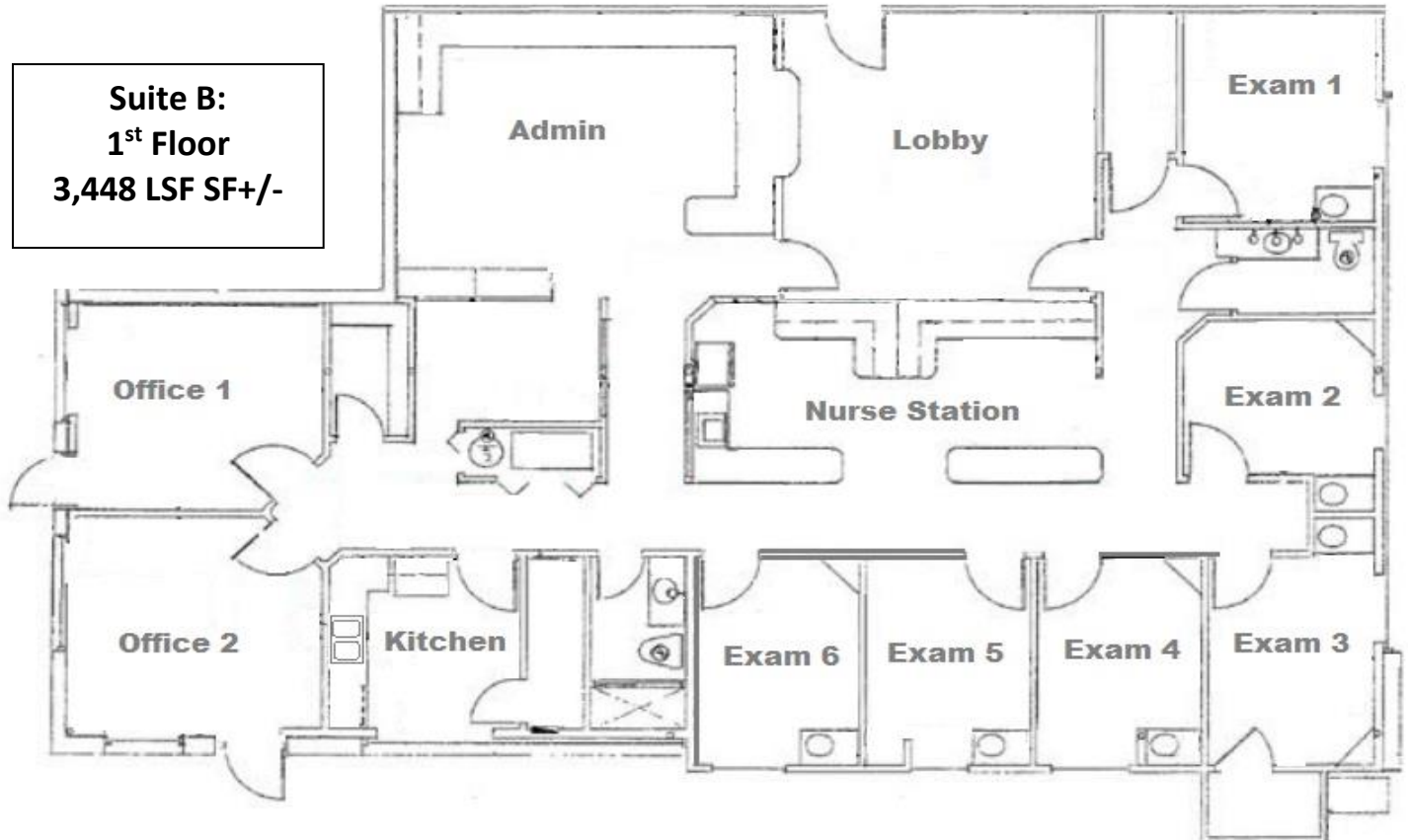
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**Suite B:
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3,448 LSF SF+/-**



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C O N T A C T

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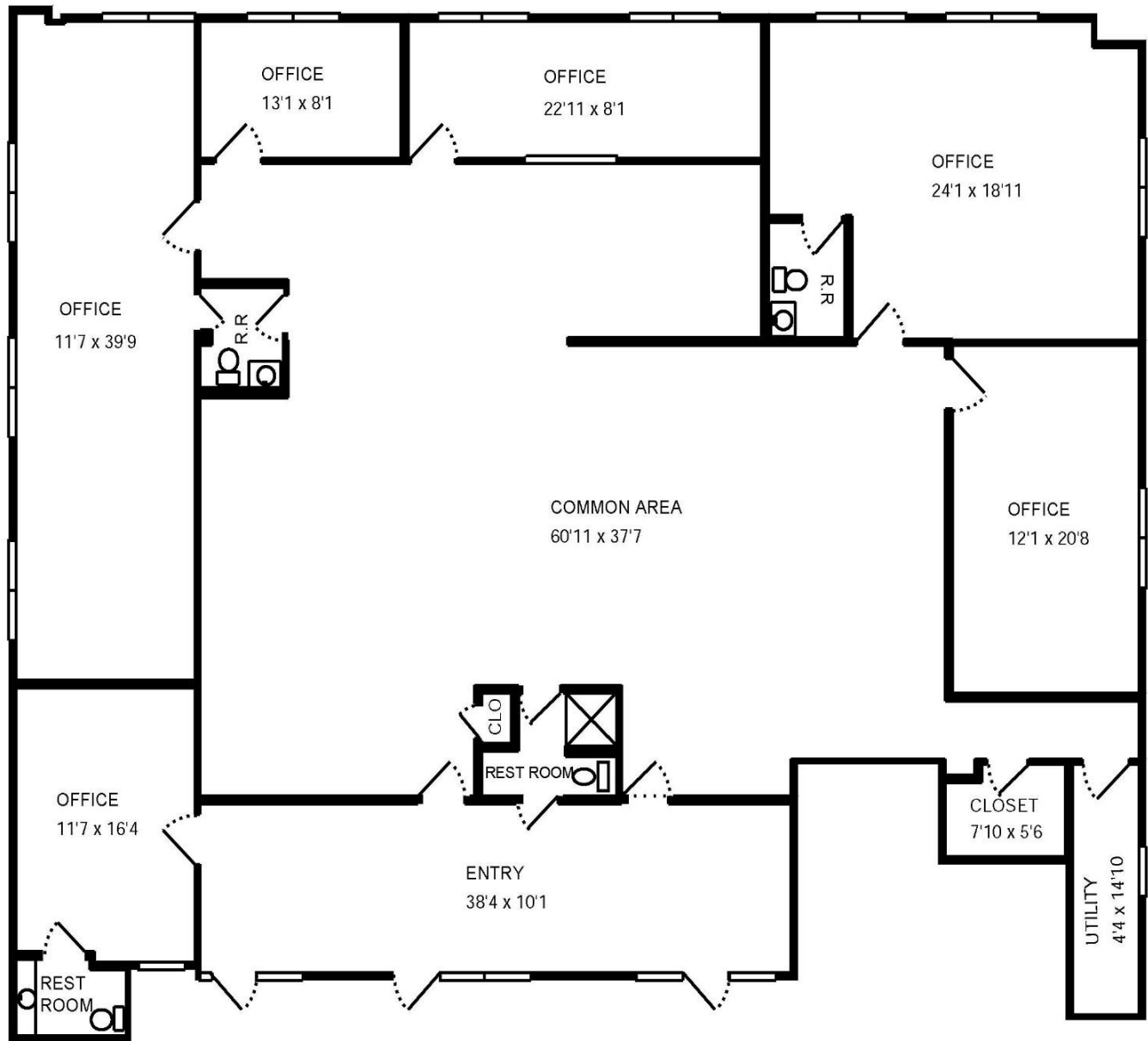
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Suite's C&D:

2nd Floor

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