

# BEACHSIDE PROFESSIONAL OFFICE SUITES

140 S Atlantic Avenue, Ormond Beach, FL 32176



## PROPERTY SPECIFICATIONS

|              |                          |
|--------------|--------------------------|
| Suite Sizes: | 1,538– 2,238 Sq Ft       |
| Lease Rate:  | \$19.00 PSF<br>Mod Gross |
| Parcel ID:   | 421409060070             |
| Land Size:   | 43,000 Sq Ft             |
| Year Built:  | 1975                     |
| Renovated:   | 2012 - 2016              |
| Parking:     | 88 +/- Common Spaces     |
| Zoning:      | B-4 Central Business     |



## REMARKS

Beautifully Renovated Five Story Professional Office Building Perfect for Corporate Offices with Suites Available from 1,730-2,238 Sq Ft. Offices can be leased fully furnished. Upper floors feature ocean views. Other features include whole building generator, storm shutters, two elevators, ADA compliant bathrooms. Located just 1/4 mile south of E Granada Blvd and the bridge to the mainland.



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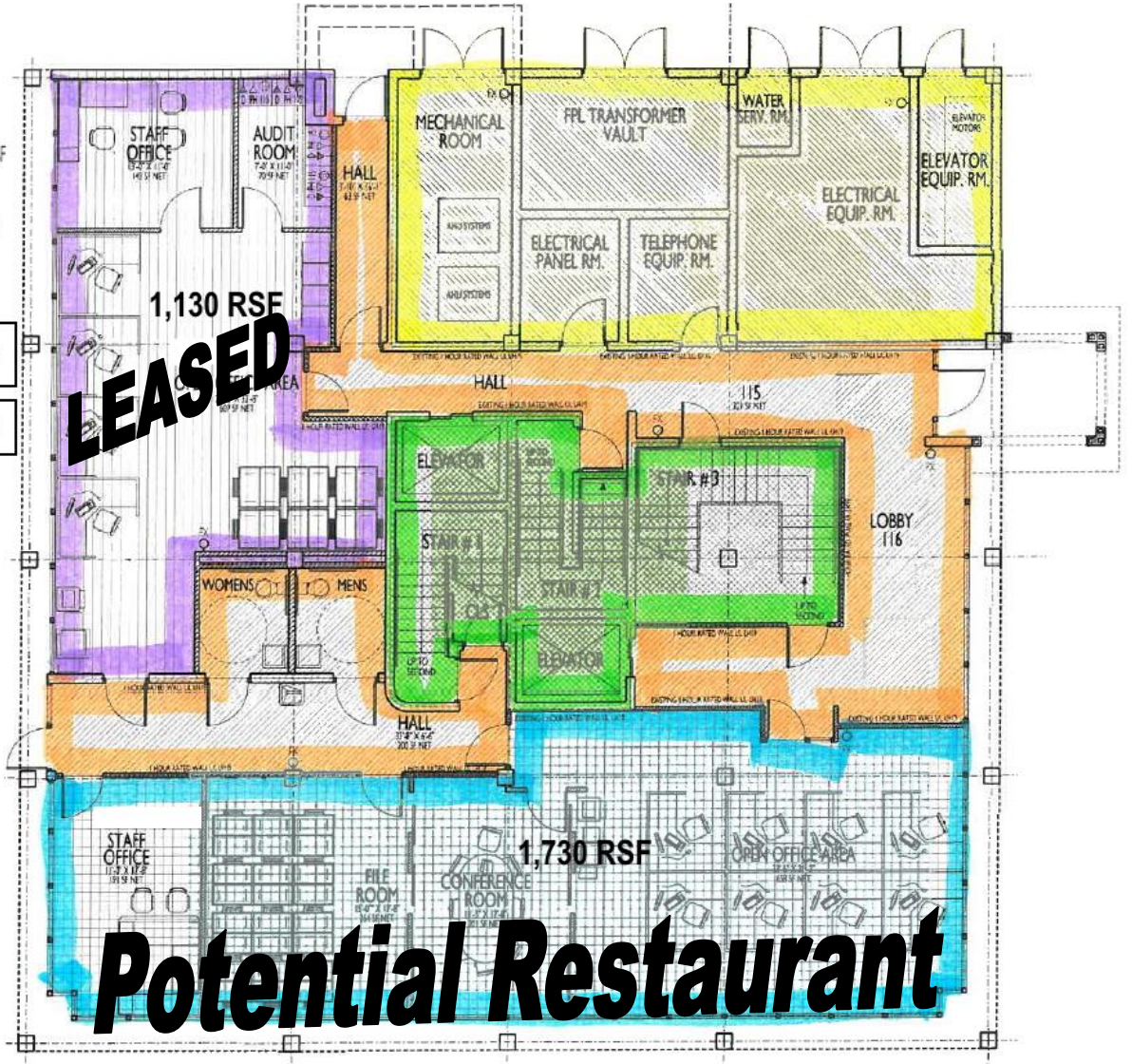


# FLOOR PLAN - 1st Floor

not to scale - subject to change

## Floor 1

-  COMMON HALLS / CIRCULATION / TOILETS: 1,039 SF
-  COMMON SERVICE / MECH / ELEC / WATER / JANITOR: 927 SF
-  CORE ELEMENTS / STAIRS / ELEVATORS: 558 SF
-  TENANT 1: 1,730 RSF
-  TENANT 2: 1,130 RSF



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# FLOOR PLAN - 3rd Floor

not to scale - subject to change

Floor 3

- TENANT 1
- TENANT 2
- COMMON HALLS / CIRCULATION / TOILETS: 1,070 SF
- COMMON SERVICE / MECH / ELEC / WATER / JANITOR: 262 SF
- CORE ELEMENTS / STAIRS / ELEVATORS: 380 SF



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**FLOOR PLAN - 4th Floor**  
*not to scale - subject to change*

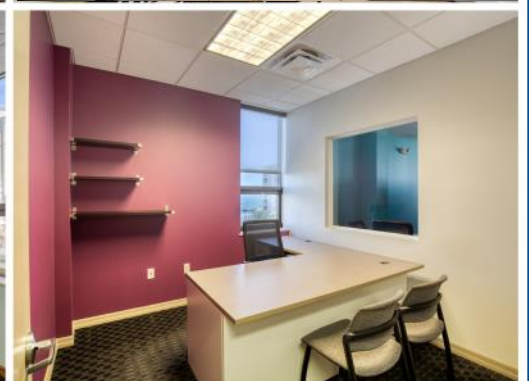
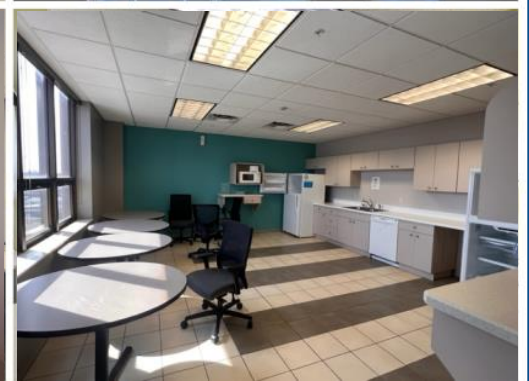


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**Photos - 3rd Floor  
Unit 304- 1,538SF**

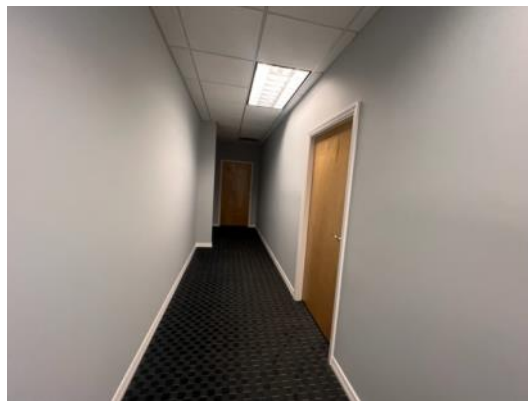


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**Photos - 4th Floor  
Unit 401- 2,238 SF**

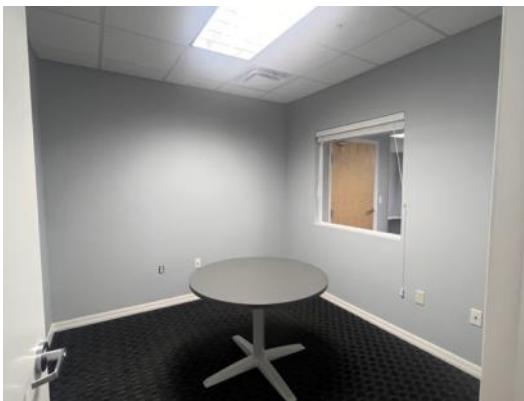


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**Photos - 4th Floor  
Unit 402- 1,550 SF**



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# ZONING INFORMATION

From Municode.com

## Sec. 2-25. - B-4, Central Business Zoning District.

| C. PERMITTED USES  | D. CONDITIONAL USES  |   | E. SPECIAL EXCEPTION USES   |
|--|--|---|---|
| 1. Adult Day Care Center<br>2. Assisted Living Facility<br>3. Business and Professional Office<br>3. Business and Professional Office<br>4. Business Service<br>5. Clubs and Fraternal Organization<br>6. Convenience Store, Type "A"<br>7. Financial Institution<br>8. Instructional Physical Activity<br>9. Medical Supply and Rental<br>10. Mixed Use Development<br>11. Nursing Home<br>12. Retail Sales and Services<br>13. School, Public<br>14. Transient Lodging<br>15. Veterinarian | 1. Auction Business<br>2. Bar<br>3. Child Care Facility<br>4. Community Residential Home<br>5. Convenience Store, Type "B"<br>6. Convenience Store, Type "C"<br>7. Dwelling, Multifamily<br>8. Family Day Care Home<br>9. Farmer's Market<br>10. Garden Center and Nursery<br>11. Historic Preservation Mixed Use<br>12. House of Worship<br>13. Instructional Artistic Activity<br>14. Nightclub<br>15. Parking Lot<br>16. Parking Garage | 17. Parks and Recreation Facilities, Private<br>18. Parks and Recreation Facilities, Public<br>19. Personal Services<br>20. Public Facilities<br>21. Public Utilities<br>22. Recreational Facilities, Indoor<br>23. Restaurant, Type "A"<br>24. Restaurant, Type "B"<br>25. Restaurant, Type "C"<br>26. Restaurant, Type "D"<br>27. School, Private<br>28. Shopping Center<br>29. Theater<br>30. Vehicle Repair, Type "A"<br>31. Wind Energy System<br>32. Wine, Beer or Liquor Store | 1. Automatic Amusement Center<br>2. Nightclub<br>3. Outdoor Activity<br>4. Outdoor Storage<br>5. Recreational Facilities, Outdoor<br>6. Terminal, Bus |

**G. PERMITTED ACCESSORY USES:** Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.

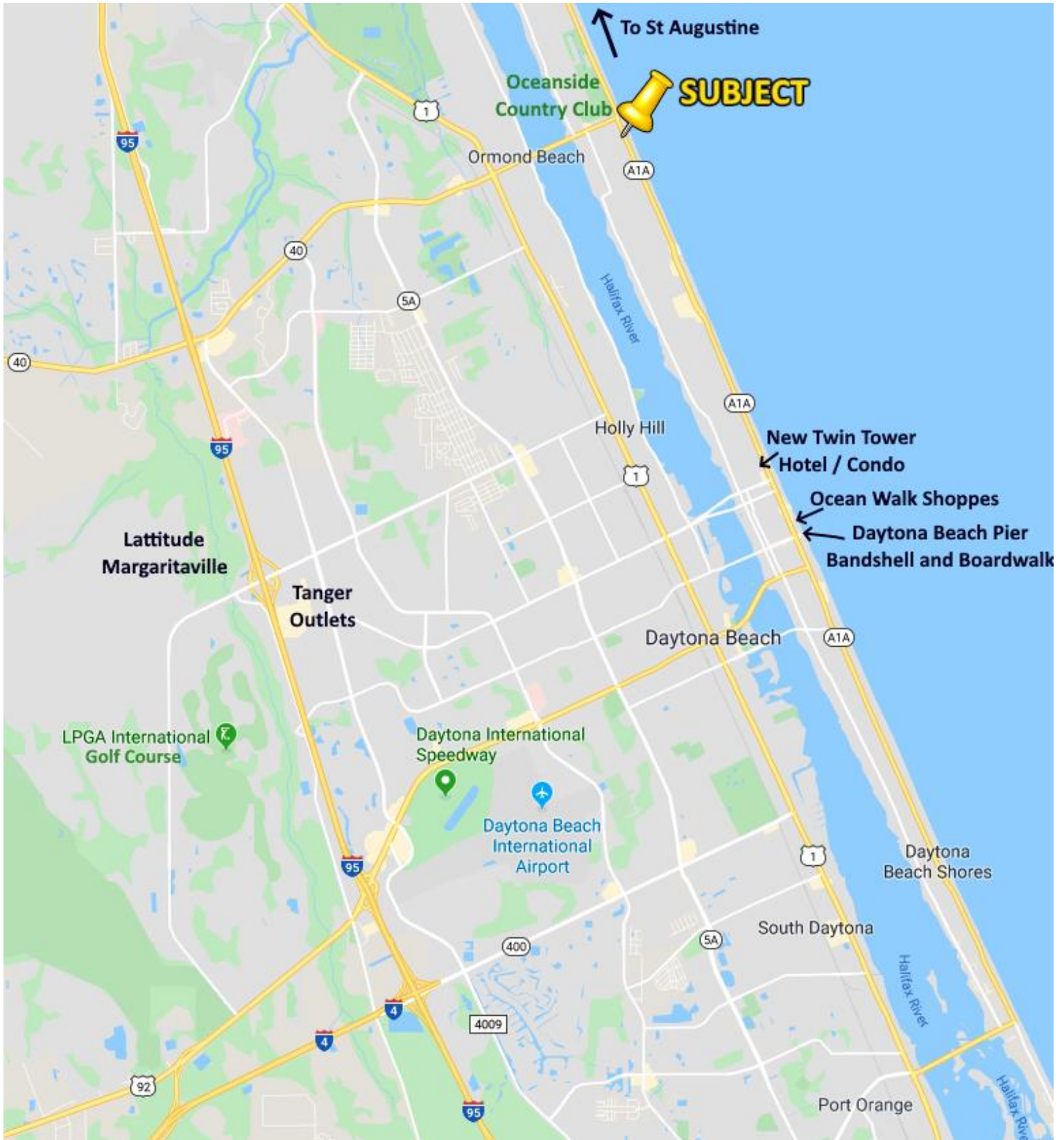


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## LOCATION MAP



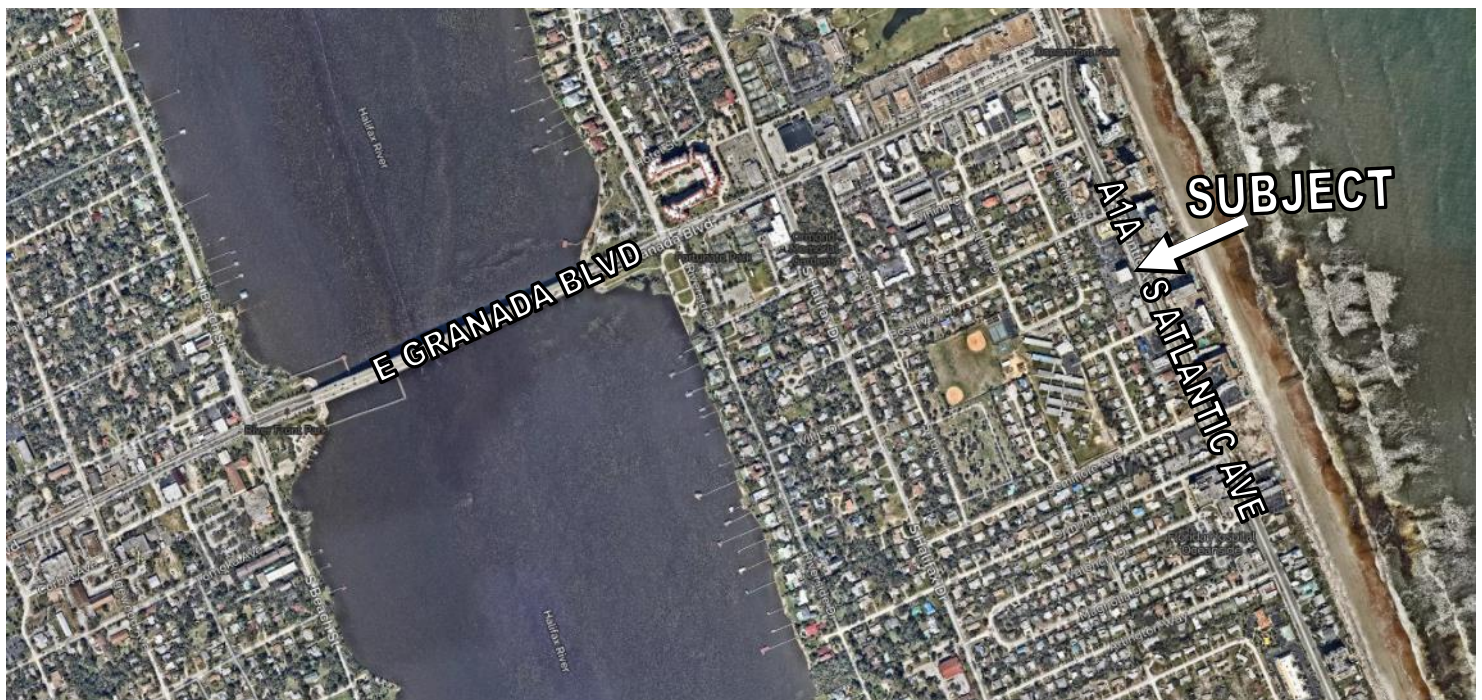
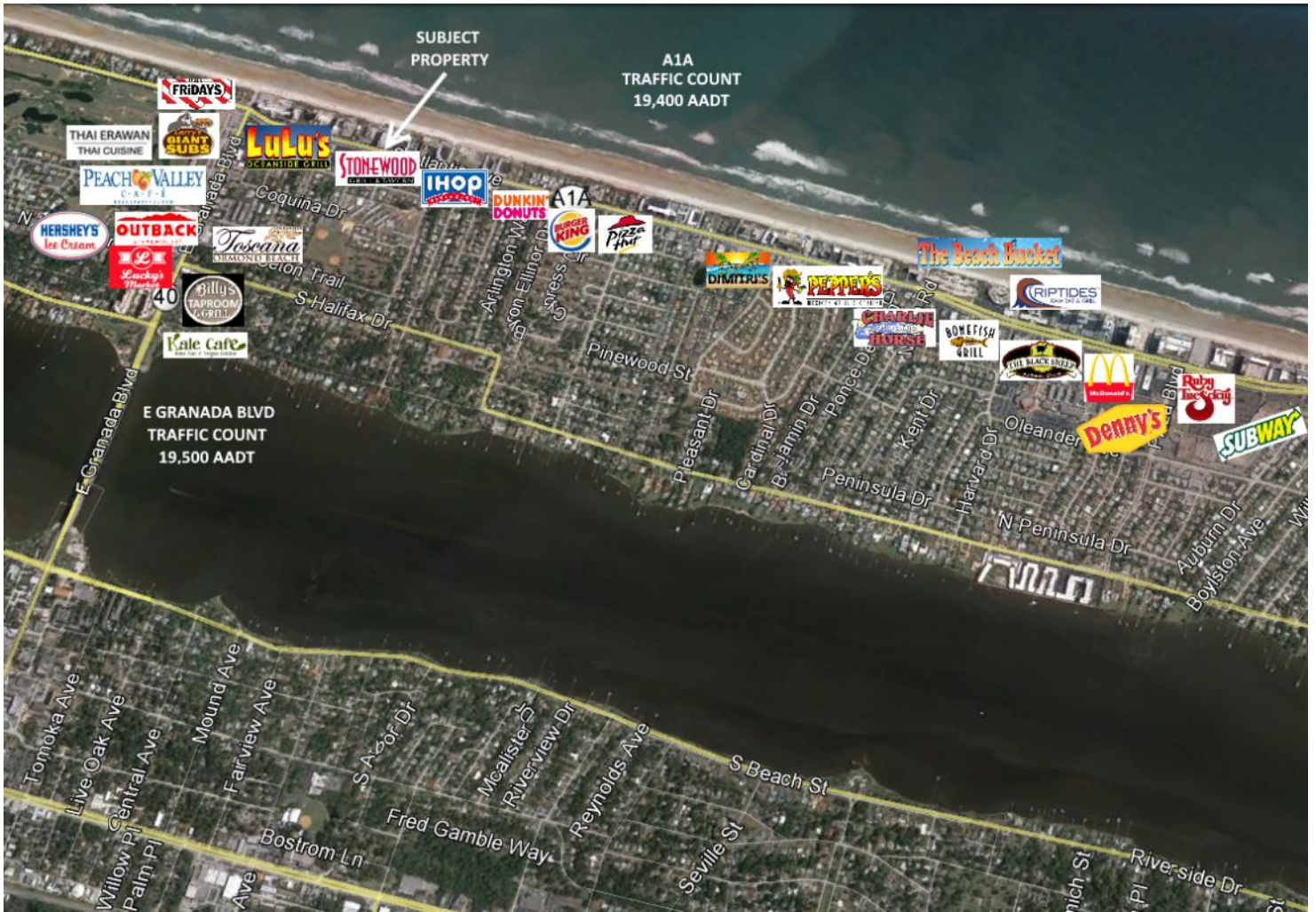
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# AERIAL MAPS



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