

FOR LEASE



SANCTUARY OFFICE CENTER

1942 W County Road 419, Oviedo, FL 32766

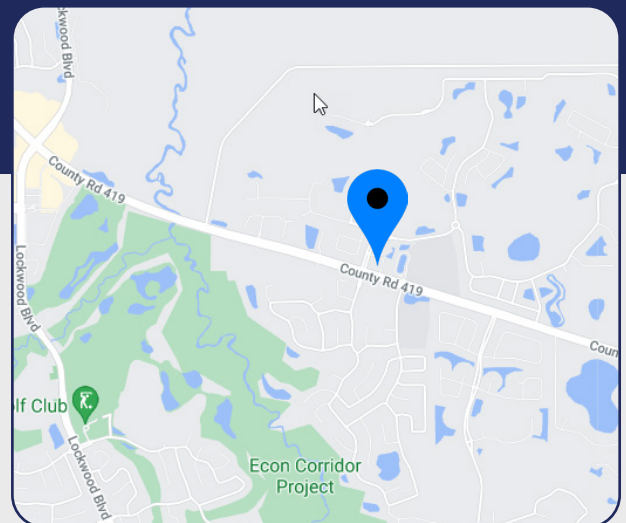
AVAILABLE SPACE

Suite 1040 - 1,462± SF

- Beautifully finished with Luxury Vinyl Tile (LVT) flooring
- Corner location with great natural lighting
- Delivered in turn-key condition
- Available now

LEASE RATE: \$19.50/SF plus electric and janitorial

- > 10,300± SF office building constructed in 2010
- > Monument signage on CR 419 available
- > Highly visible location to over 32,000 cars per day
- > Close to Amazing Explorers Academy, Lawton Chiles Middle School, upscale residential communities, restaurants, and services
- > Water/sewer: City of Oviedo
- > Power: Florida Power & Light
- > Internet provider: Spectrum
- > Easy access to SR 434, SR 426, and Mitchell Hammock Road; less than 5-miles from SR 417
- > Excellent parking at 55 spaces (5.3/1,000 SF)



Christi Davis, CCIM

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1209 Edgewater Drive

Suite 100

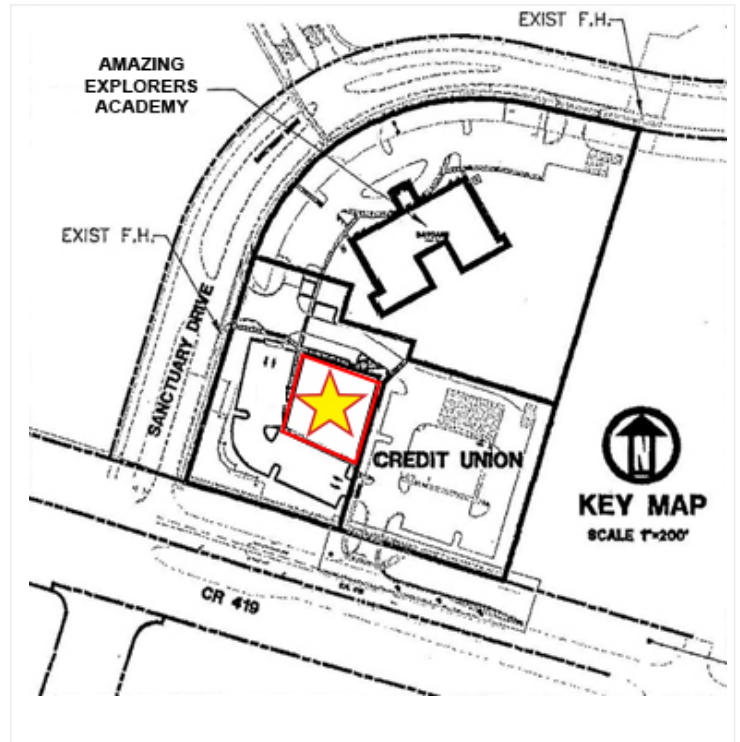
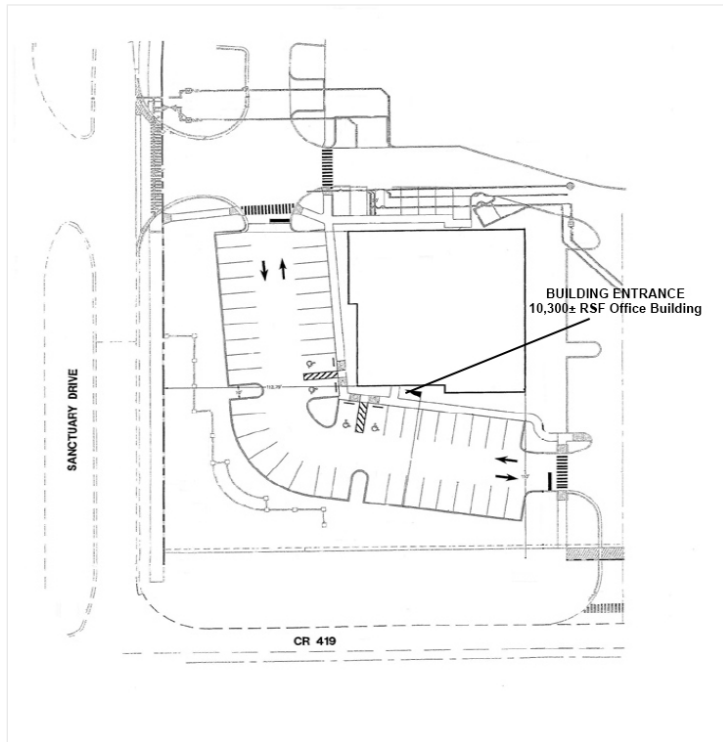
Orlando, FL 32804

407.206.7300 Main

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2022 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	6,387	43,511	90,125
Households	1,948	14,533	29,153
Average HH Income	\$143,614	\$122,433	\$116,837
HH Growth 2022 - 2027	1.1%	1.2%	1.2%



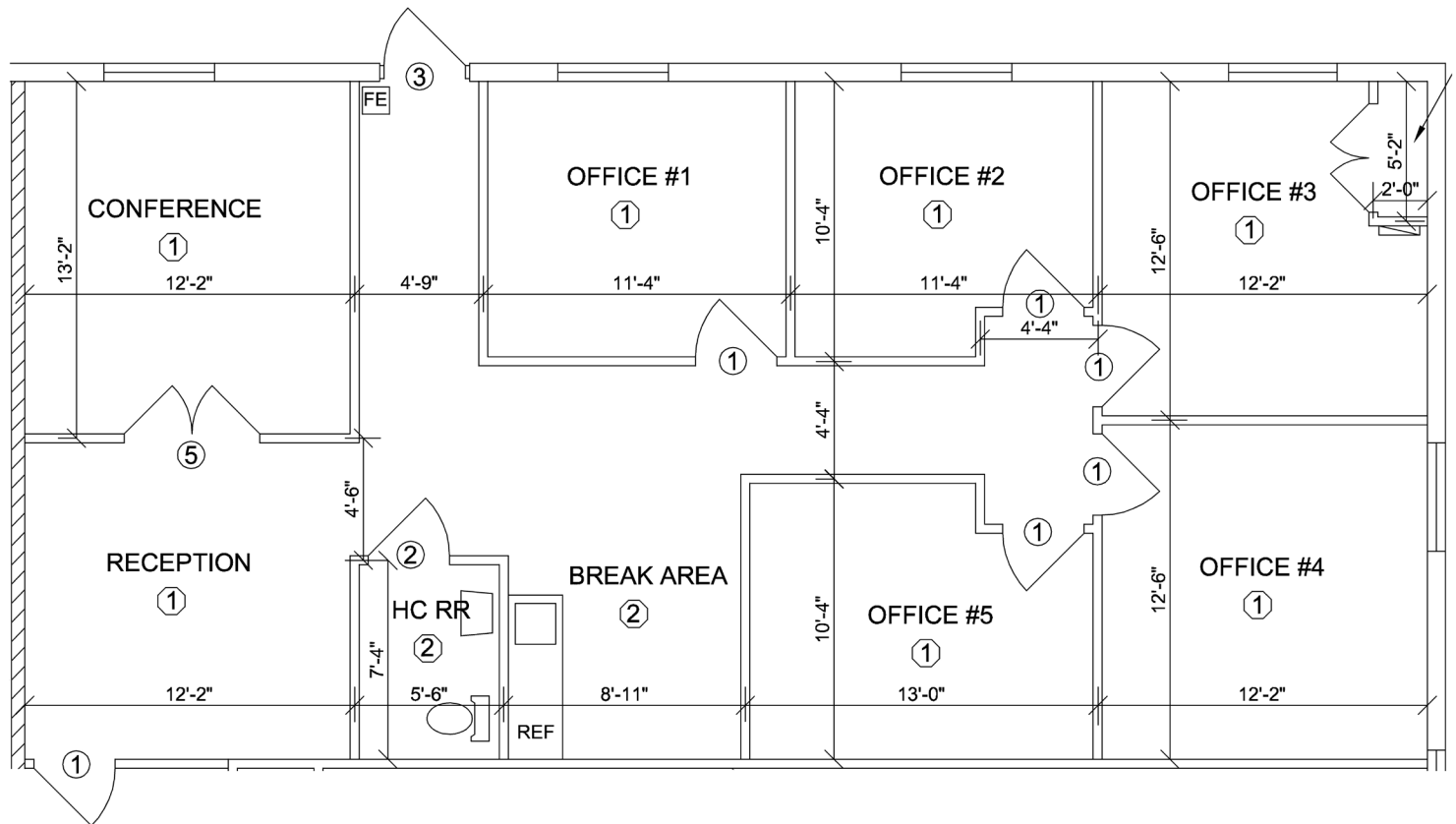
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SUITE 1040
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