



Property highlights

- Four-building office park located off Douglas Avenue in Altamonte Springs
- Interstate-4 frontage with building and monument signage available
- On-site management office and building engineer
- Utilities and M-F in-suite janitorial included

Asking Rate:

\$19.00/SF Full Service



Ample parking



On-site management



Signage Available

For further information

Nathan Eissler, CCIM, SIOR

Principal

+1 407 440 6658

nathan.eissler@avisonyoung.com

Gunner Leslie

Vice President

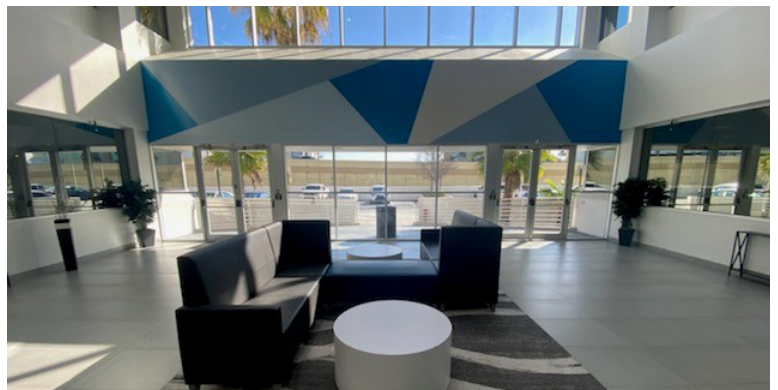
+1 407 949 2100

gunner.leslie@avisonyoung.com

avisonyoung.com

Office Space | For Lease

Altamontes North Business Center
375-455 Douglas Avenue, Altamonte Springs, FL 32714



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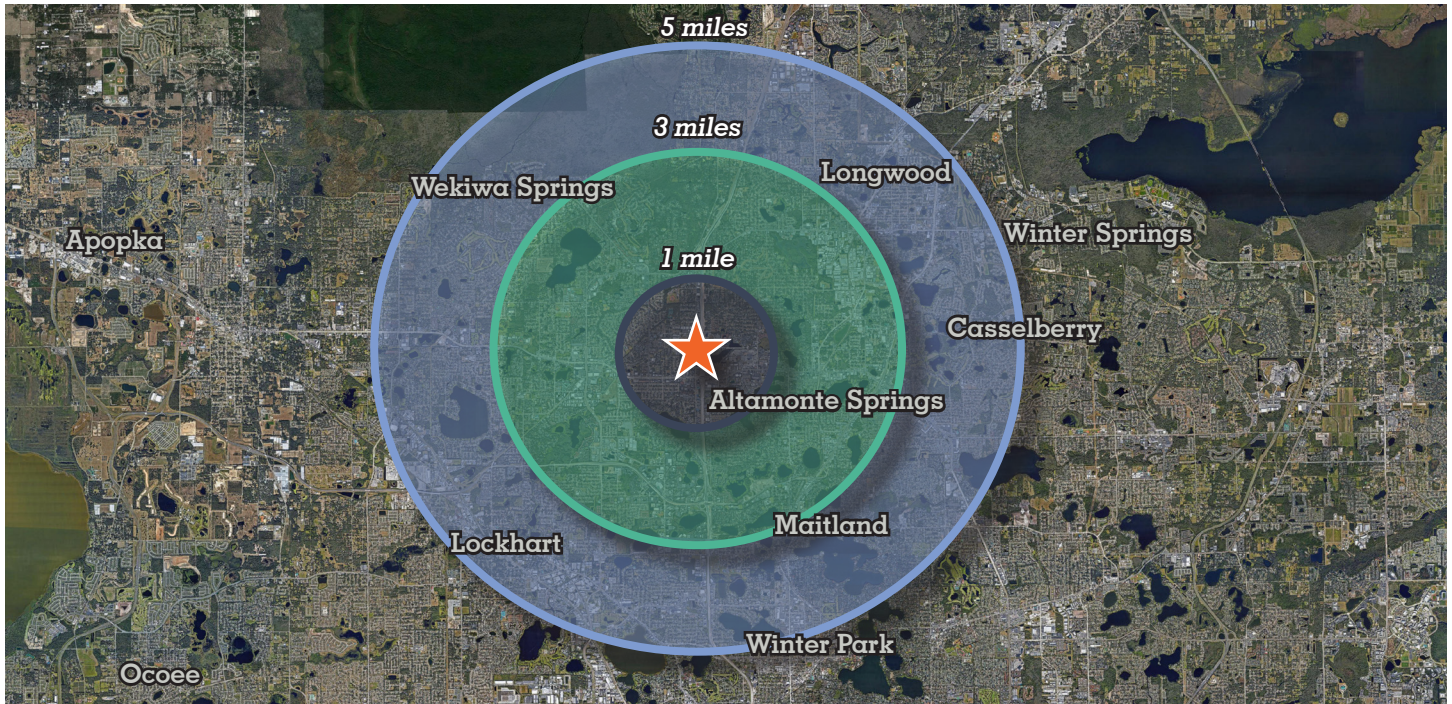
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1-3-5 Mile Demographics

Population	1 mile	3 miles	5 miles
2021 Estimated population	16,605	94,013	233,101
2026 Estimated population	16,914	99,747	248,546
Projected annual growth 2021 to 2026	0.7%	1.2%	1.3%
Households	1 mile	3 miles	5 miles
2021 Estimated households	7,857	41,123	96,194
2026 Estimated households	8,157	43,554	102,540
Projected household growth 2021 to 2026	0.7%	1.2%	1.3%
Household income	1 mile	3 miles	5 miles
2021 Estimated average household income	\$73,078	\$84,279	\$89,498
2021 Estimated median household income	\$56,325	\$61,114	\$63,786
Business and employees	1 mile	3 miles	5 miles
2021 Total businesses	1,686	6,915	13,870
2021 Total employees	16,858	73,058	130,606
Employee / Residential Ratio (per 100 residents)	103	78	56

Data provided by ESRI

5 Mile Highlights



Population
233,101



Growth by 2026
1.3%



Total employees
130,606



Avg. HH income
\$89,498

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Nearby Amenities



I-4 Express Ramps

- General Use Lanes (Non-Tolled)
- I-4 Express Managed Lanes
- I-4 Express Entrance Ramp
- I-4 Express Exit Ramp

- 1 East of State Road 434**
WB I-4 Express begins. EB I-4 Express ends.
I-4 Express traffic merges with EB I-4 general use lanes.
- 2 Central Parkway**
Direct connect entrance ramp from Central Parkway to WB I-4 Express
Direct connect exit ramp from EB I-4 Express to Central Parkway
- 3 West of State Road 436**
I-4 Express entrance from WB I-4 general use lanes to WB I-4 Express
I-4 Express exit from EB I-4 Express to EB I-4 general use lanes

* Direct connect ramps allow direct access to and from I-4 Express via surface streets and other highways.



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385 Douglas - Second Floor

Suite 2000 - 2,172± SF

Suite 2200 - 1,433± SF

Suite 2500 - 1,161± SF

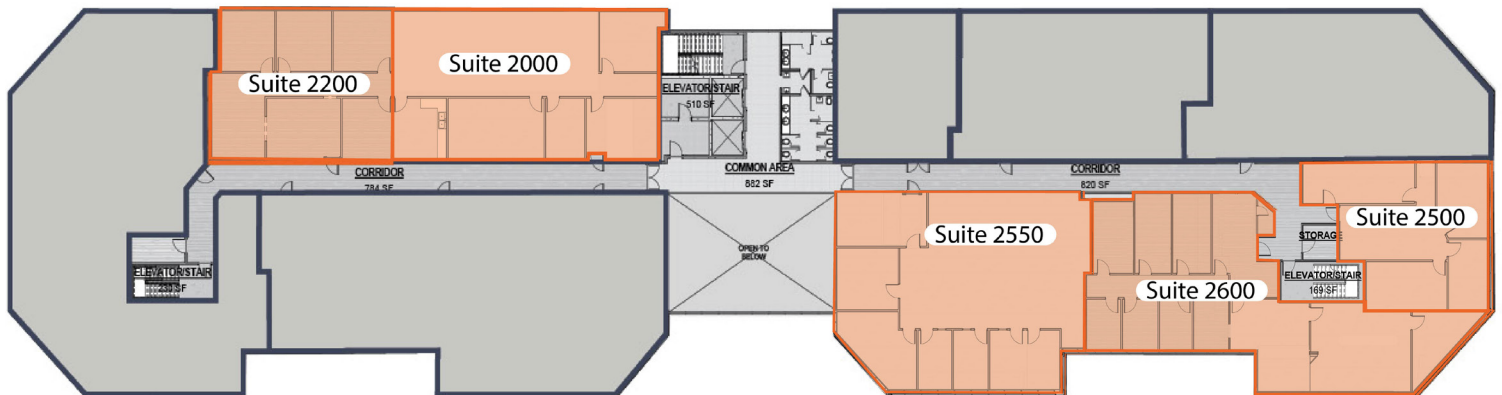
Suite 2550 - 2,601± SF

Suite 2600 - 2,866± SF

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385 Douglas - Third Floor

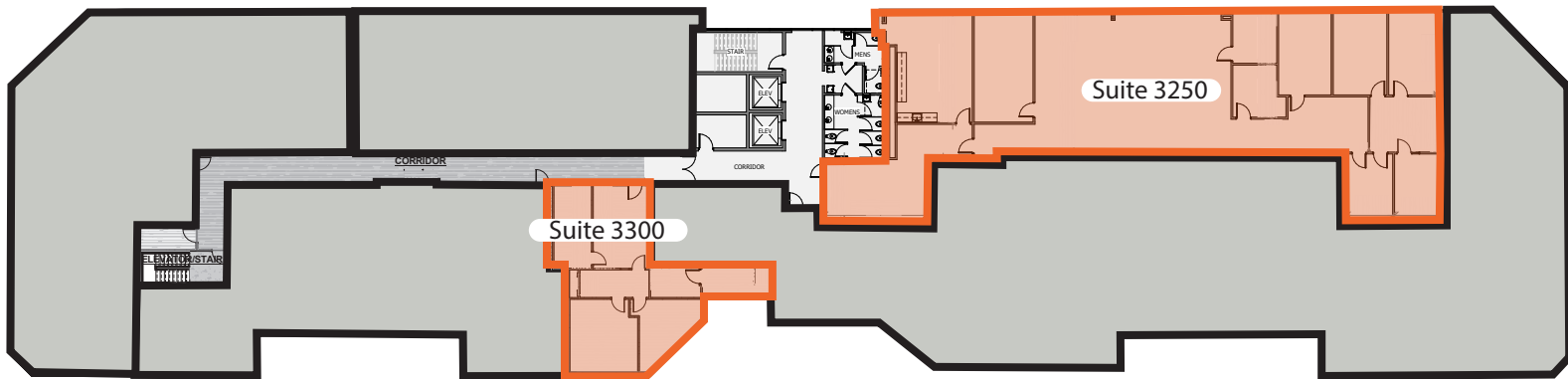
Suite 3250 - 5,042± SF

Suite 3300 - 1,196± SF

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