

FOR LEASE



# OASIS OFFICE CENTRE

940 Centre Circle, Altamonte Springs, FL 32714

## AVAILABLE SPACE

### Suite 1010 – 2,275± RSF (first floor)

Reception office with window, seven offices, conference room, break area with sink/cabinetry, two restrooms, upgraded finishes with luxury vinyl tile, good natural lighting.

### Suite 1012 - 1,658± RSF (first floor)

Open floorplan, nicely finished with high-end wood flooring, exposed ceiling with trac lighting, breakroom, one restroom.

### Suite 2005 - 3,759± RSF (second floor)

Numerous private window offices, large conference room, break room, three restrooms.

### Suite 2020 - 3,171± RSF (second floor)

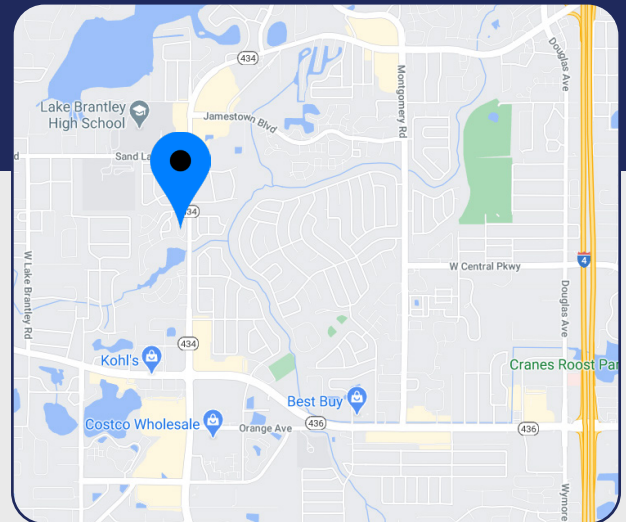
Nicely finished, open floorplan with two private window offices, kitchen, two restrooms. Available December 2024.

### Suite 3012 – 2,803± RSF (third floor)

Reception area, six window offices, conference room, break area with sink/cabinetry, one restroom, upgraded finishes, freshly painted, luxury vinyl tile, good natural lighting. Ready for occupancy September 2024.

**LEASE RATE: \$17.00/RSF plus electric/janitorial**

- > 48,000 RSF professional office building
- > Beautiful Class "A" Mediterranean Old World Style architecture
- > Exterior recently painted and newly refreshed lobby
- > Monument signage available, highly visible to over 45,000 cars per day
- > Each suite provides outside accessibility, kitchens, restrooms, and individually controlled HVAC and electric
- > Easy access to SR 434, SR 436, Interstate-4, and Maitland Boulevard
- > Excellent parking at five spaces per 1,000 RSF
- > Zoned PUD-MO, Altamonte Springs



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1209 Edgewater Drive

Suite 100

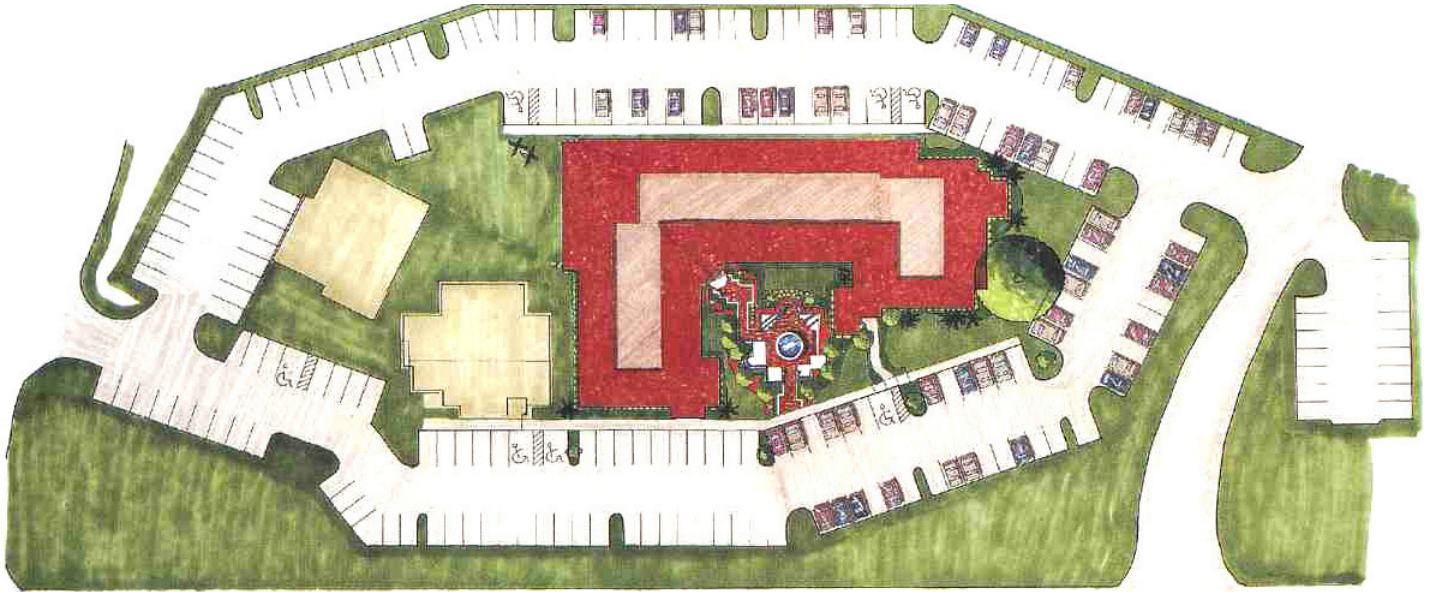
Orlando, FL 32804

407.206.7300 Main

www.bywater.com

# OASIS OFFICE CENTRE

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- > A unique setting, ideal for professionals
- > Monument signage available
- > Highly visible to over 45,000 cars per day
- > Exterior covered walkways overlook lushly landscaped courtyard and fountain
- > Energy efficient design with core factor of 10%
- > State-of-the-art high-speed internet access connectivity
- > Each suite provides outside accessibility with individually controlled HVAC and electric
- > No after-hours A/C charges
- > 24-hour access
- > On-site property management
- > Excellent parking at 5 spaces per 1,000 RSF
- > Easily accessible to SR 434, SR 436, Interstate-4, and Maitland Boulevard
- > Close to upscale residential communities, restaurants, shopping, and services

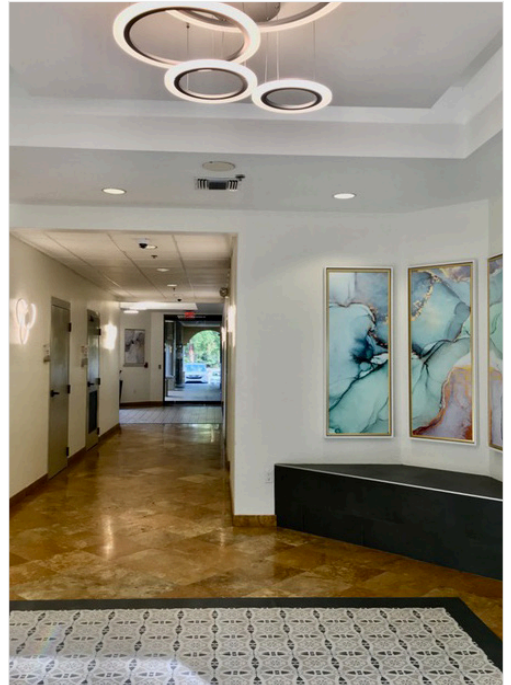
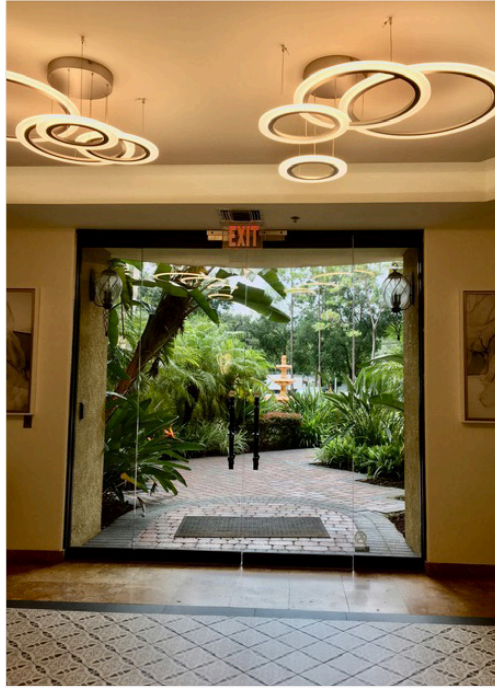


1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

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