

# SMART OFFICE CLYDE PARK | OFFICE SUITES FOR LEASE



## PROPERTY DESCRIPTION

Office Suites available For Lease in SMART Office Clyde Park.

Modern office suites in a prime location.

**Suite 1C:** 750 SF suite offers a private entry, one office, restroom, and break area.

**Suite 2C:** 750 SF suite offers a private entry, one office, restroom, and break area.

The suites include a Nest learning thermostat, Nest Wi-Fi access system, and individual HVAC systems.

Exposure to Clyde Morris Boulevard with signage available on the pole sign and building.

Just north of LPGA Boulevard with quick access to Ormond Beach, Latitude Margaritaville, Tanger Outlets, Tomoka Town Center, and Interstate 95.

## LOCATION DESCRIPTION

Located north of Strickland Range Road and just east of Clyde Morris Boulevard.

Approximately 2.3 miles to Granada Boulevard, 0.9 miles to LPGA Boulevard, 2 miles to Interstate 95, and 1.5 miles to AdventHealth Daytona Beach Hospital.

## LOCATION ADDRESS

110 Integra Breeze Lane, Daytona Beach, FL 32117

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

**LEASE RATE:** \$19.50 NNN

**AVAILABLE SF:** Suite 1C: 750 SF  
Suite 2C: 750 SF

**YEAR BUILT:** 2018

**TRAFFIC COUNT:** 16,400 AADT

**ZONING:** PD-G, Planned Development-General

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,378	23,312	47,854
<b>TOTAL POPULATION</b>	2,846	53,370	112,321
<b>AVERAGE HH INCOME</b>	\$68,388	\$61,682	\$64,673

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## INTERIOR PHOTOS - ALL FURNITURE REMOVED



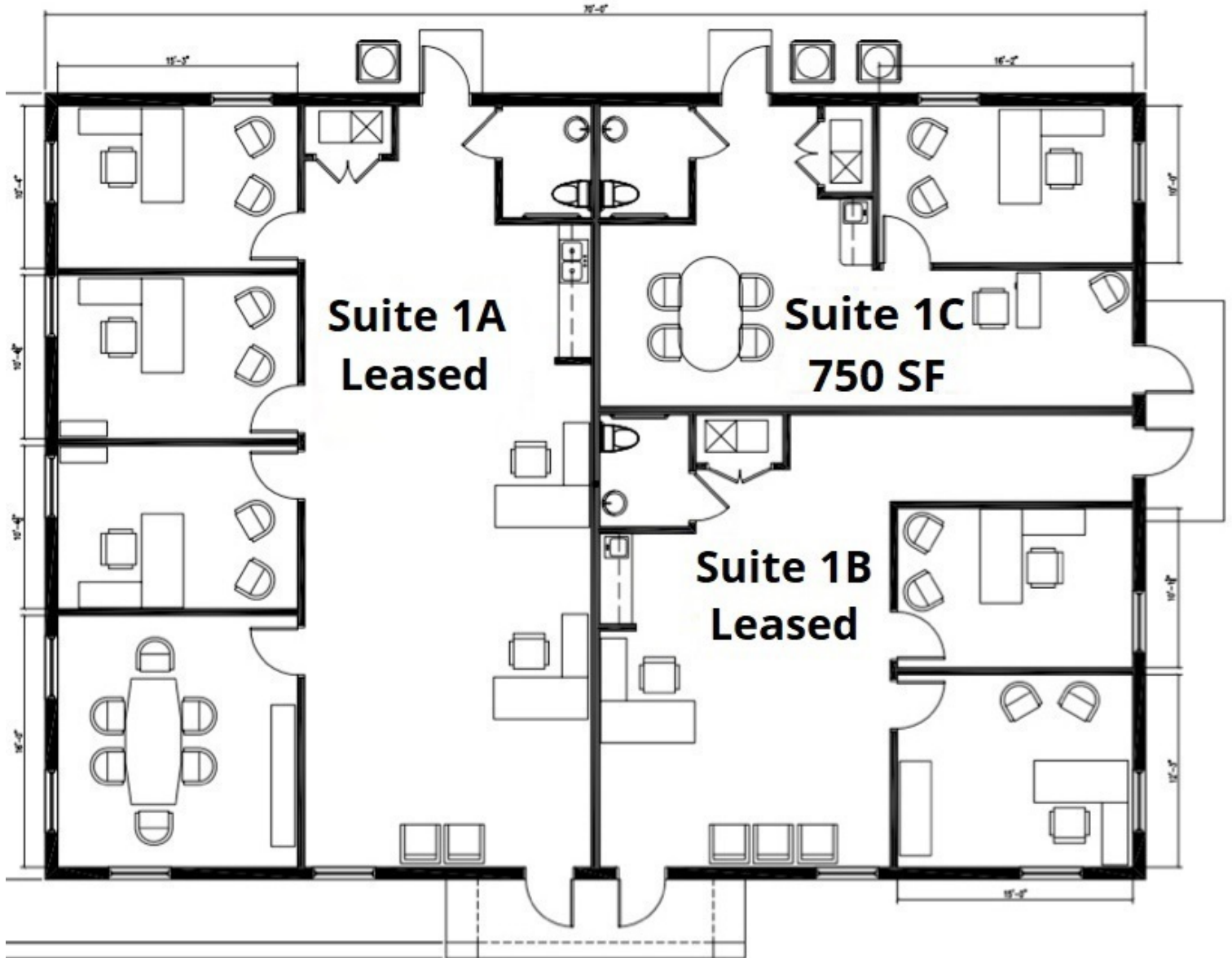
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# SUITE 1B & 1C FLOOR PLAN



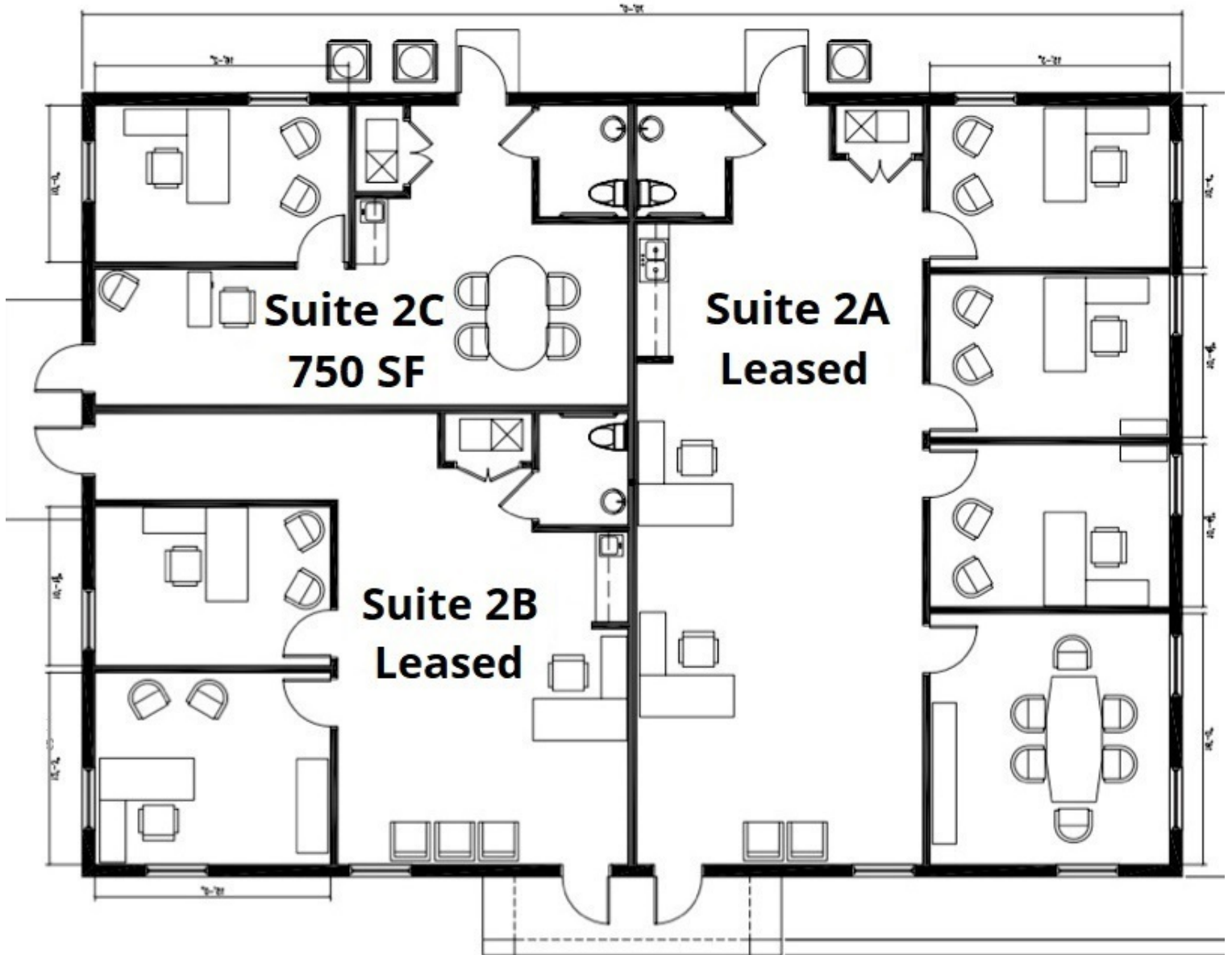
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# SUITE 2C FLOOR PLAN



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# LOCATION MAPS



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