

OFFICE SUITE FOR LEASE

HIGH VISIBILITY—SR 434 & PALM SPRINGS DR



Lease Rate: **\$16/sf** (Modified Gross)

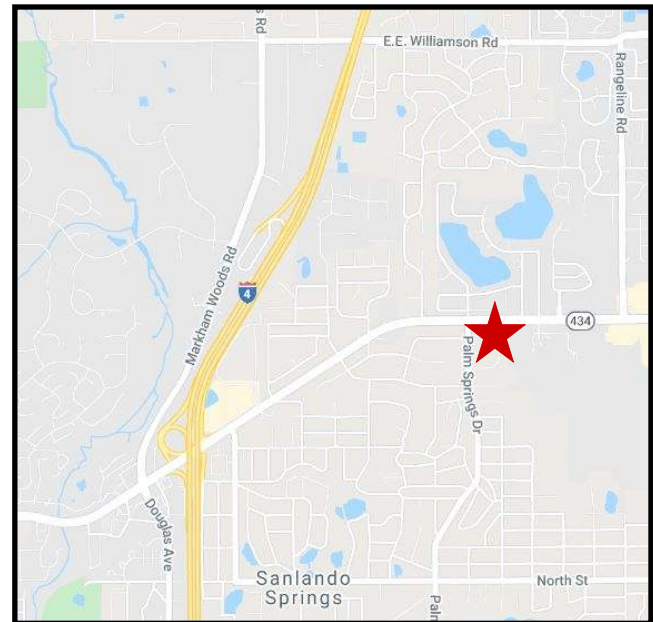
1250 W SR-434, SUITE 1000, LONGWOOD, FL 32750

LOCATION OVERVIEW:

- Excellent Corner Location with HIGH Visibility at the lighted intersection of W SR-434 and Palm Springs Drive.
- Quick and Easy access to I-4 (1.5 miles / 3 minutes).
- Ample Parking available in the common parking lot.
- Sleek, glass walled conference room for meeting clients.
- Area Restaurants include Chianti's, 4Rivers BBQ, Bonefish Grill and Pickles New York Deli.

SUITE FEATURES

LEASEABLE AREA	1,690 SQ FEET
ROOMS	CONFERENCE, RECEPTION, WAITING 2 RESTROOMS, OPEN SPACE
PARKING	COMMON
DAILY TRAFFIC COUNT	46,208 (per Seminole County 2020)
SIGNAGE	MONUMENT AND FAÇADE



For more information, please contact:

BILL MILLER

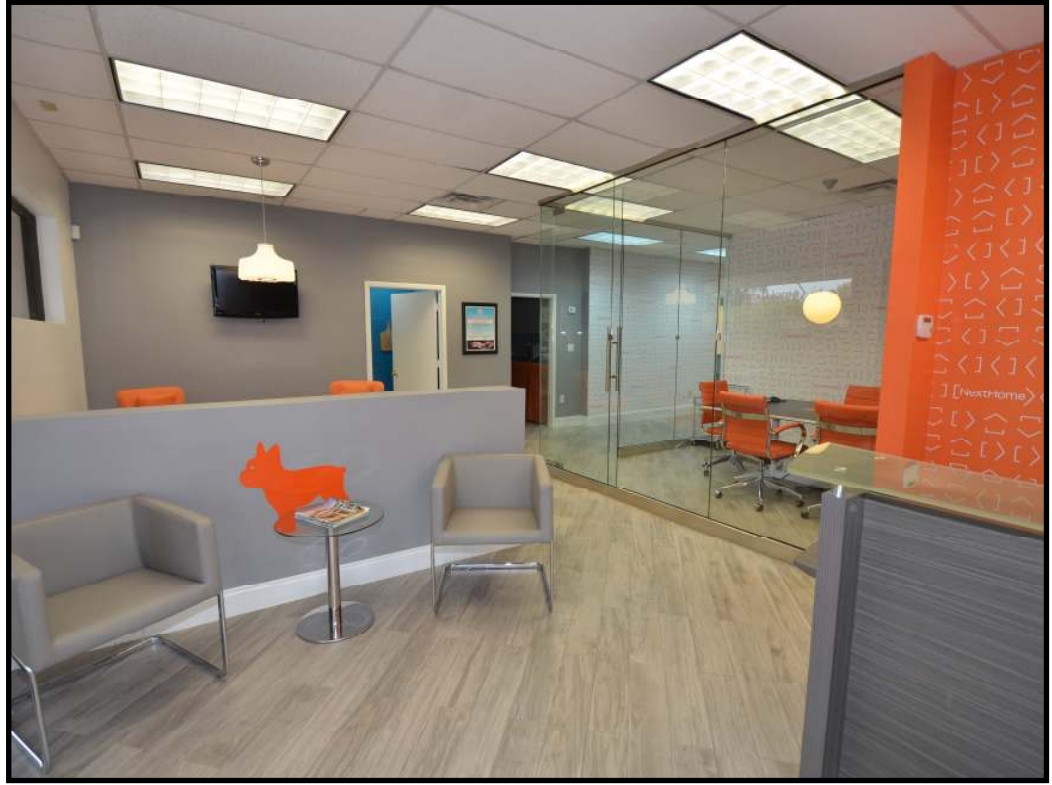
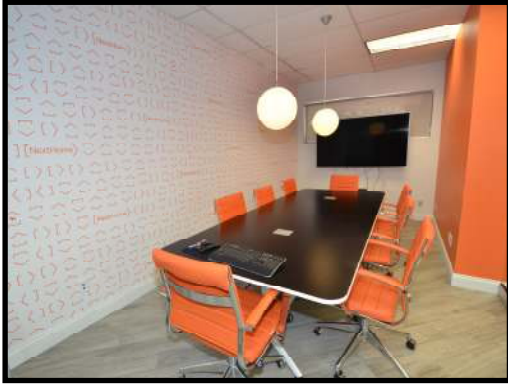
RE/MAX Central Realty
(407) 415-2263
bmiller@mycflre.com



300 Primera Blvd Suite 100
Lake Mary, FL 32746

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INTERIOR PHOTOS:



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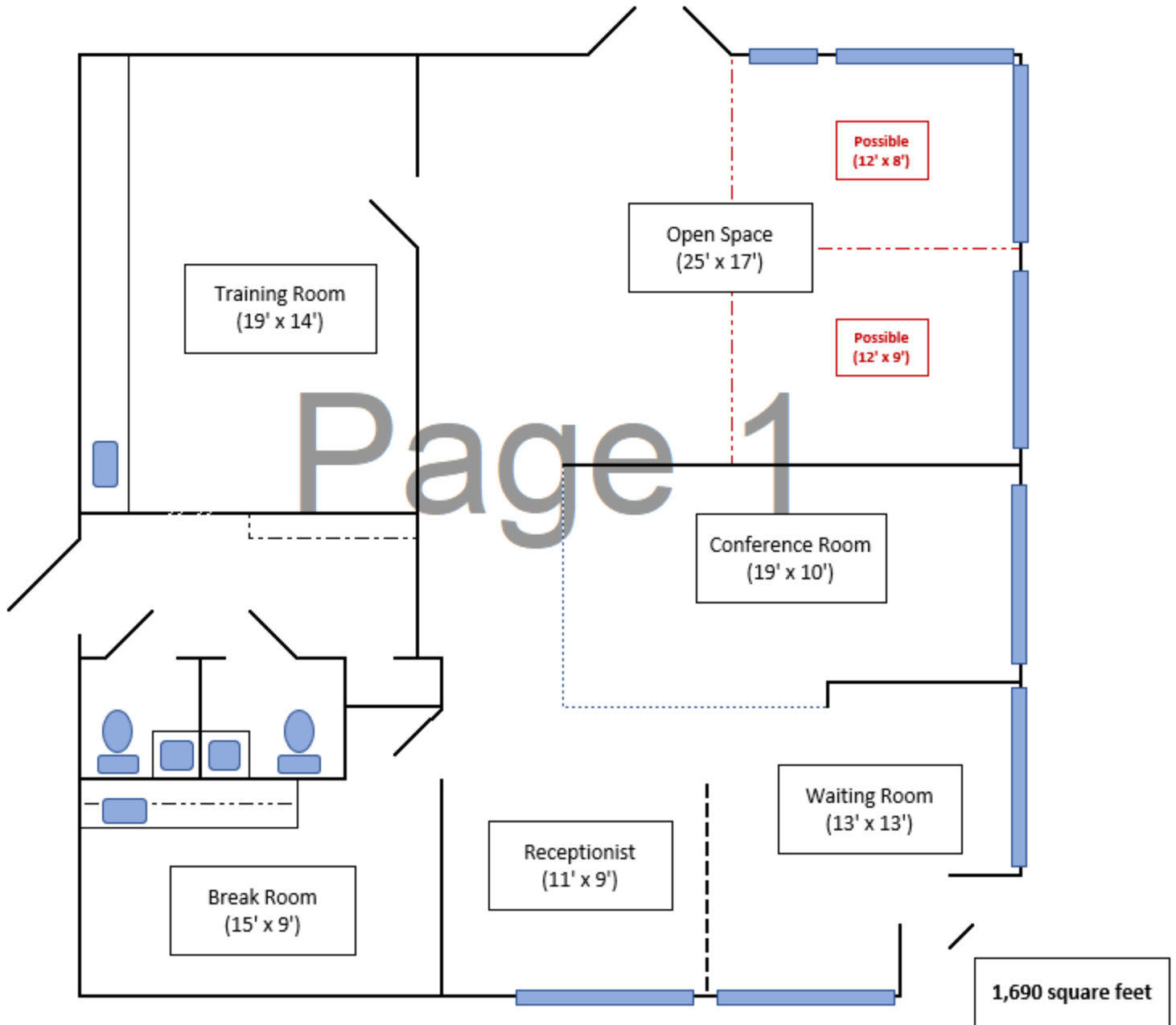
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FLOOR PLAN:



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