

For Lease

Office / Medical

1,670 - 3,300 SF | \$20.00 - \$25.00/SF



Springs Medical & Professional Center

679-697 Douglas Avenue, Altamonte Springs, Florida 32714

Property Highlights

- Springs Medical & Professional Center is a 10-building office/medical center on 2.87 acres; Zoning: Office
- Entire individual free-standing buildings available
- Great location in Altamonte Springs, with immediate access to SR 436 (Semoran Blvd) and I-4
- Prominent monument signage on Douglas Avenue with building signage opportunities on I-4
- Less than 2 miles to AdventHealth Altamonte Springs Hospital, Cranes Roost, Uptown Altamonte, Altamonte Mall and the Altamonte SunRail station
- Beautifully landscaped; ample parking (5.43/1,000 SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
685 Douglas Avenue	\$25.00 SF/yr	1,670
689 Douglas Avenue, Suite 107	\$20.00 SF/yr	3,300



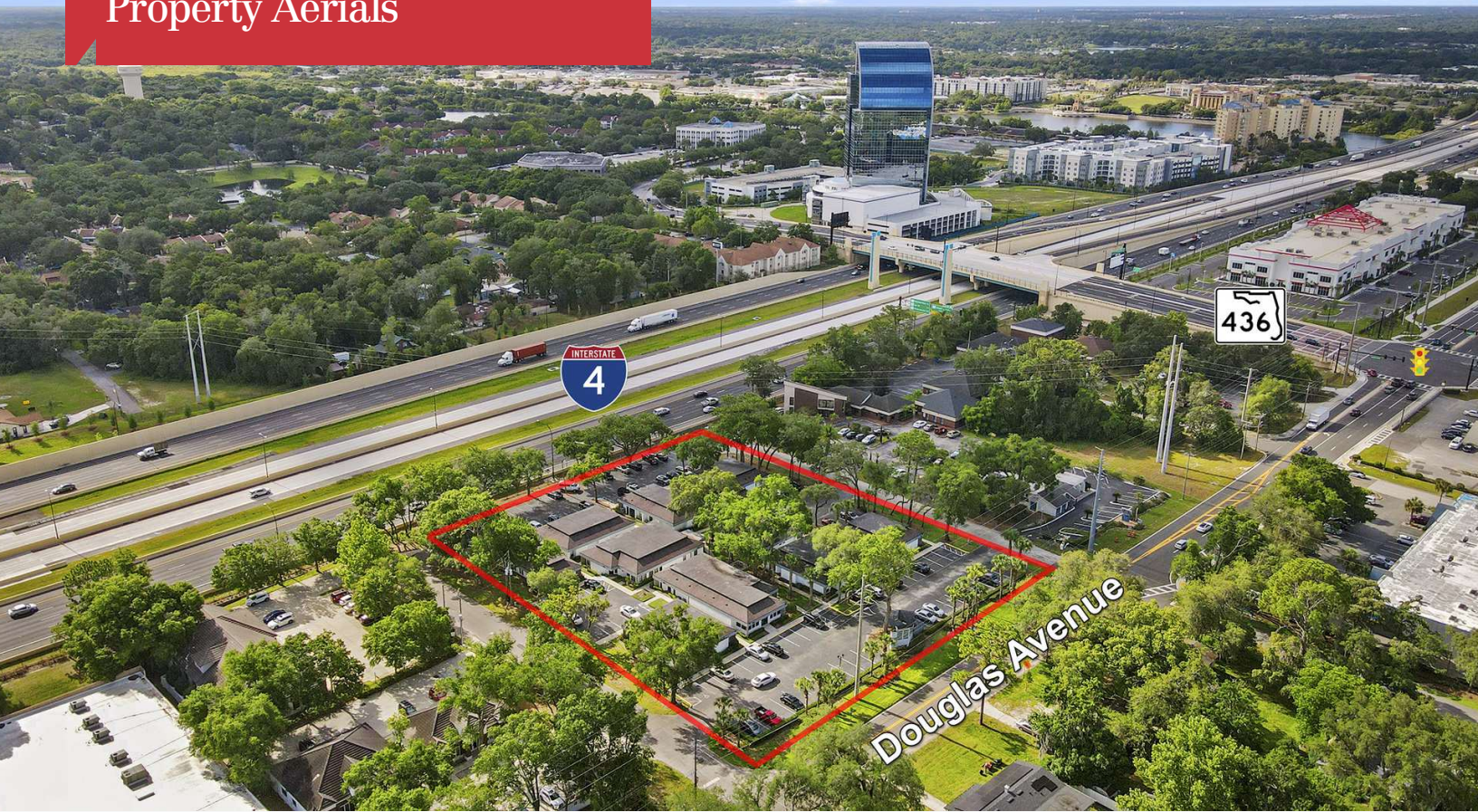
**Lease Rate: \$20.00 - \$25.00 / SF NNN
(CAM: \$5.26/SF)**

For more information

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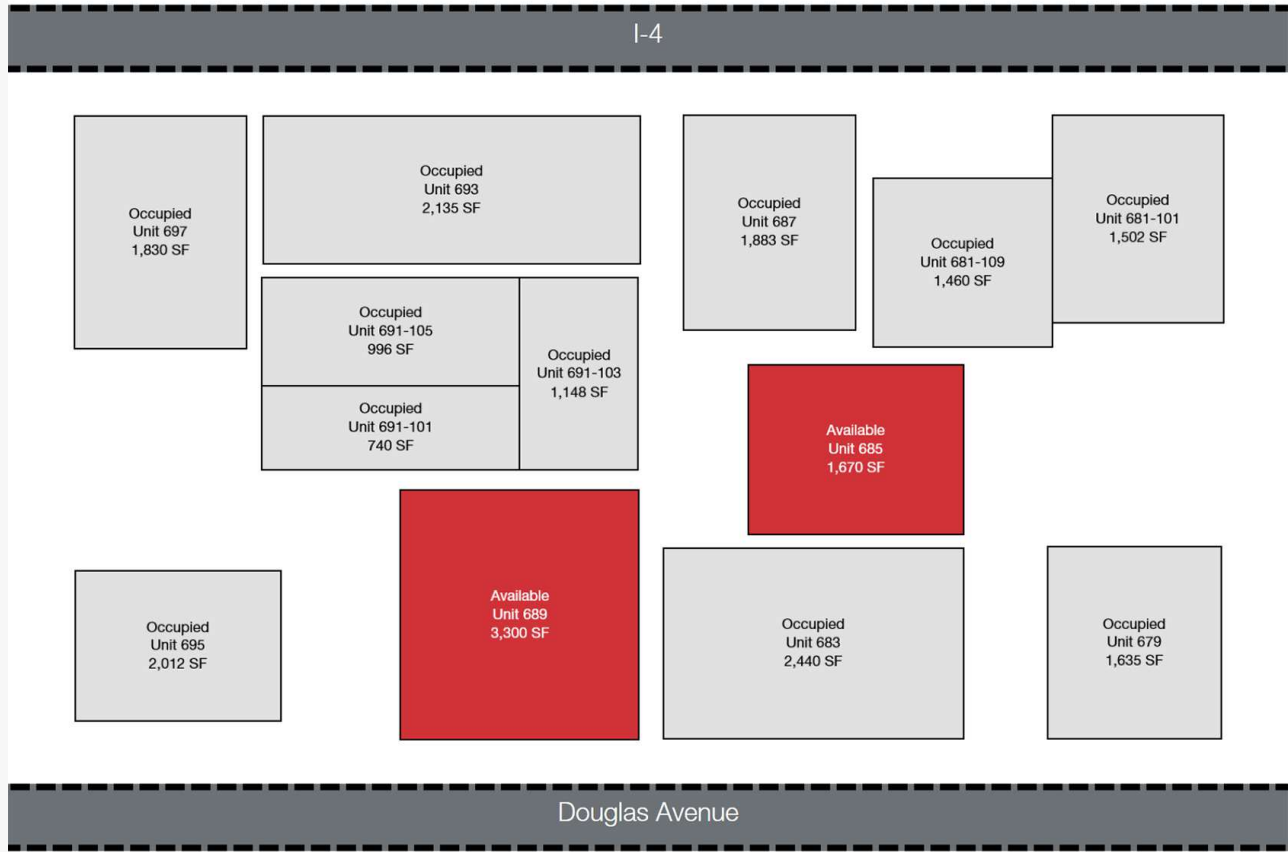
Property Aerials



Property Photos

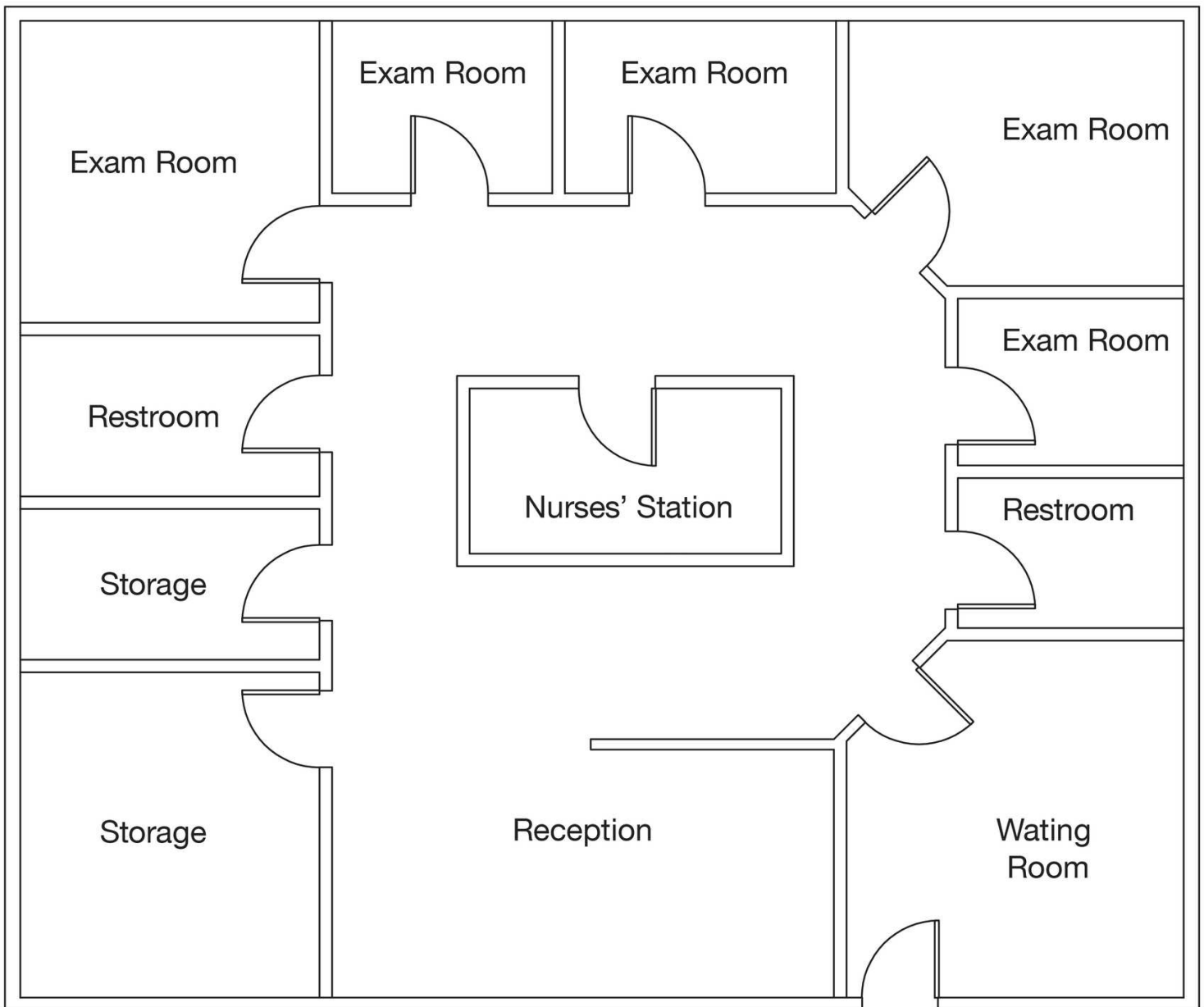


Available Spaces

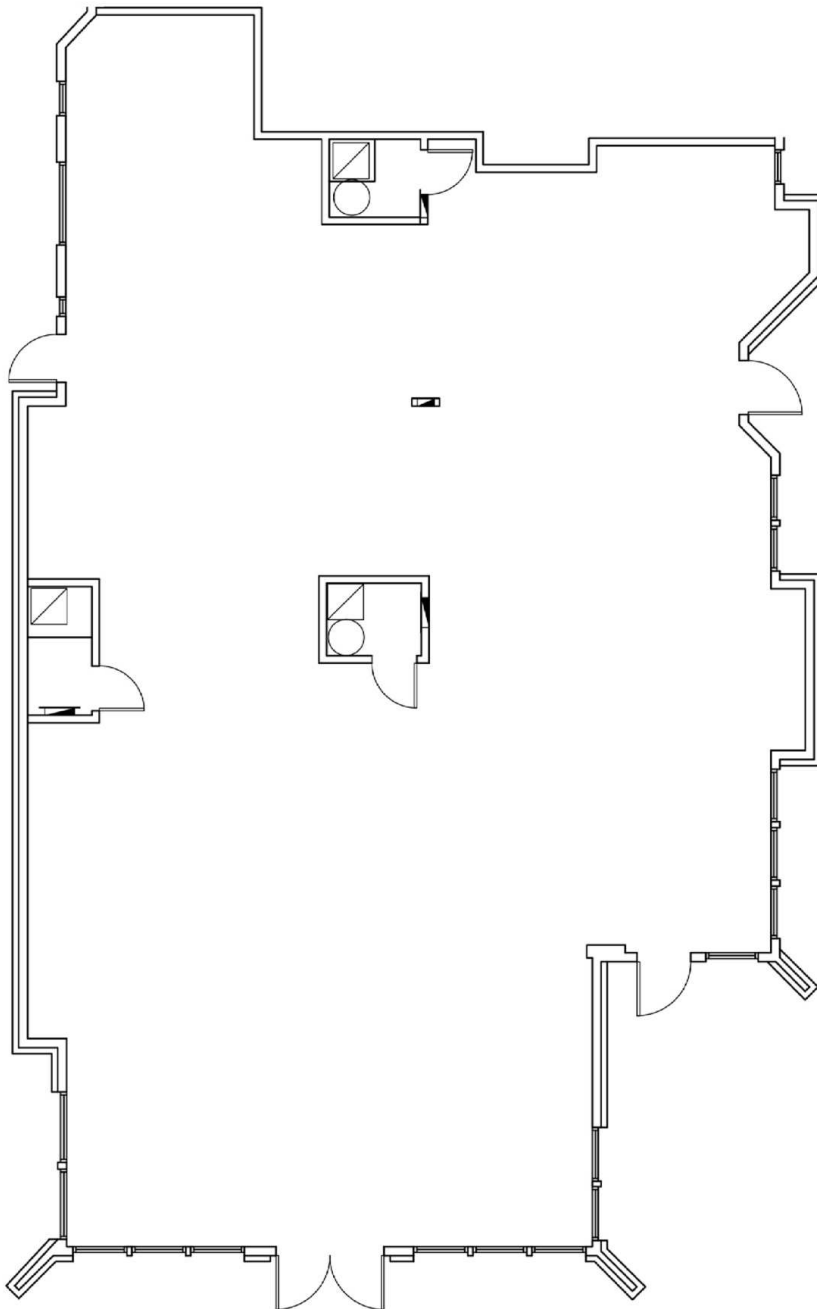


Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term	Comments
685 Douglas Avenue	Medical	\$25.00 SF/yr	Modified Gross	1,670 SF	Negotiable	Plumbed Exam Rooms
689 Douglas Avenue, Suite 107	Office Building	\$20.00 SF/yr	Modified Gross	3,300 SF	Negotiable	Shell condition

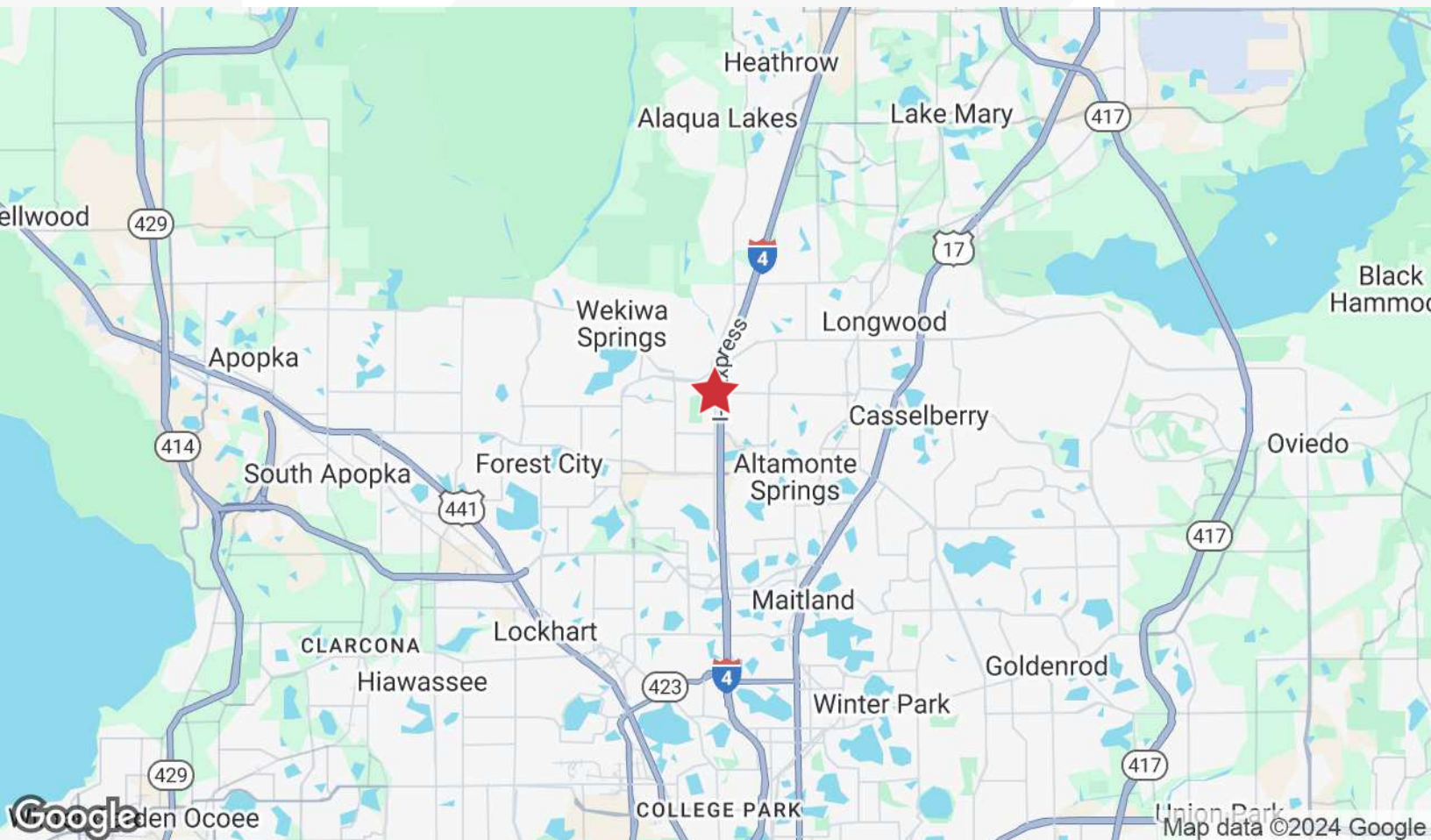
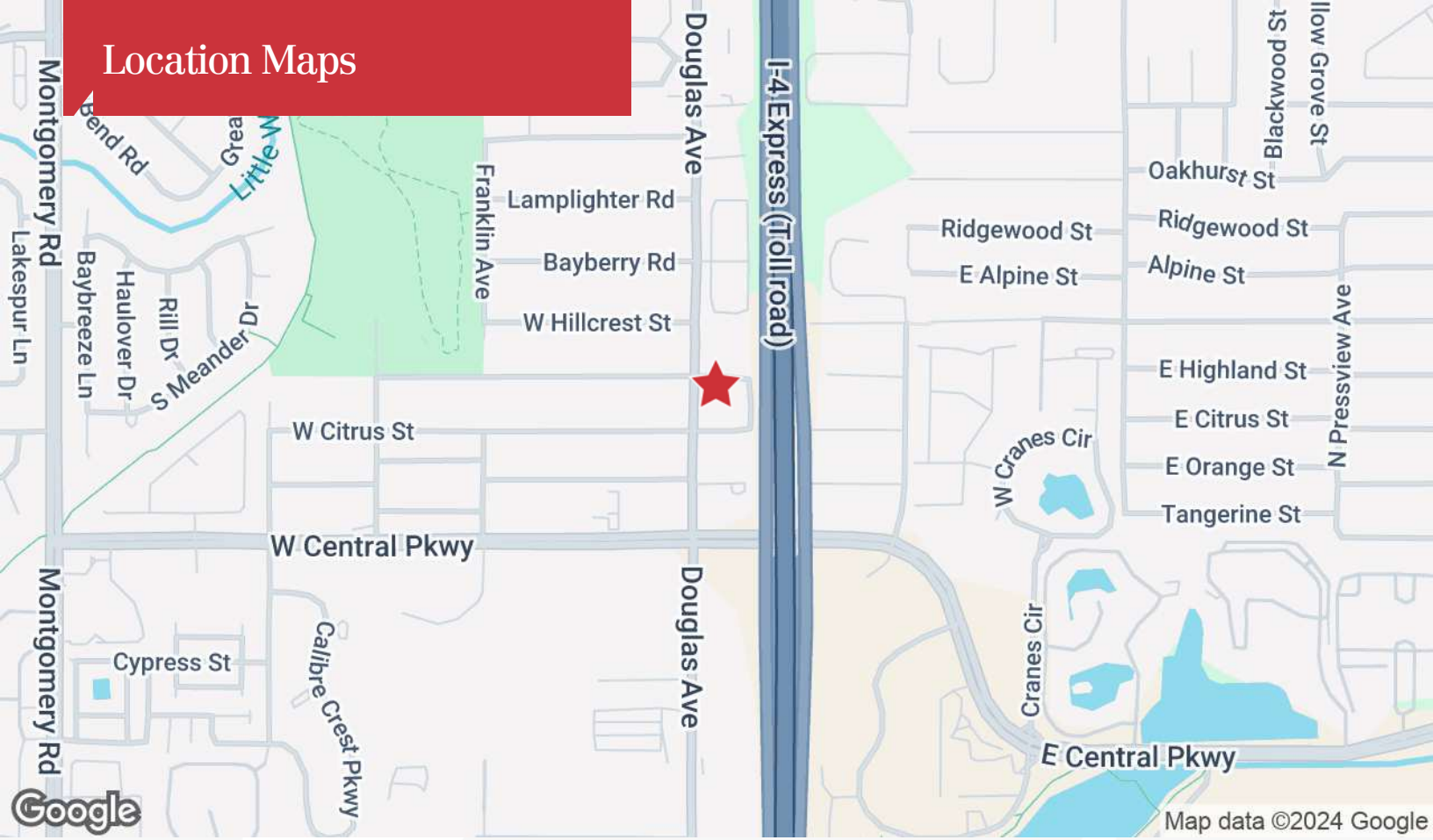
685 Douglas Ave - 1,670± SF



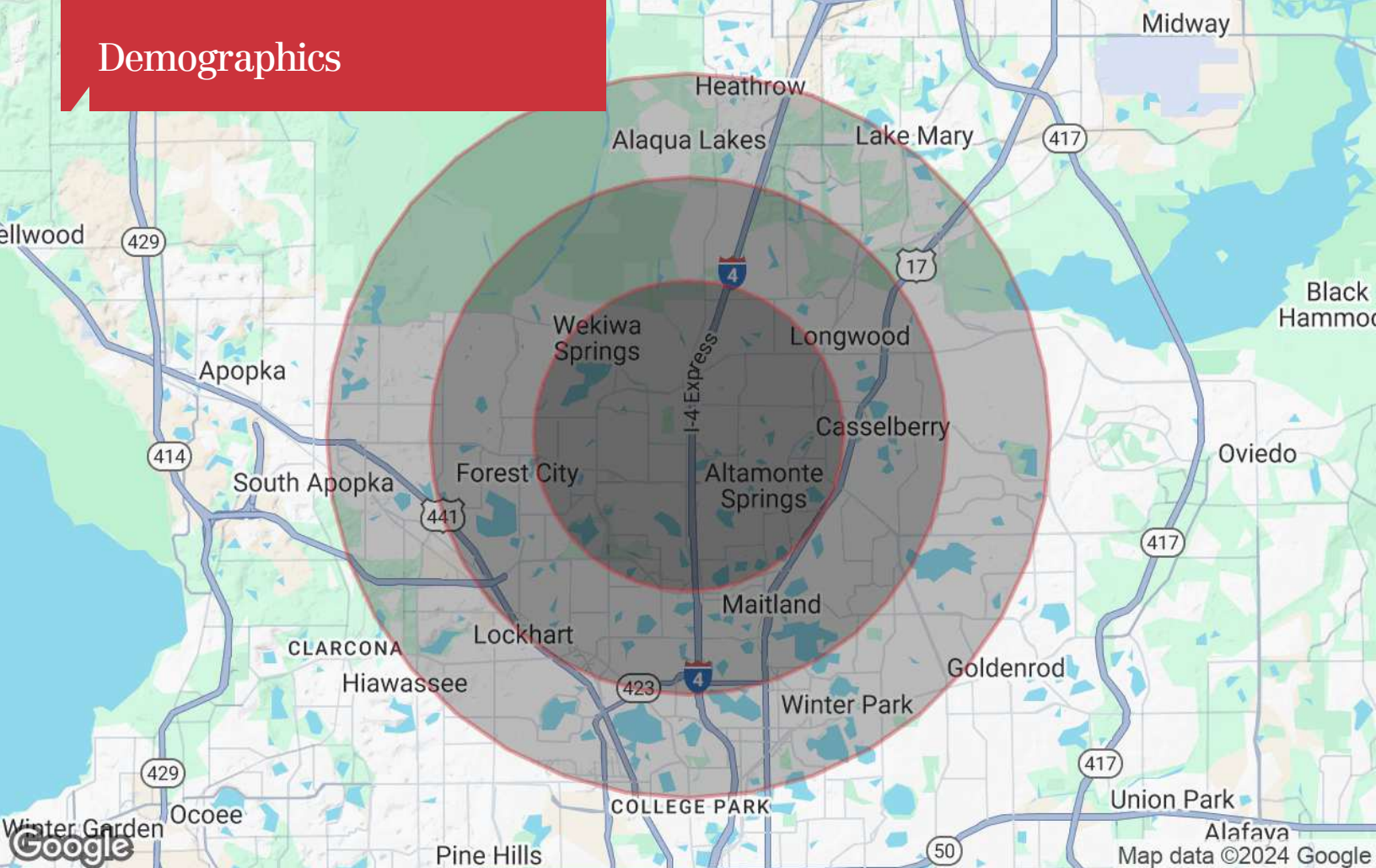
689 Douglas Ave, Suite 107 -
3,300 SF / Shell Condition



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	94,940	221,891	388,029
MEDIAN AGE	42	42	42
MEDIAN AGE (MALE)	40	41	40
MEDIAN AGE (FEMALE)	44	43	43

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	40,597	91,303	156,028
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$96,197	\$105,581	\$103,150
AVERAGE HOUSE VALUE	\$400,700	\$421,663	\$424,374

* Demographic data derived from 2020 ACS - US Census