

**FOR
LEASE**

PARKVIEW CENTER BUSINESS COMPLEX

489, 493, 495, & 497 SR 436 CASSELBERRY, FL 32707



CONTACT

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Results Real Estate Partners, LLC
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108 Commerce Street, Suite 200
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407.647.0200 *main*
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www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

- 65,448 SF (4) Building Tilt Wall Office Complex at SR 436 & HW 17-92 Area
- Former School with Campus Style Setting, Close to Banking and Restaurants
- 6.82 Acre Site Zoned GC (Casselberry), 6/1000+ Parking Ratio, Easy Access
- Pylon and Building Signage Available, 3 Phase Power, 16-18' Clear Height
- Fiber On Site, 497 Housed a Former Data Center (Some FF&E in place)
- Amortized Improvements for 10 Year Lease Terms (Credit Tenant)
- ✚ New Roof and Landscaping Renovation
- ✚ **Bld. 489: 15,116 SF, 3,720 SF Office (Available 5/1/25) @ \$16 NNN**
5,120 SF Office/AC Warehouse (Available 3/1/25) @ \$16 NNN
- ✚ **Bld. 493: 11,746 SF, LEASED**
- ✚ **Bld. 495: 13,396 SF, Single Tenant Building (Under Renovation) @ \$15 NNN**
- ✚ **Bld. 497: 25,172 SF, (135) 9,306 SF @ \$15 NNN (Sublease Space)**

Lease Rate: Starting at \$15.00-16.00 NNN

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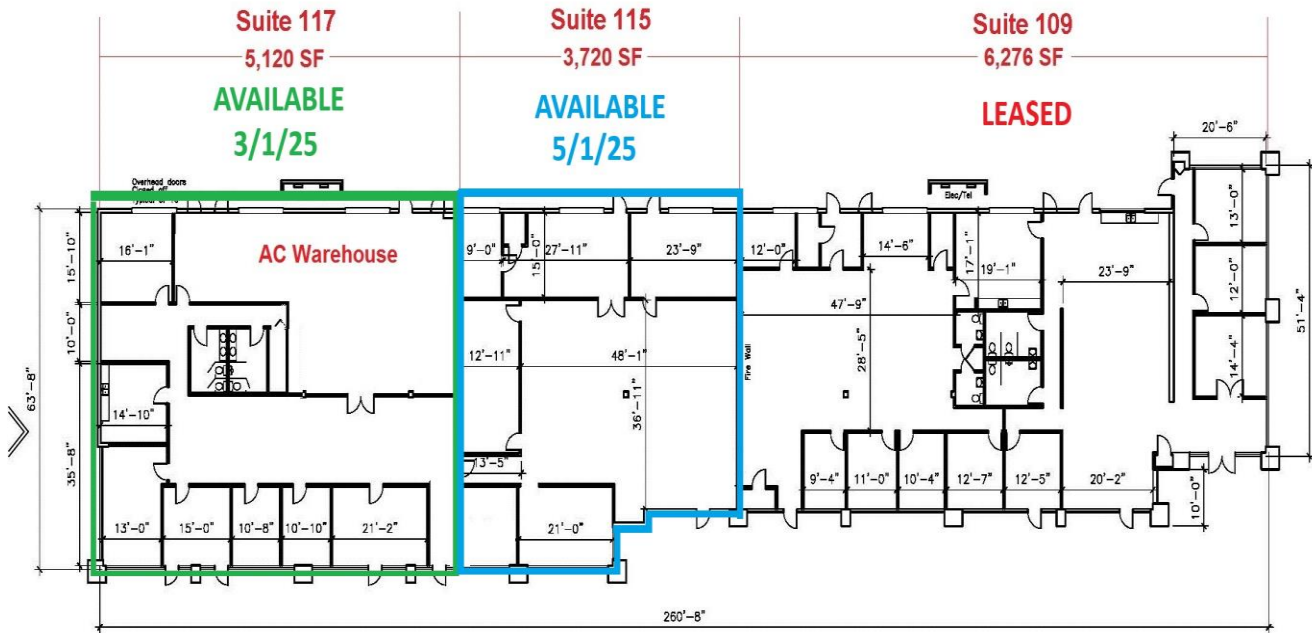
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489 SR 436: 15,116 SF



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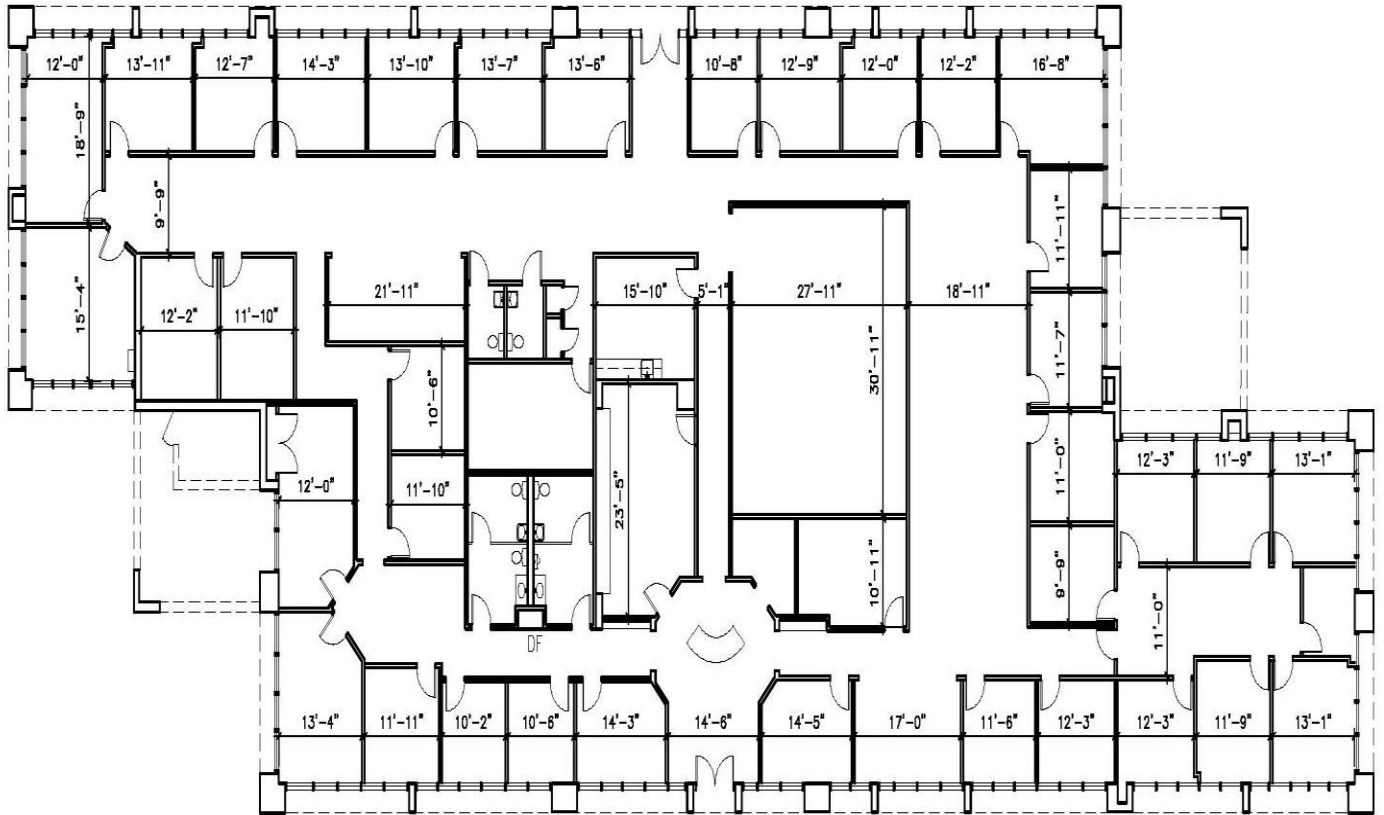
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495 SR 436: 13,396 SF



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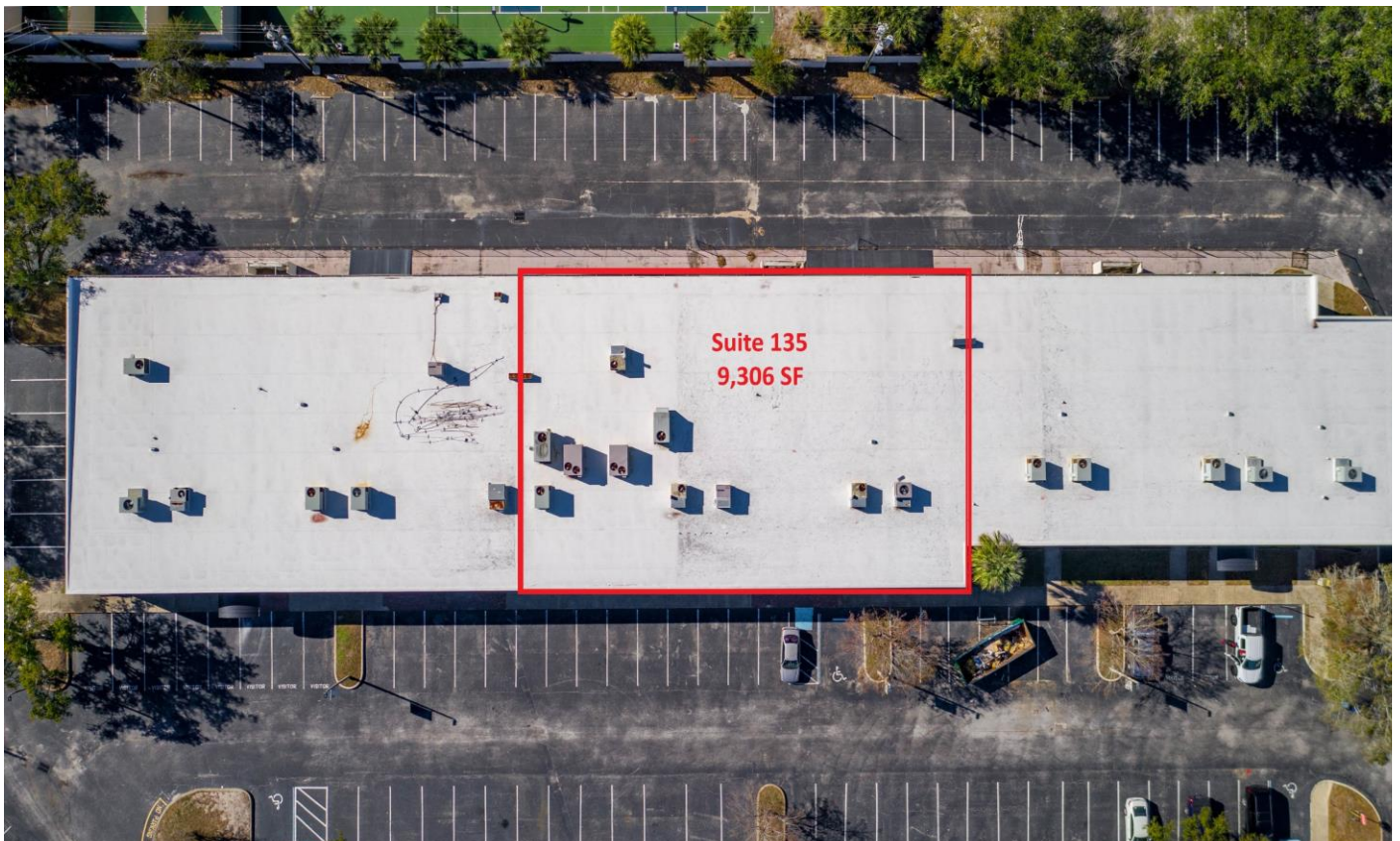
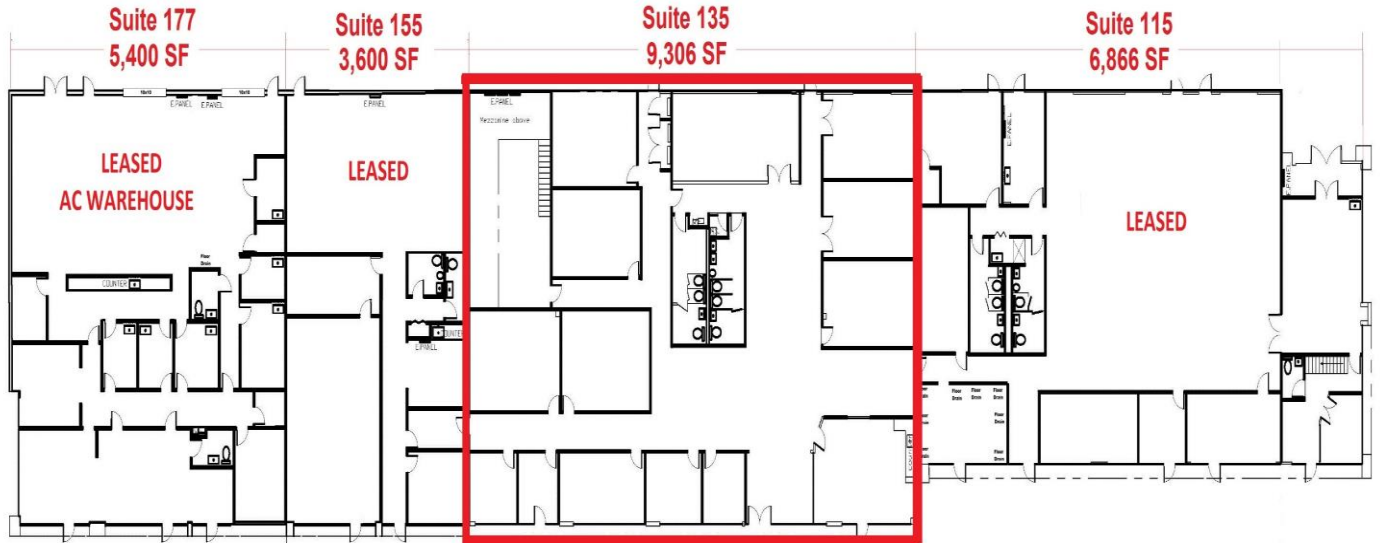
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497 SR 436: 25,172 SF



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