

LAKESIDE EXECUTIVE PARK | MEDICAL & OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Space For Lease in Lakeside Executive Park.

Suite 102: 1,940 SF Usable, 2,260 SF Rentable - First Floor Medical Space.

The layout includes a waiting room, front office, two private offices, two exam rooms, a breakroom, and three restrooms.

Suite 301-302: 3,168 SF Usable, 3,678 SF Rentable - Third Floor Office Space.

The layout includes a reception area, conference room, ten private offices, and a breakroom.

Situated within a multi-story office building, it offers scenic views of the Dunlawton Avenue Corridor and Memorial Lake.

Parking ratio 4.8 spaces per 1,000 rentable SF.

The strategic location along Dunlawton Avenue ensures high visibility and convenient entry to Interstate 95.

Estimated CAM, Real Estate Taxes, and Insurance \$5.78 per SF.

LOCATION DESCRIPTION

Located on the north side of Dunlawton Avenue, just east of Nova Road, approximately 2.4 miles from Interstate 95 and 2.6 miles from the beach.

LOCATION ADDRESS

851 Dunlawton Avenue, Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

AVAILABLE SF:

Suite 102
Rentable 2,260 SF
Usable 1,940 SF
Suite 301-302
Rentable 3,678 SF
Usable 3,168 SF

LEASE RATE:

\$18.50 NNN

YEAR BUILT:

2003

TRAFFIC COUNT:

32,000 AADT

ZONING:

PCD, Planned Commercial Development

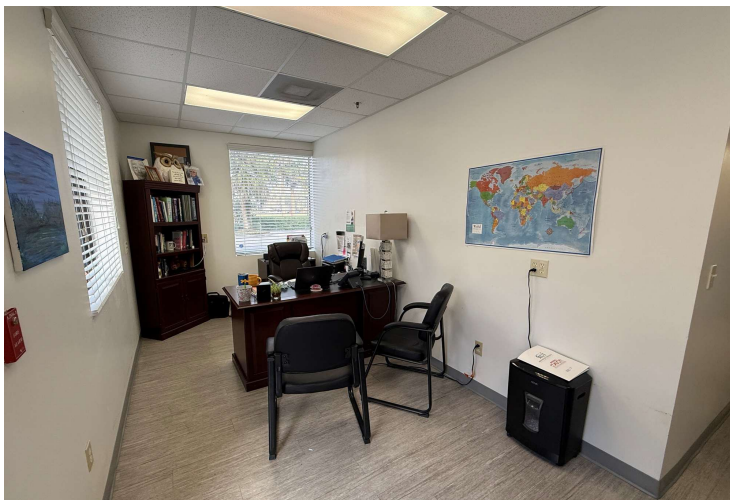
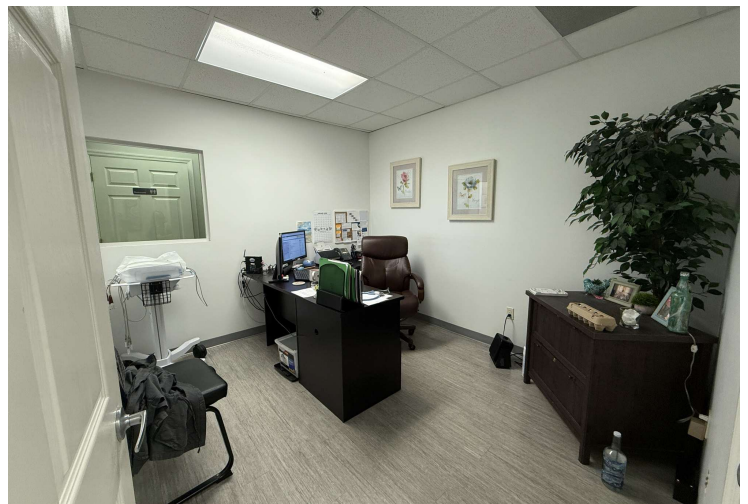
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	3,658	30,248	52,116
-------------------------	-------	--------	--------

TOTAL POPULATION	8,016	65,333	113,550
-------------------------	-------	--------	---------

AVERAGE HH INCOME	\$64,248	\$74,641	\$76,363
--------------------------	----------	----------	----------

SUITE 102 - ADDITIONAL PHOTOS



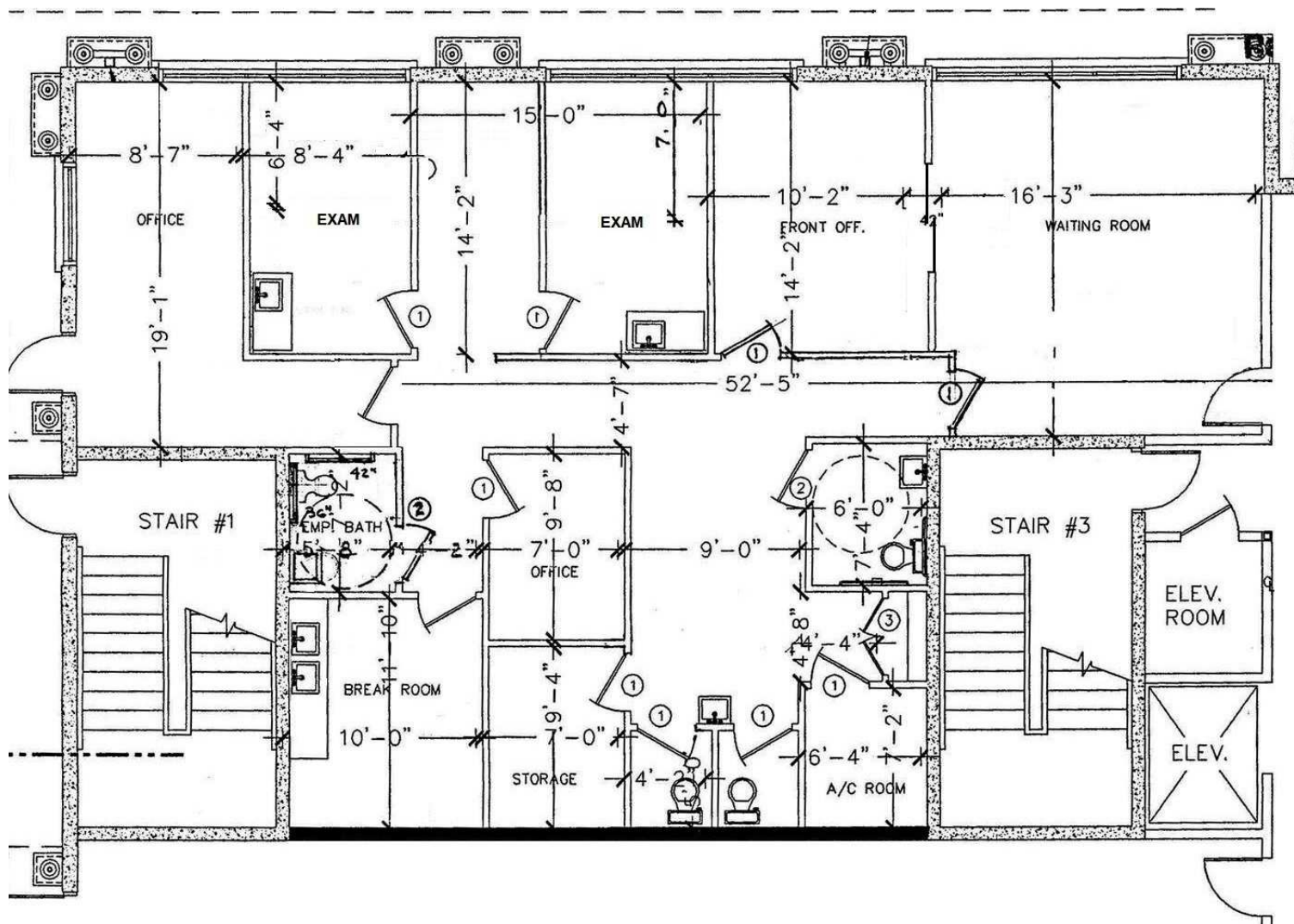
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

LAKEVIEW EXECUTIVE PARK | MEDICAL/OFFICE SPACE FOR LEASE | 851 Dunlawton Avenue Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SUITE 102 - FLOOR PLAN



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

LAKEVIEW EXECUTIVE PARK | MEDICAL/OFFICE SPACE FOR LEASE | 851 Dunlawton Avenue Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SUTIE 301-302 - ADDITIONAL PHOTOS



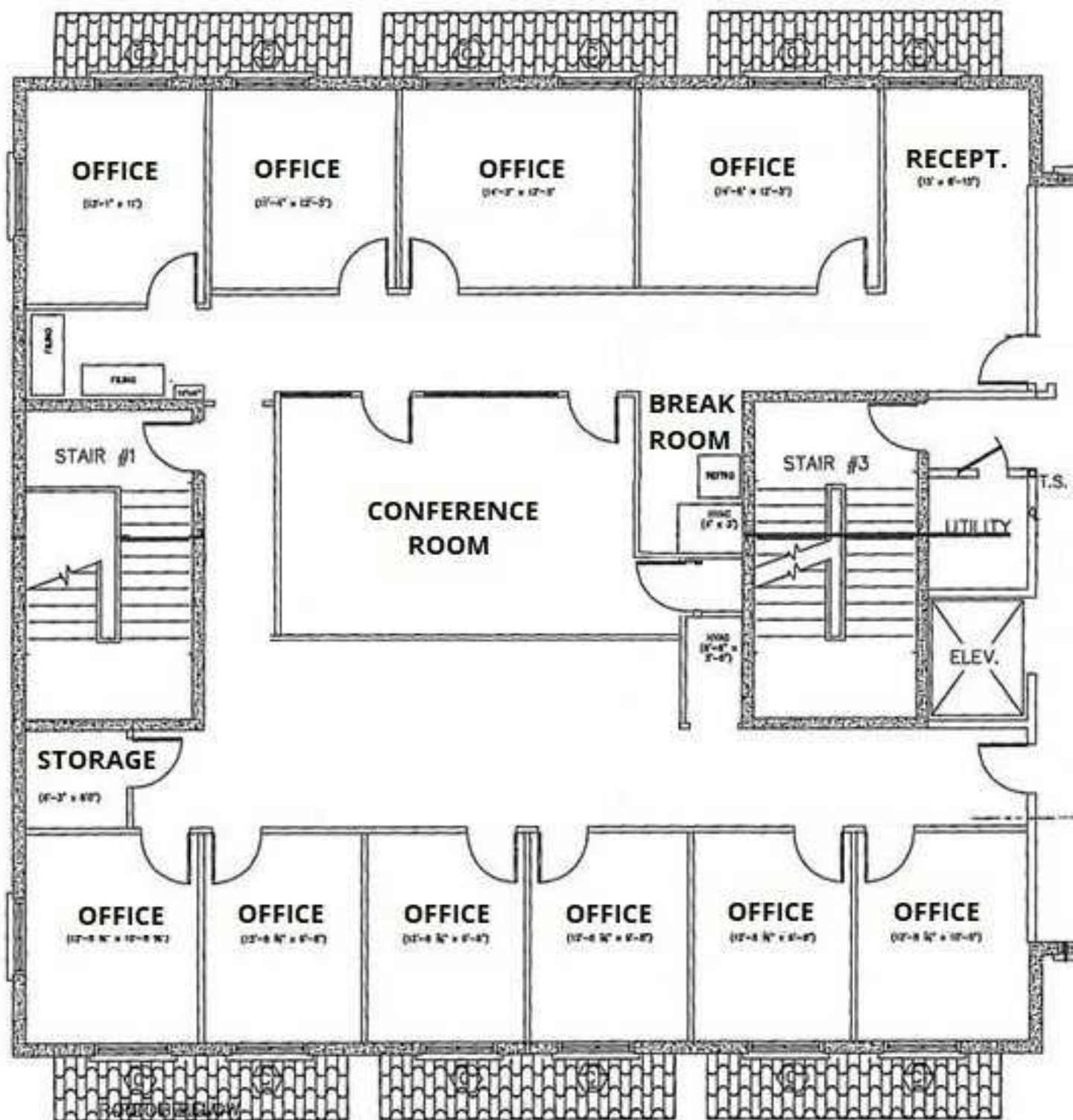
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

LAKEVIEW EXECUTIVE PARK | MEDICAL/OFFICE SPACE FOR LEASE | 851 Dunlawton Avenue Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SUITE 301-302 - FLOOR PLAN



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

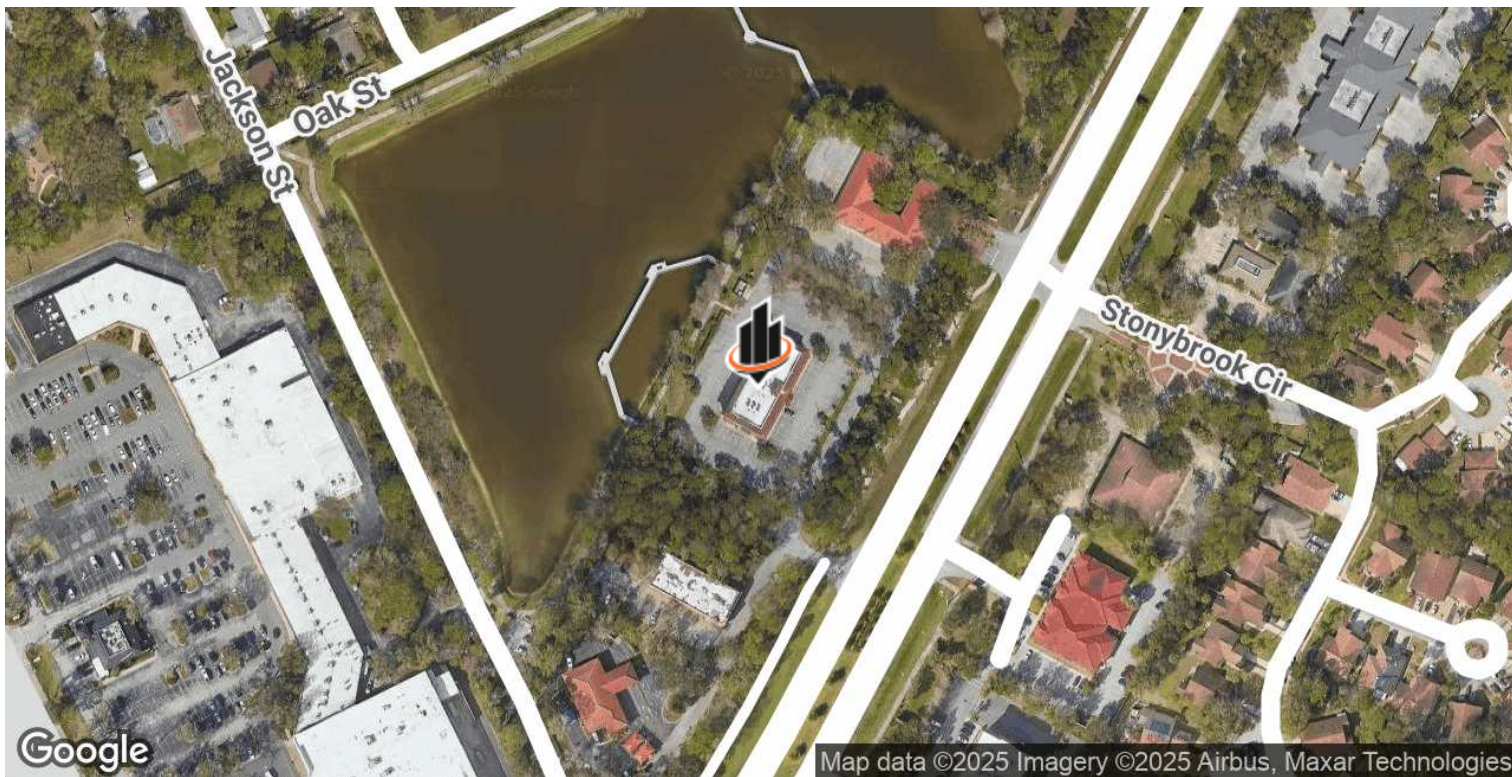
john.trost@svn.com

LAKESIDE EXECUTIVE PARK | MEDICAL/OFFICE SPACE FOR LEASE | 851 Dunlawton Avenue Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAPS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

LAKESIDE EXECUTIVE PARK | MEDICAL/OFFICE SPACE FOR LEASE | 851 Dunlawton Avenue Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

