

RIVERVIEW OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

4,550 SF Office Space for Lease with Stunning Halifax River Views.
Prime location across from the News Journal Center, ideal for Attorneys, CPAs, and other professionals.
This third-floor suite features 12 fully renovated offices, a breakroom, a conference room, and a reception area.
The space is filled with natural light and showcases stylish wood-texture tile flooring and energy-efficient LED lighting.
Ample onsite and street parking is available for convenience.
Situated within a short walk of downtown shops and restaurants, the property offers easy access to International Speedway Boulevard and is just one block from the new 10-story, riverfront headquarters of Brown & Brown Insurance.
Estimated CAM, Real Estate Taxes, Insurance \$3.50 per SF. Tenant responsible for their pro rata share of water and electricity.
Building available For Sale: \$5,250,000.

LOCATION DESCRIPTION

Located just north of International Speedway Boulevard on the west side of Beach Street.

JOHN W. TROST, CCIM
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OFFERING SUMMARY

AVAILABLE SF:	Third Floor: 4,550 SF
LEASE RATE:	\$14.00 NNN
YEAR BUILT:	1961
TRAFFIC COUNT:	5,200 AADT
ZONING:	RDD-2 'Redevelopment Downtown - Central Business District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,881	27,288	54,039
TOTAL POPULATION	10,076	63,414	119,447
AVERAGE HH INCOME	\$39,362	\$48,828	\$54,908

LOCATION ADDRESS

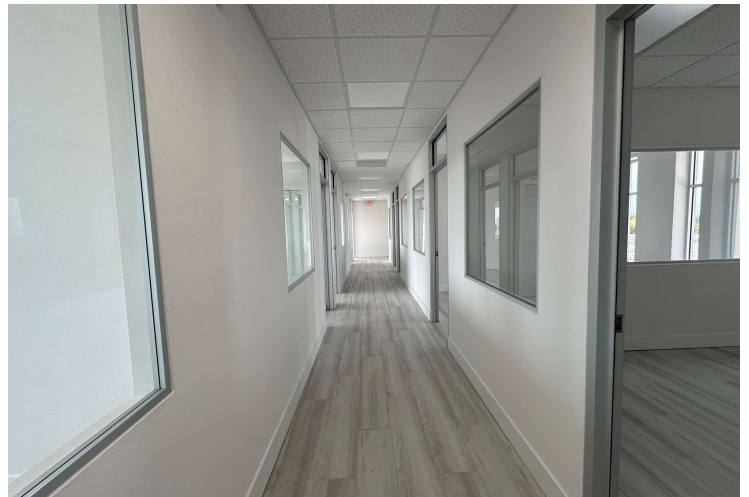
230 N. Beach Street, Daytona Beach, FL 32114

FREESTANDING DOWNTOWN BUILDING | 230 N. Beach Street Daytona Beach, FL 32114

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ADDITIONAL PHOTOS



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LOWER ROOF

ROOF DRAIN ROOF DRAIN

EXISTING ELECTRICAL PANEL
 GENERAL ELECTRIC
 120V / 208V
 225 AMP
 MAIN LOG ONLY
 36 CIRCUIT PANEL

EXISTING MECHANICAL ROOM

UP

ELEV.

EX. MEN BATHROOM

EX. WOMEN BATHROOM

EXISTING ELECTRICAL PANEL
EXISTING Z-2 HYDR.

DATA ROOM

NEW SINK

COUNTER TOP

EXISTING RESTROOM

OFFICE 10

OFFICE 11

OFFICE 12

OFFICE 14

OFFICE 9

OFFICE 8

OFFICE 7

OFFICE 6

OFFICE 5

OFFICE 4

OFFICE 3

OFFICE 1

OFFICE 2

Dimensions:
 Horizontal: 10'-6", 9'-6", 9'-11", 10'-4", 5'-0", 4'-1", 5'-1", 4'-1", 4'-5", 6'-10", 4'-10", 5'-6", 5'-2", 2'-2", 10'-9", 9'-4", 4'-0", 6'-1", 4'-8", 12'-6", 11'-11", 24'-5"
 Vertical: 6'-8", 13'-4", 6'-8", 6'-10", 4'-10", 5'-6", 5'-2", 10'-9", 9'-4", 12'-2", 18'-3", 5'-0", 12'-6", 11'-11", 12'-7", 10'-10", 10'-10", 12'-2", 12'-6", 11'-11", 24'-5"
 Corridor: 4'-1", 5'-1", 4'-1", 4'-5", 6'-10", 4'-10", 5'-6", 5'-2", 2'-2", 10'-9", 9'-4", 4'-0", 6'-1", 4'-8", 12'-6", 11'-11", 24'-5"

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An aerial view of a building with a red roof and a parking lot. A red arrow points to a specific location on the roof. The image is labeled "3rd Ave" in two locations. The Google logo is visible in the bottom left corner. Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies is visible in the bottom right corner.



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