

FOR LEASE



SANCTUARY OFFICE CENTER

1942 W County Road 419, Oviedo, FL 32766

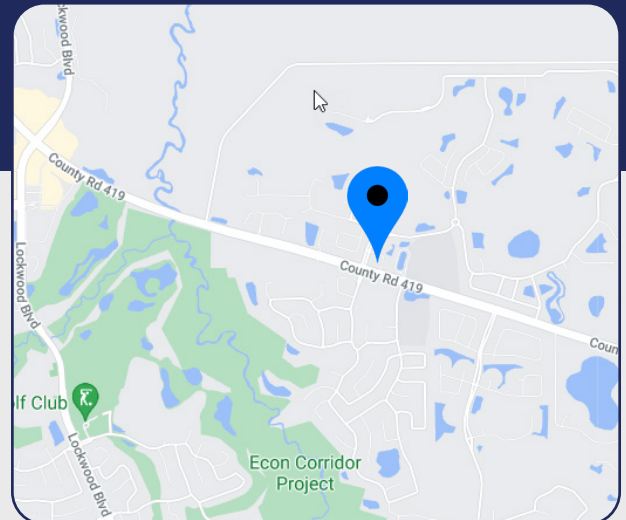
AVAILABLE SPACE

Suite 1060 - 1,243± SF

- Nicely finished with upgrades and tile flooring
- Ideal for office or general medical use
- Floor plan provides reception area, 5 private offices, conference room, break room, restroom, IT closet (floor plan attached)

LEASE RATE: \$22.00/SF plus electric and janitorial

- > 10,300± SF office building constructed in 2010
- > Monument signage on CR 419 available
- > Highly visible location to over 23,300 cars per day
- > Close to Amazing Explorers Academy, Lawton Chiles Middle School, upscale residential communities, restaurants, and services
- > Water/sewer: City of Oviedo
- > Power: Florida Power & Light
- > Internet provider: Spectrum
- > Easy access to SR 434, SR 426, and Mitchell Hammock Road; less than 5-miles from SR 417
- > Excellent parking at 55 spaces (5.3/1,000 SF)



Christi Davis, CCIM

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1209 Edgewater Drive

Suite 100

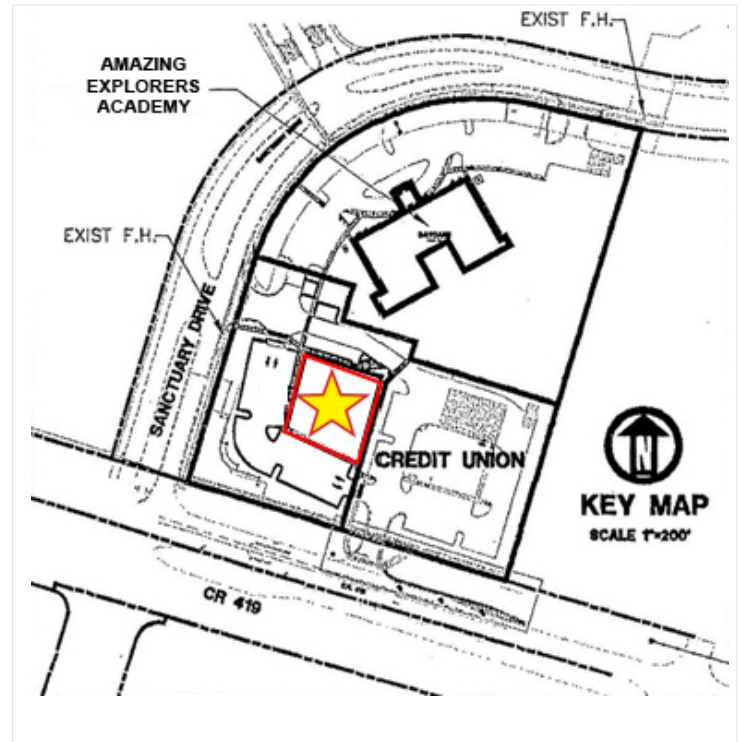
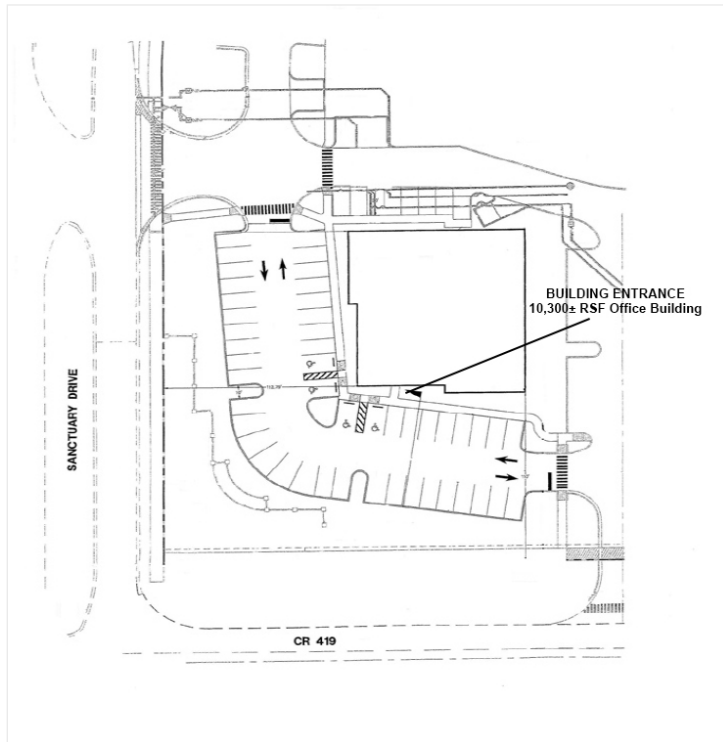
Orlando, FL 32804

407.206.7300 Main

www.bywater.com

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2024 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	5,691	39,872	93,970
Households	1,737	13,227	28,695
Average HH Income	\$149,453	\$127,948	\$116,763
HH Growth 2024 - 2029	.06%	.07%	.06%



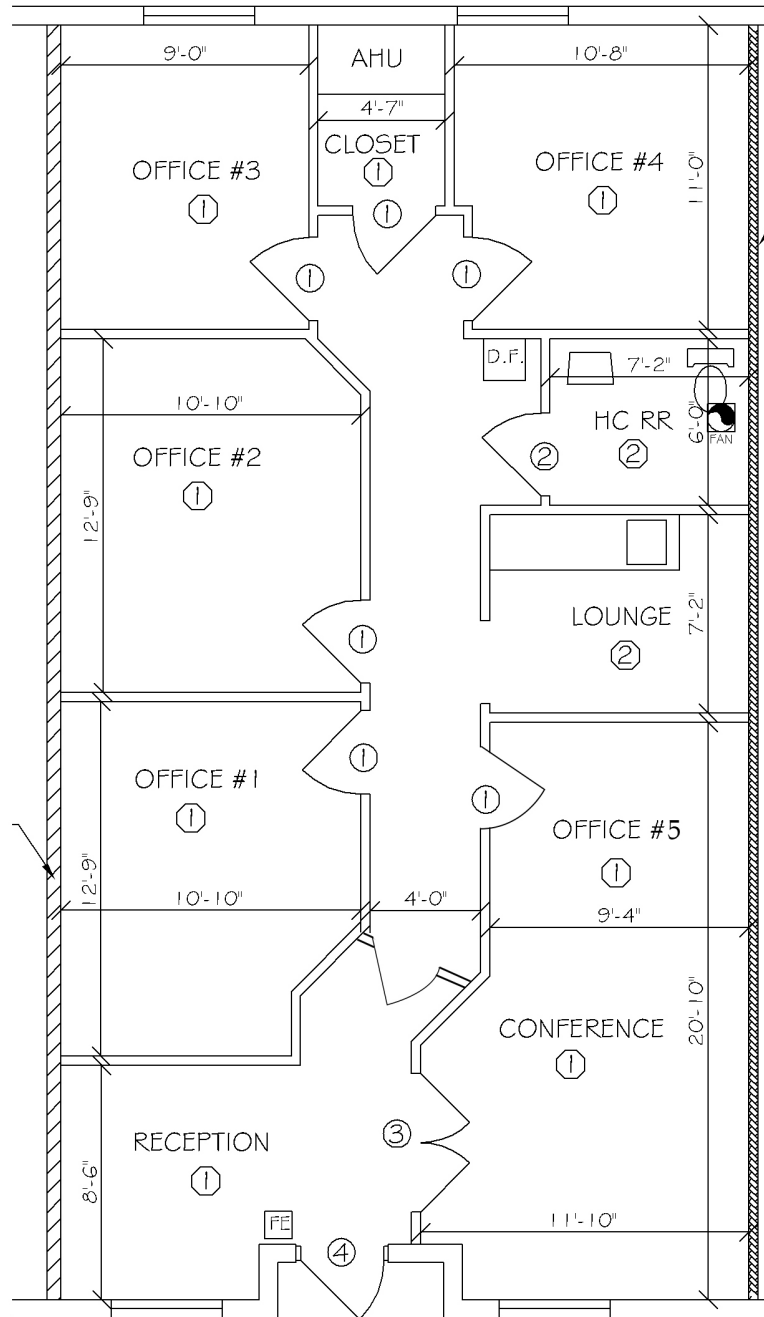
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