

# FOR LEASE

## FREE-STANDING OFFICE

320 PINEY RIDGE ROAD  
CASSELBERRY, FL 32707



### PROPERTY HIGHLIGHTS

- 2,304 SF Freestanding office space
- Nice setup for legal and or professional services
- Alarmed Security System and High Speed Internet Access
- 5 Offices, 2 bathrooms, kitchen, conference room, reception area, 3 work stations, and a large storage area (under AC)
- Marble flooring, some furniture in place, nice finishes
- Ample Parking(6/1000 ratio) and Pylon Signage on HW 17-92
- Located off HW 17-92, Close to 436, SR 434, Red Bug Road, Dog Track Rd, and Maitland Blvd
- Owner may amortize improvements for a long term tenant
- Owner owns the surrounding properties for future expansions
- 3-5 Lease Terms Available

**Lease Rate:                      \$4,000 Modified Gross**



### **CONTACT**

Vincent F. Wolle, CCIM, SIOR  
407.448.1823 *mobile*  
CREManager@Gmail.com

#### **Results Real Estate Partners, LLC**

*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
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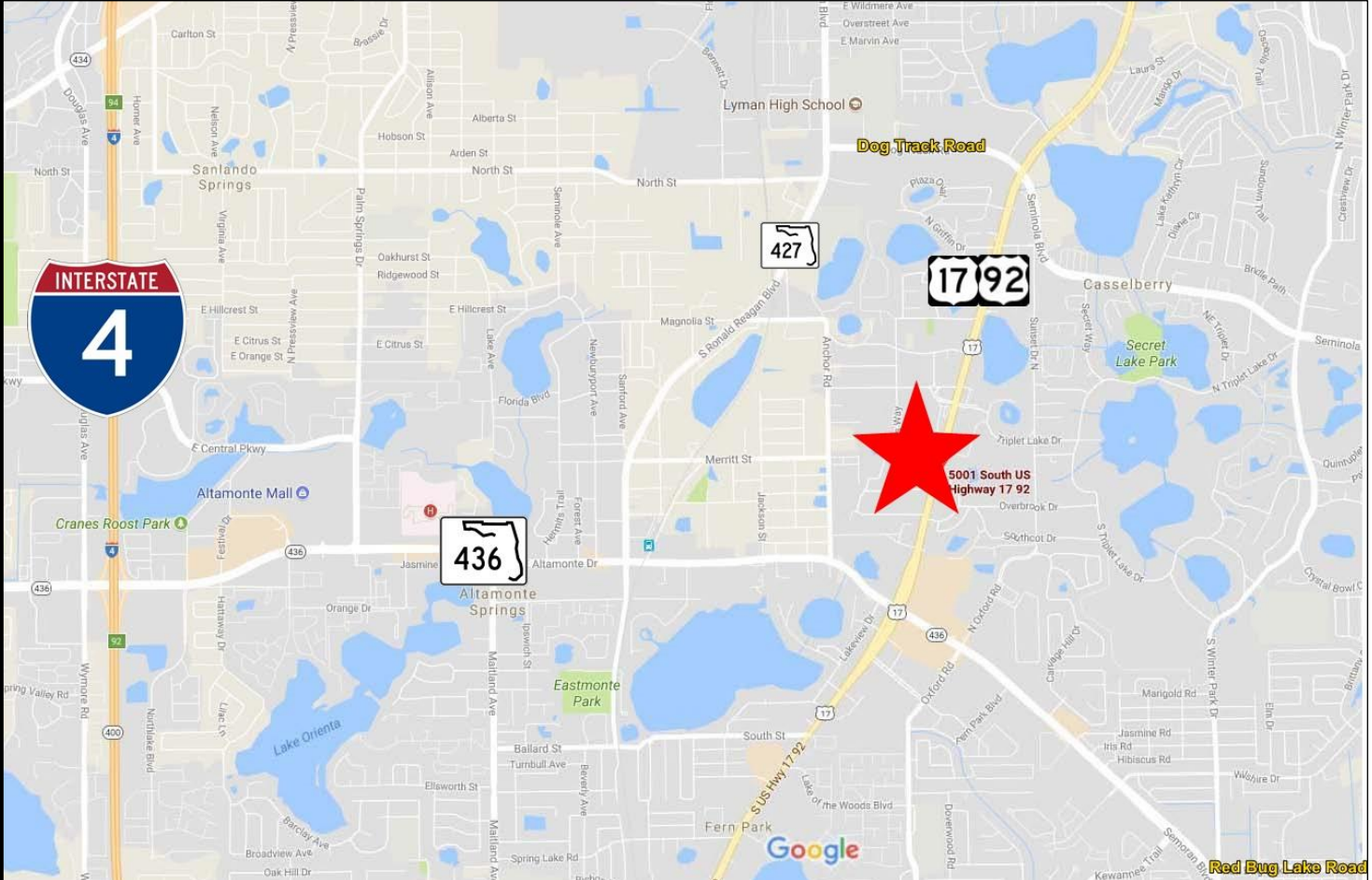
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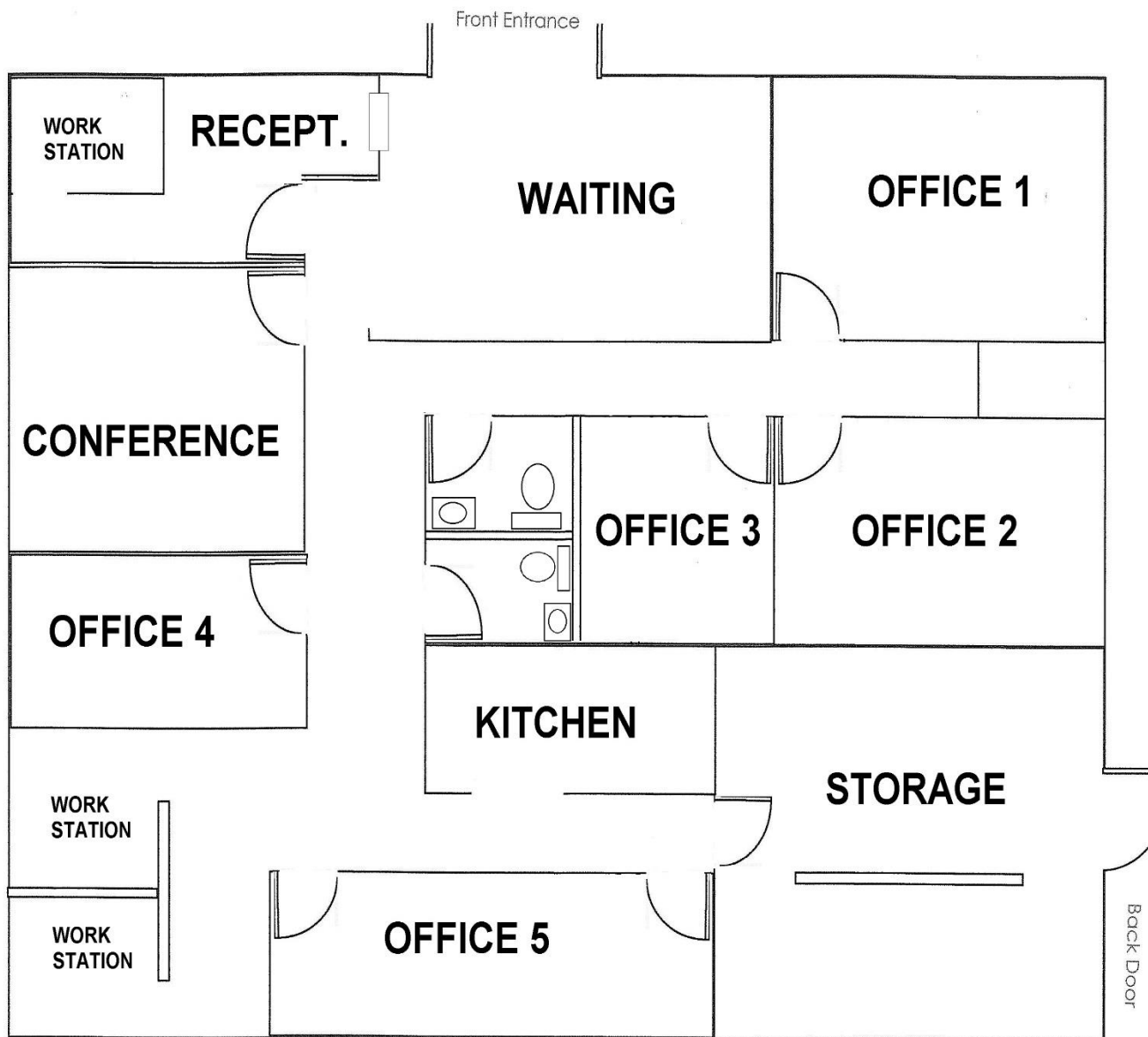
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