



The logo for Avison Young, consisting of the company name in a large, white, sans-serif font, with horizontal lines above and below the text.

Plaza Del Prado

Medical and Professional Office - 140 North Westmonte Drive, Altamonte Springs, Florida 32714

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EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$4,500,000
Building Size:	14,514 ± SF
Lot Size:	1.02 ± Acres
Year Built:	1982
Renovated:	2021
Parking Spaces:	63 Total Spaces*
Parking Ratio:	4.34 per 1,000 SF
Zoning:	GO - General Office
County:	Seminole
City:	Altamonte Springs
PIN:	1421295100A000020

Property Overview

Located at 140 North Westmonte Drive, this 14,514 SF two-story office building presents an attractive owner-user opportunity within the Orlando market. Positioned one block from a major I-4 interchange, the property offers excellent accessibility for patients, employees, and clients.

A significant portion of the building (56%) is currently leased to United Healthcare Services, Inc. (Optum), a national, creditworthy medical tenant. The in-place lease generates stable rental income that subsidizes the cost of ownership and occupancy for an owner-user, resulting in a materially lower net cost of occupying the building compared to leasing or owning a fully owner-occupied property.

The remaining vacant suites are delivered in shell condition, allowing a buyer to design and build out space tailored to their specific medical or professional use. The property offers an owner-user control of its real estate and long-term equity, with in-place rental income helping subsidize a portion of ownership costs.

**Optum Health has 8 reserved parking spaces in rear of building*

OPPORTUNITY OVERVIEW

- Owner-user opportunity with in-place rental income subsidizing the cost of ownership and occupancy
- Well-located property with immediate access to I-4
- Renovated in 2021 and suitable for medical, healthcare, or professional office uses
- 56% of the building leased to United Healthcare Services, Inc (Optum), a national, creditworthy medical tenant
- 7+ years of lease term remaining on the Optum lease
- 5,167 SF± of space available on second-floor for owner/occupant
- Ability to control real estate, eliminate future leasing risk, and build long-term equity
- Opportunity to combine owner-user occupancy with in-place, institutional-quality medical tenancy
- Optum's rent reduces the owner-user's net cost of occupancy



TENANT OVERVIEW - OPTUM



- Tenant: United Healthcare Services, Inc. (Optum)
- Premises: 8,183 SF± rentable occupying the entire first floor and a portion of the second floor
- Use: Medical / healthcare office
- Remaining Lease Term: Over seven years
- Lease Structure: Modified NNN
- Rent: In-place rental income from Optum
- Options: Three, 5-year options

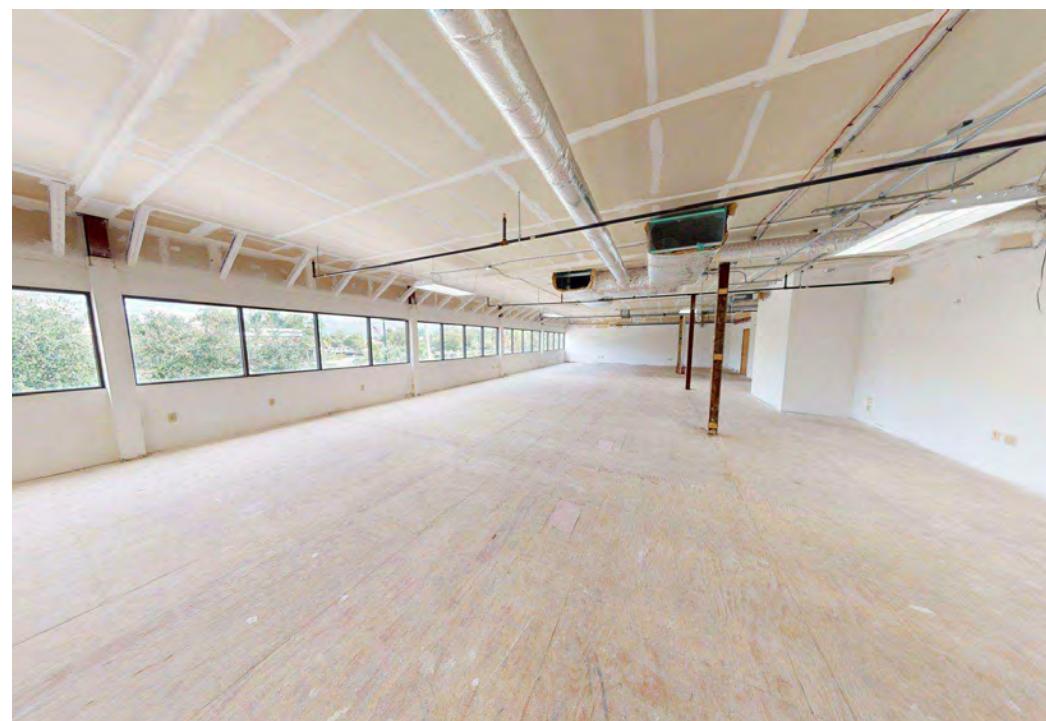


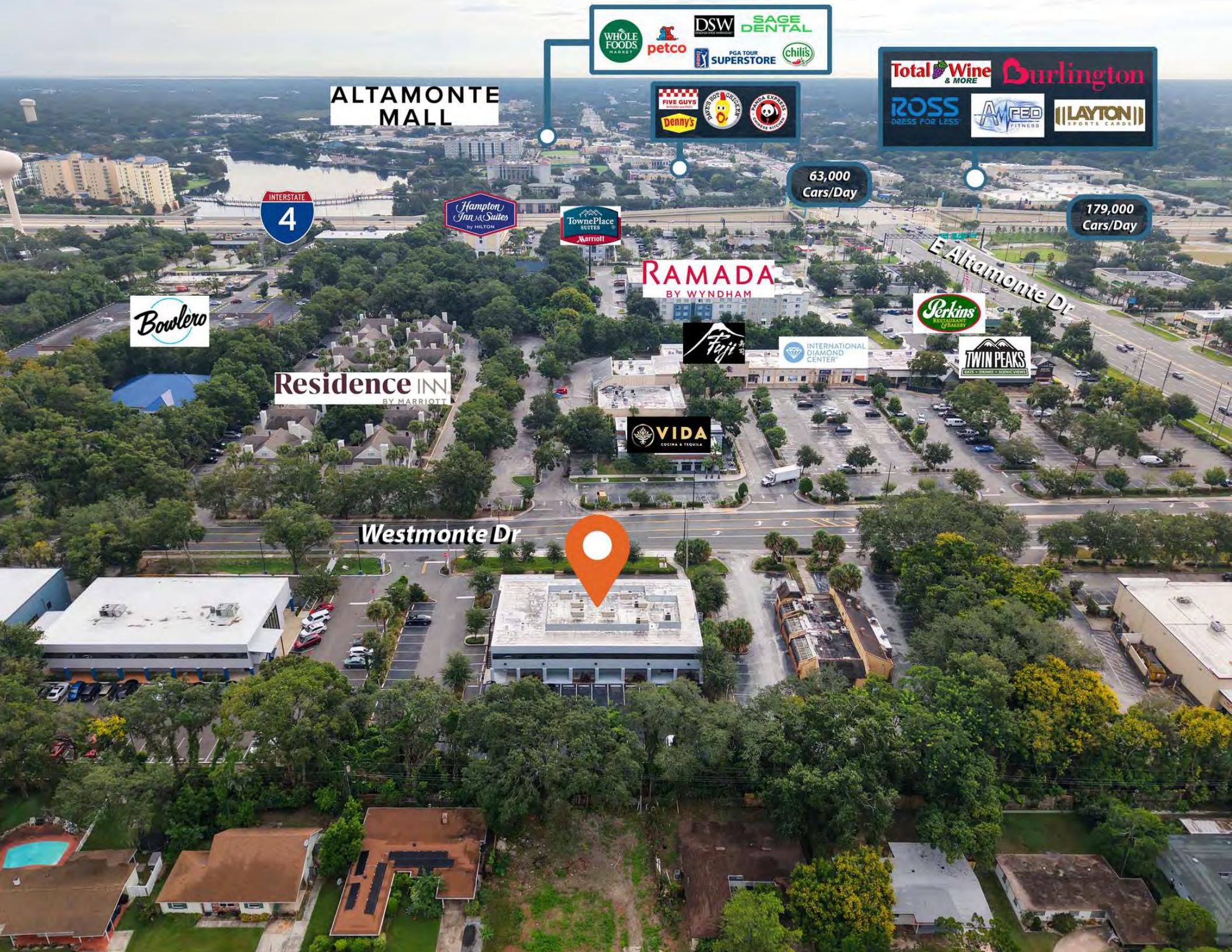
BUILDING LAYOUT

TOTAL BUILDING GROSS	14,686 SF
SUITE 1000 RENTABLE AREA	6,013 SF
SUITE 2000 RENTABLE AREA	2,170 SF
SUITE 2100 RENTABLE AREA	2,215 SF
SUITE 2200 RENTABLE AREA	1,931 SF
SUITE 2300 RENTABLE AREA	2,171 SF



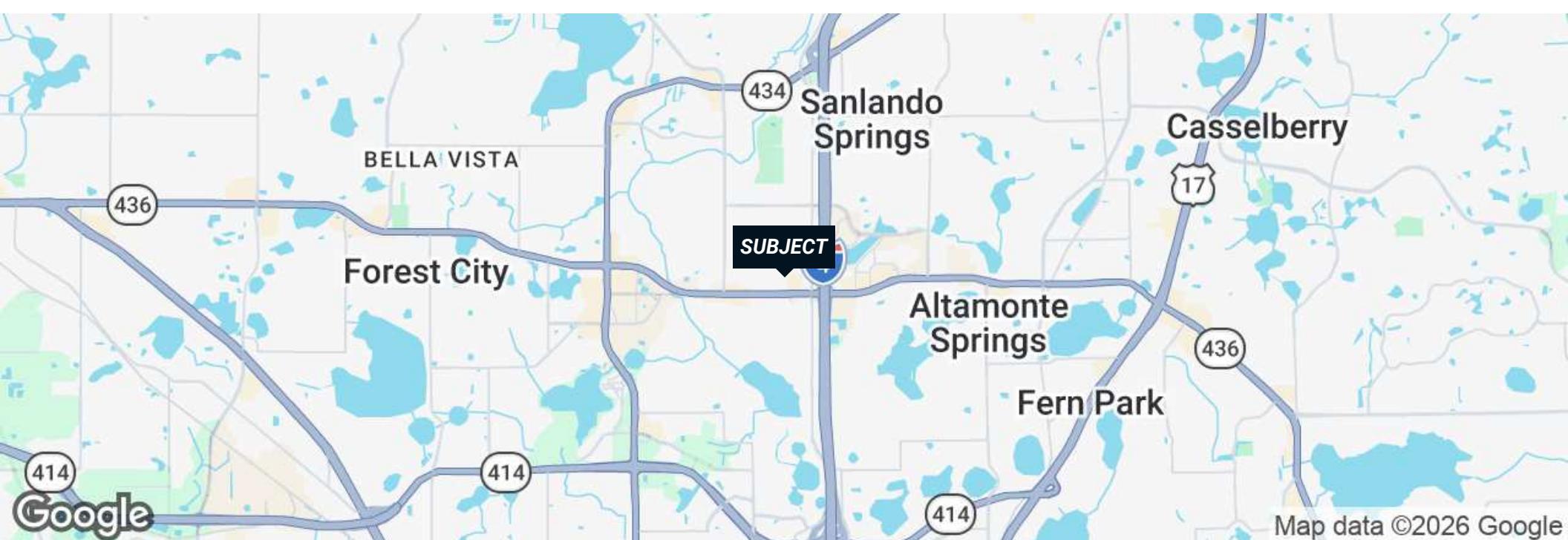
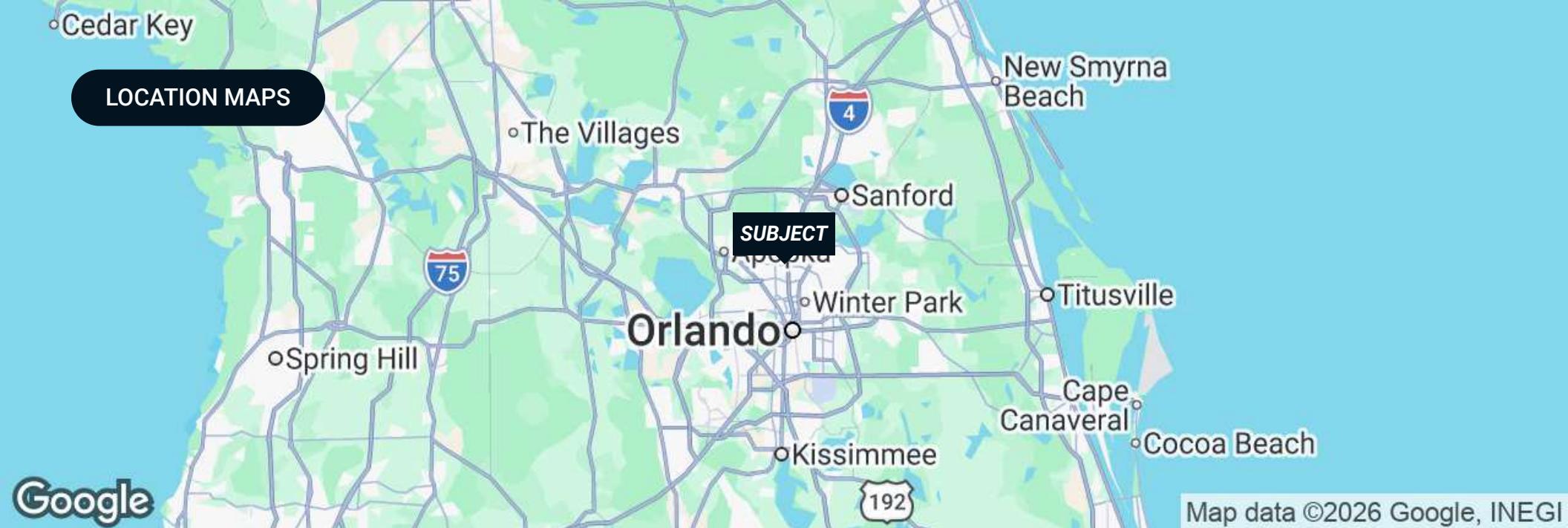
2nd FLOOR Buyer can occupy up to 5,167 ± SF of the available second floor space.





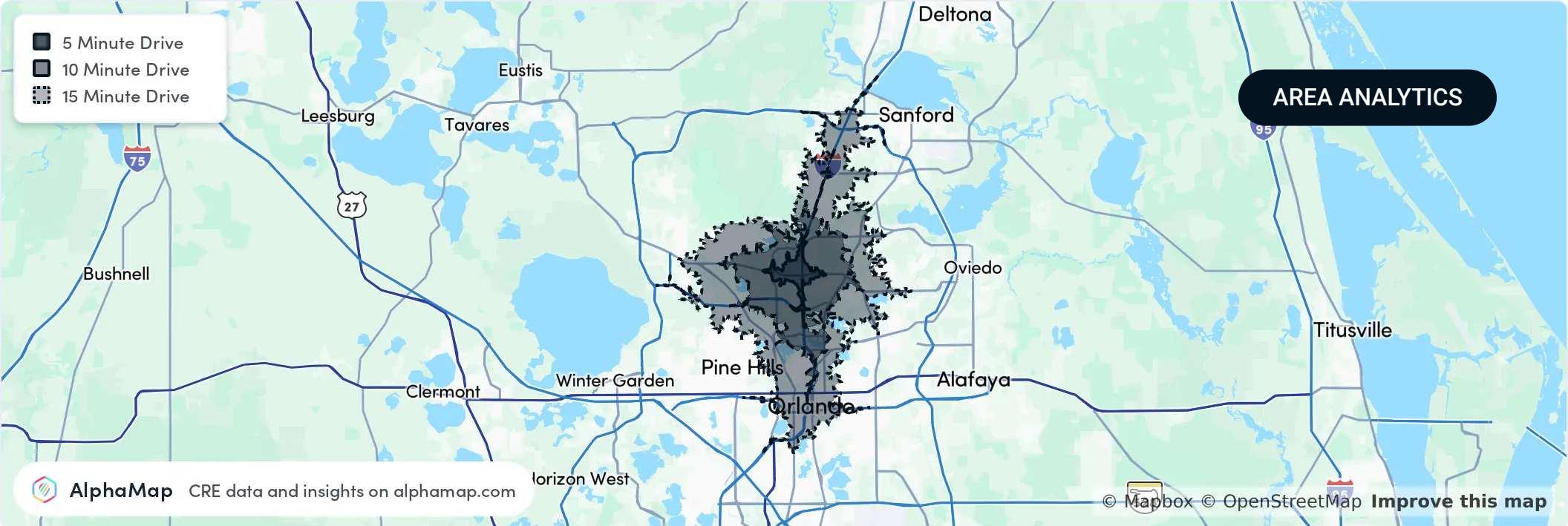
•Cedar Key

LOCATION MAPS



TRADE AREA MAP





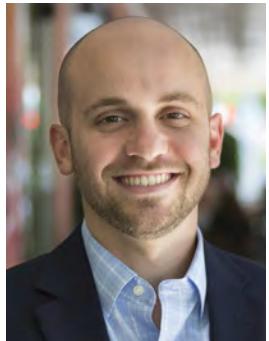
Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	19,854	138,048	372,343
Average Age	41	42	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	8,957	58,092	157,938
Persons per HH	2.2	2.4	2.4
Average HH Income	\$82,873	\$98,622	\$102,391
Average House Value	\$382,642	\$405,948	\$433,028
Per Capita Income	\$37,669	\$41,092	\$42,662

Map and demographics data derived from AlphaMap



David Hungerford, CCIM, SIOR

Senior Advisor

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Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics



Joey Hungerford, MiCP

Advisor

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Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Communications Advisor and Digital Director to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of Lakeland REALTORS®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of the Public Policy Committee and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification



Bill Nguyen

Vice President

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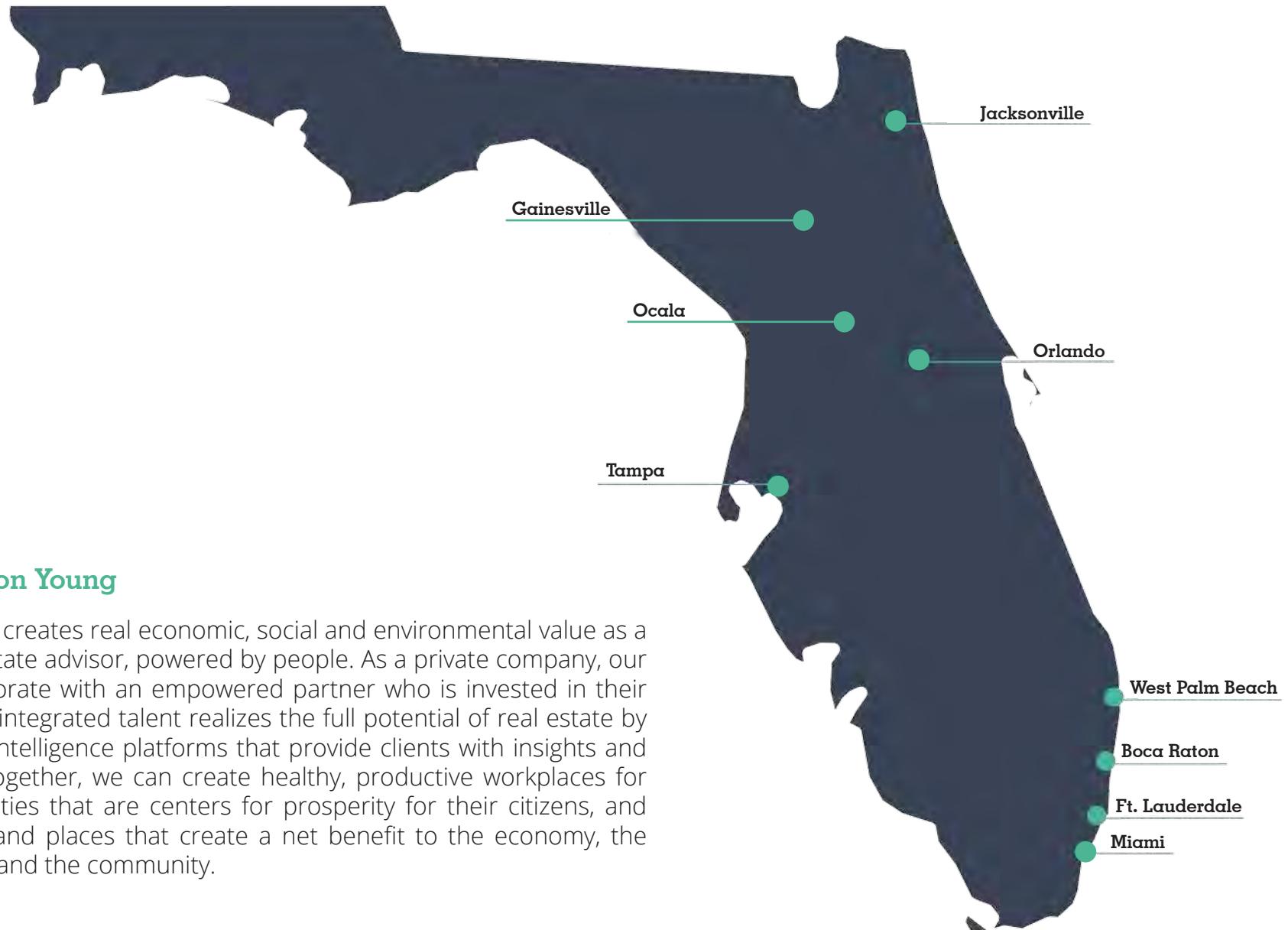
Direct: **407-440-6658** | Cell: **407-304-0553**

Professional Background

Vuong Nguyen specializes in Retail and Office real estate, focusing primarily on Landlord and Seller Representation while also bringing experience in Tenant Representation. Previously recognized as Rookie of the Year at Saunders Real Estate, Vuong achieved over \$14 million in transaction volume within his second year in the industry. Among his notable accomplishments, he helped introduce one of the first Yemeni coffee shops from a national brand to Central Florida and facilitated a significant retail sale in the historic downtown Winter Garden area on Plant Street.

Vuong places paramount importance on building strong relationships with his clients. He is dedicated to understanding their personal and financial goals by listening closely and providing client-centered advice. With a deep understanding of property valuation, strong market knowledge, attention to detail, and a solid work ethic, he strives to deliver exceptional results for every client.

About Avison Young



About Avison Young

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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