



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 NNN
<b>AVAILABLE SF:</b>	Suite 301 Rentable 1,650 SF Usable 1,422 SF
<b>YEAR BUILT:</b>	2003
<b>TRAFFIC COUNT:</b>	54,000 AADT
<b>ZONING:</b>	PCD, Planned Commercial Development

### PROPERTY DESCRIPTION

Space For Lease in Lakeside Executive Park. Suite 301: 1,422 SF Usable, 1,650 SF Rentable - Third Floor Office Space. The layout includes six private offices and a storage room. 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.

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# Additional Photos

## Lakeside Executive Park | Office Space For Lease

851 Dunlawton Avenue, Port Orange, FL 32129

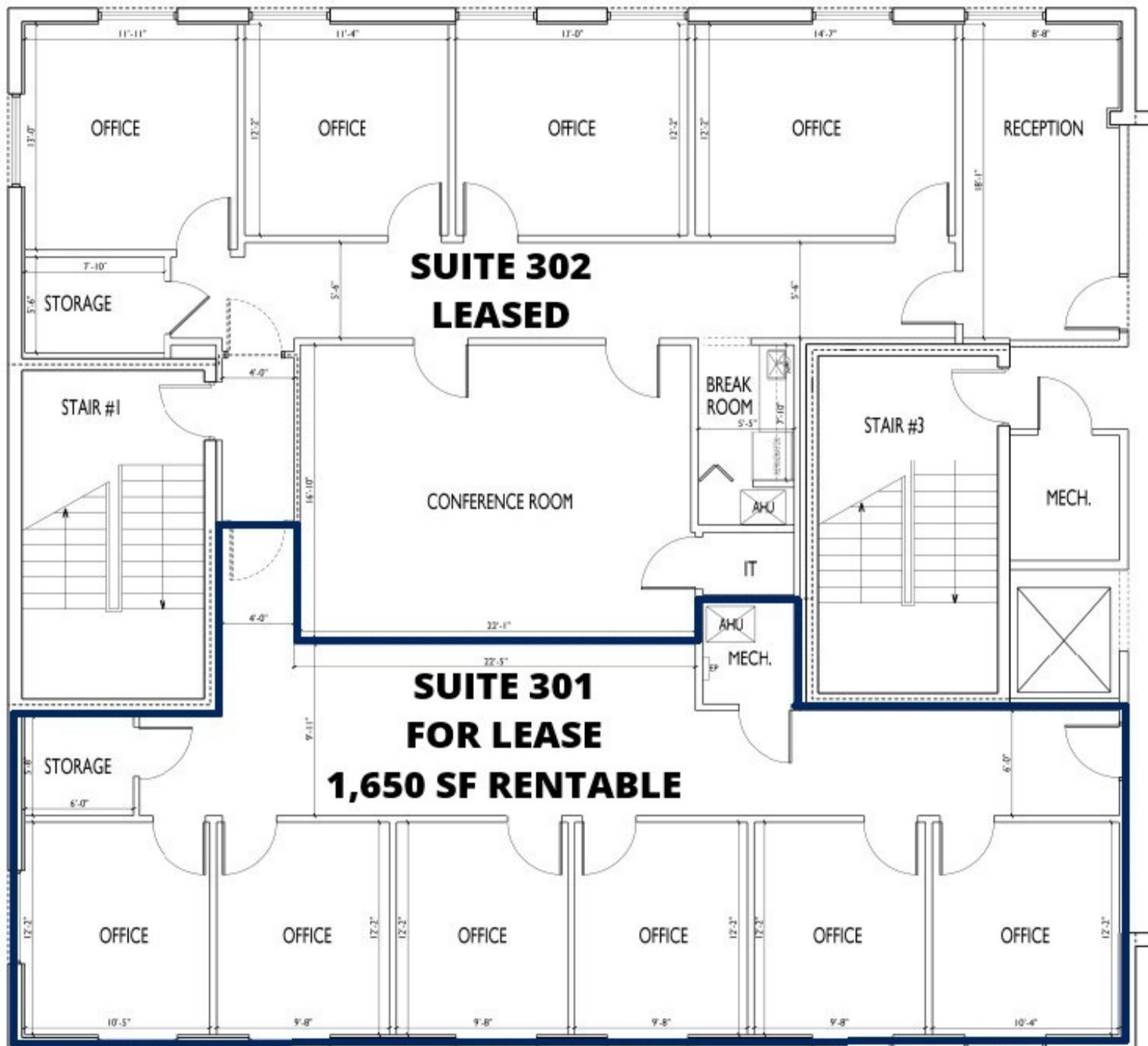


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# Floor Plan

Lakeside Executive Park | Office Space For Lease

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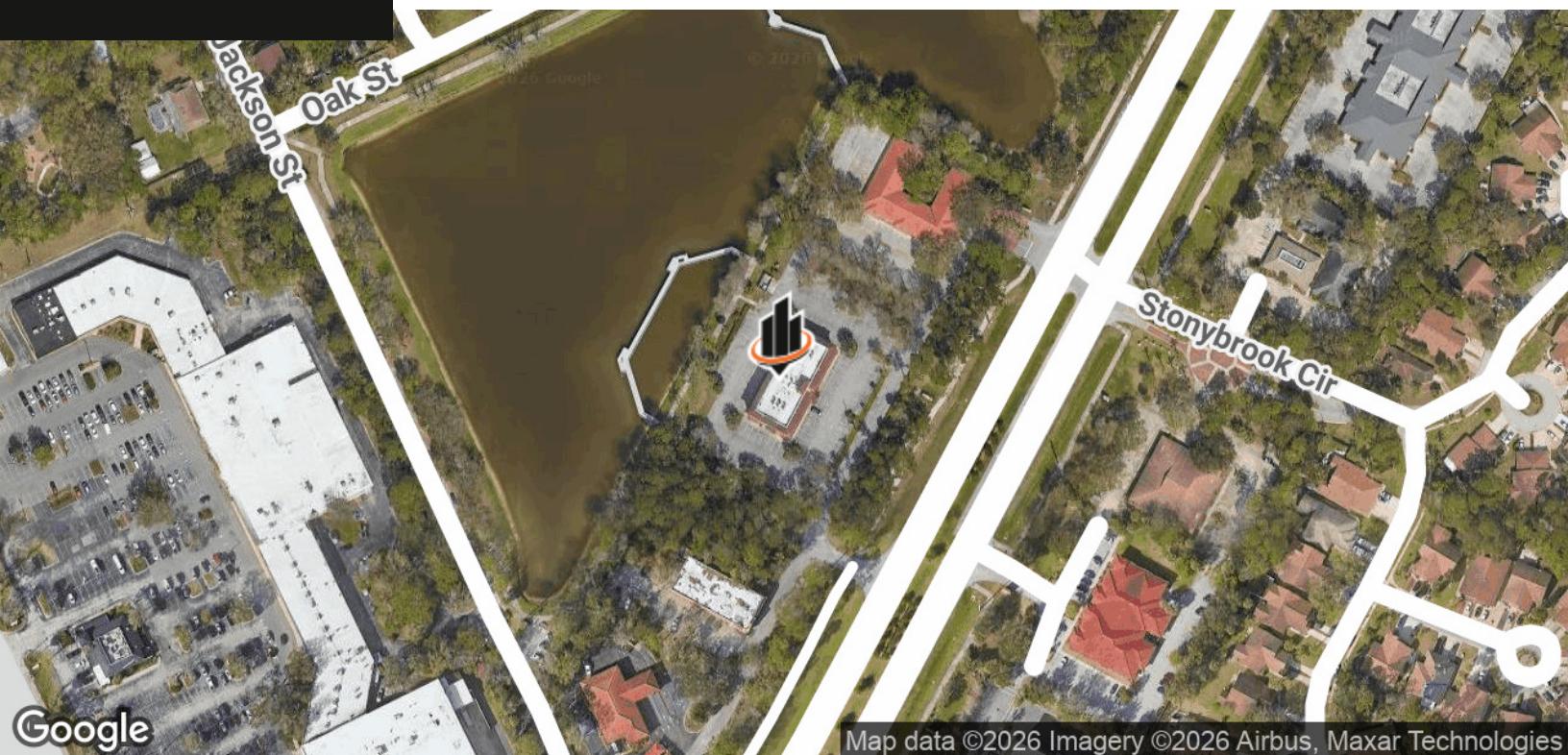
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