



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.95 NNN
<b>AVAILABLE SF:</b>	1,995 SF
<b>YEAR BUILT:</b>	1998
<b>TRAFFIC COUNT:</b>	31,000 AADT
<b>ZONING:</b>	B-1: Professional Office/Medical Office District

### PROPERTY DESCRIPTION

1,995 SF Office Space Available For Lease. The space offers a functional layout with lots of glass for natural light, featuring a reception area, 4 offices, open area for cubicles, break room area, and two restrooms. Former architect's office. Ceiling height: 10 feet. Signage on building façade and pylon sign. Situated within a complex providing 121 parking spaces, per the site plan. Landlord to provide water, sewer, and trash. Estimated CAM, Real Estate Taxes, and Insurance are \$3.07 per SF.

### LOCATION DESCRIPTION

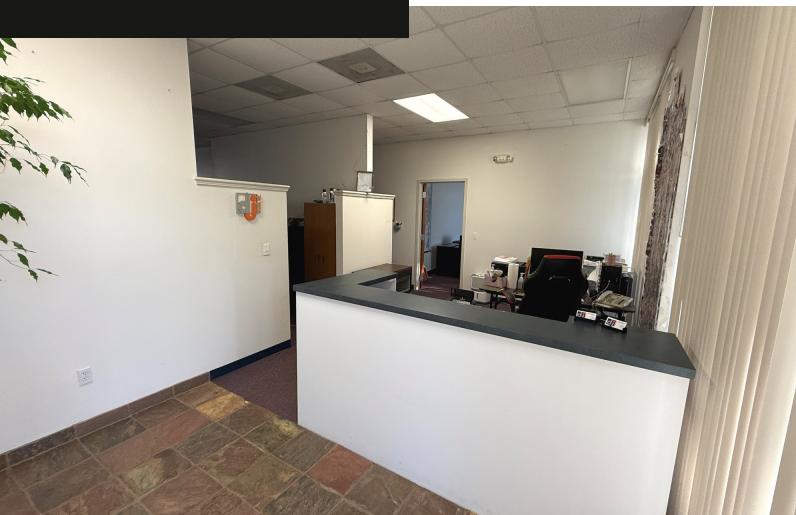
Located at the southeast corner of 3rd Street and Nova Road. Strategically located on Nova Road with easy access between Port Orange, Daytona Beach, and Ormond Beach. Approximately 4 miles to Interstate 95, 6.5 miles to Interstate 4, 1.7 miles to International Speedway Boulevard, and 3.7 miles to Daytona Beach International Airport.

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# Additional Photos

## Office Space For Lease

913 N. Nova Road, Holly Hill, FL 32117



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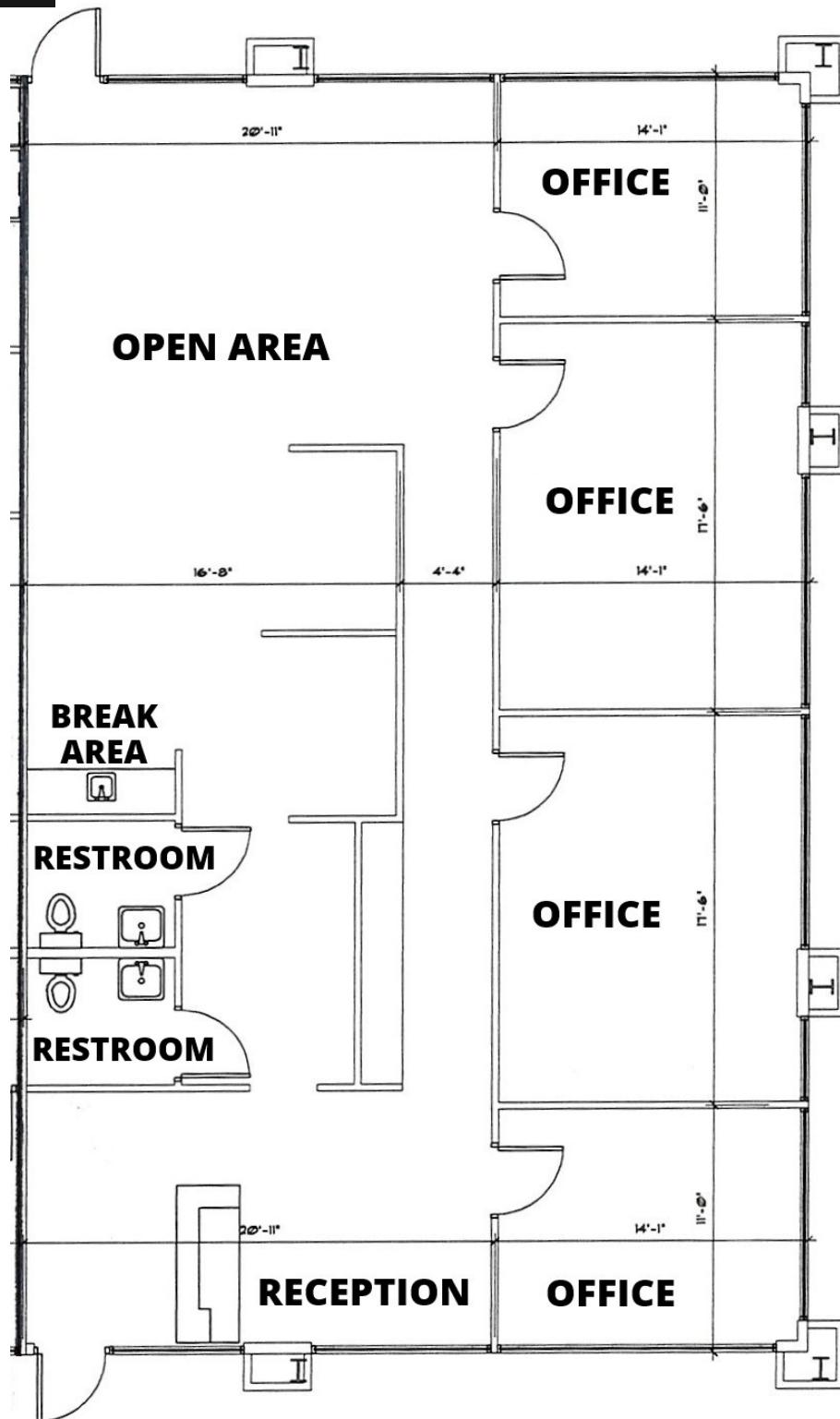
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



## Floor Plan

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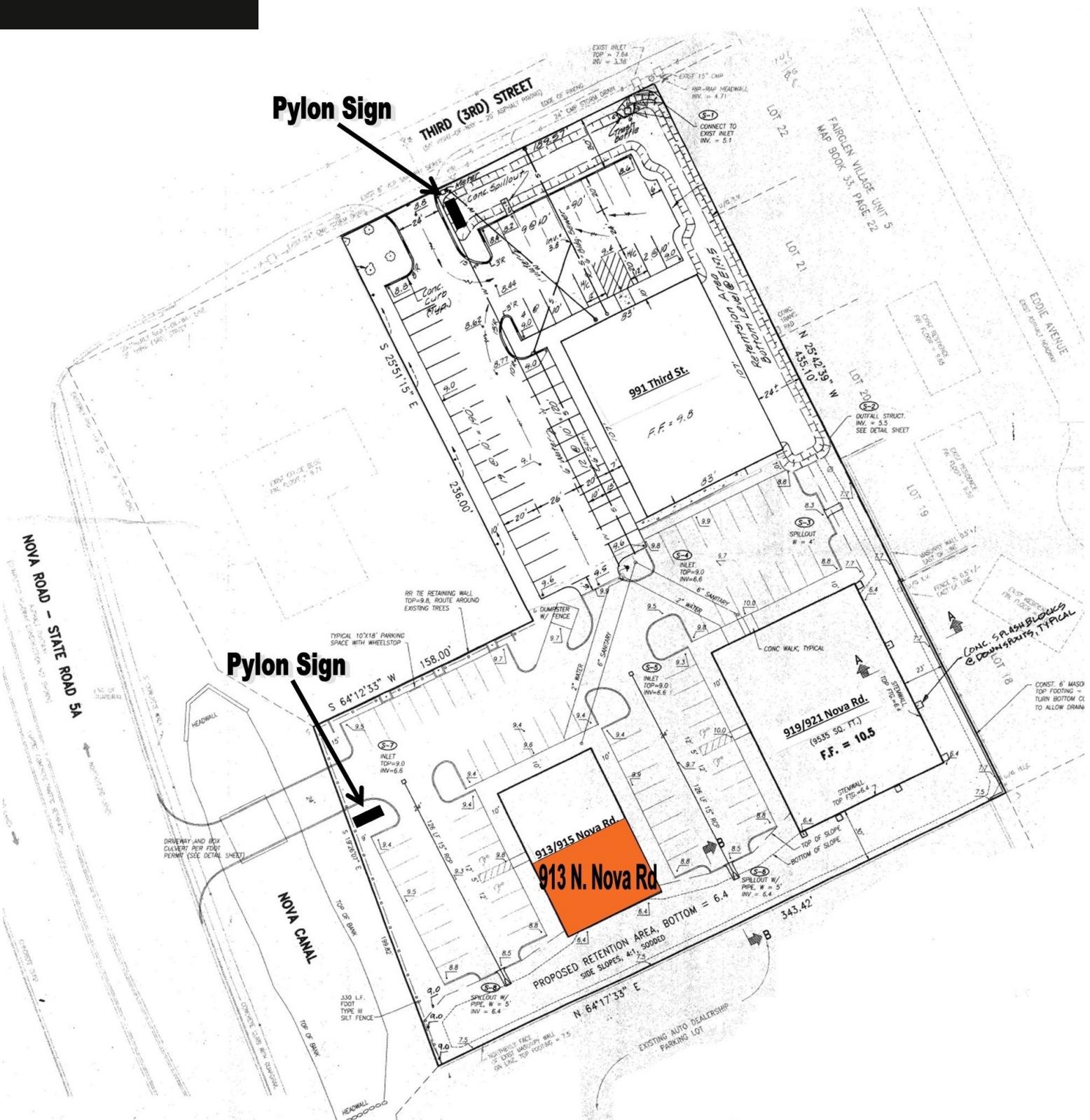
# Site Plan

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**Pylon Sign**

**Pylon Sign**

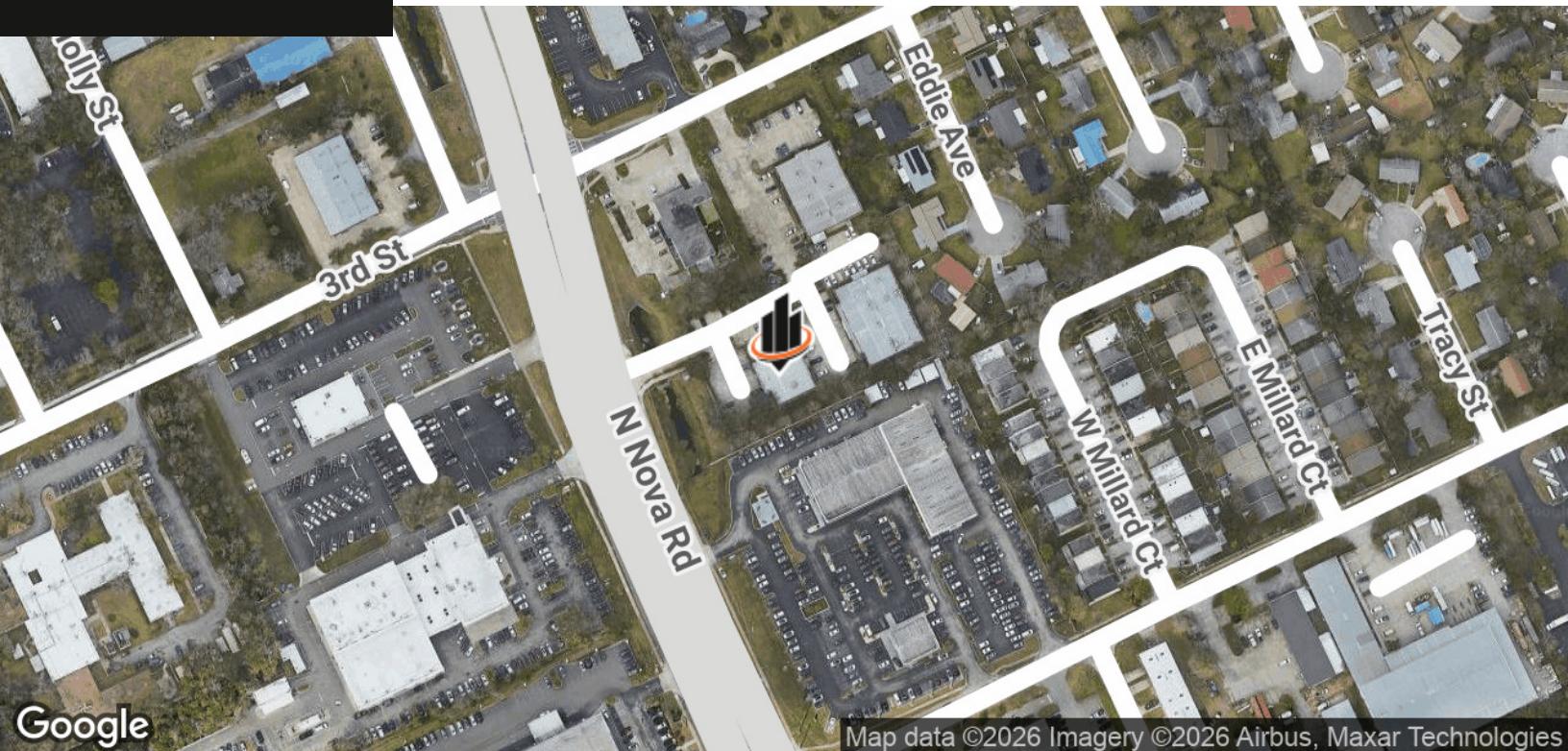


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# Location Maps

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