

**FOR  
LEASE**

# PARKVIEW CENTER BUSINESS-MEDICAL COMPLEX

489, 493, 495, & 497 SR 436 CASSELBERRY, FL 32707



## **CONTACT**

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

Licensed Commercial Real Estate Brokers  
365 International Parkway  
Lake Mary, Florida 32746

407.647.0200 *main*

www.ResultsREPartners.com

## **PROPERTY HIGHLIGHTS**

- 65,448 SF (4) Building Tilt Wall Office Complex at SR 436 & HW 17-92 Area
  - Former School with Campus Style Setting, Close to Banking and Restaurants
  - 6.82 Acre Site Zoned GC (Casselberry), **6/1000+ Parking Ratio**, Easy Access
  - Pylon and Building Signage Available, **480 Volt, 800 Amp 3 Phase Power**,  
**Switch gear and Generator Pad in place**
  - Fiber On Site, 497 Housed a Former Data Center (Some FF&E in place)
  - ✚ **493 Building had a Multi-Million Medical Renovation (everything New)**
  - ✚ Entire Complex received New Roofs and Landscaping Renovation in progress
  - ✚ **Bld. 493: 11,746 SF Turn-Key Renovated **Medical Space** @ \$30 NNN**
  - ✚ **Bld. 495: 13,396 SF Single Tenant Building (*Under Renovation*) @ \$15 NNN**
  - ✚ **Bld. 497: Suite 135: 9,306 SF @ \$16 NNN (*Sublease Space*)**
  - ✚ **Bld. 497: Suite 177: 5,400 SF @ \$25 NNN (*Former Medical Space*)**  
**Landlord may amortize Improvements for a credit tenant**
- Lease Rate: Starting at \$15.00-30.00 NNN (OPEX is \$5.72)**

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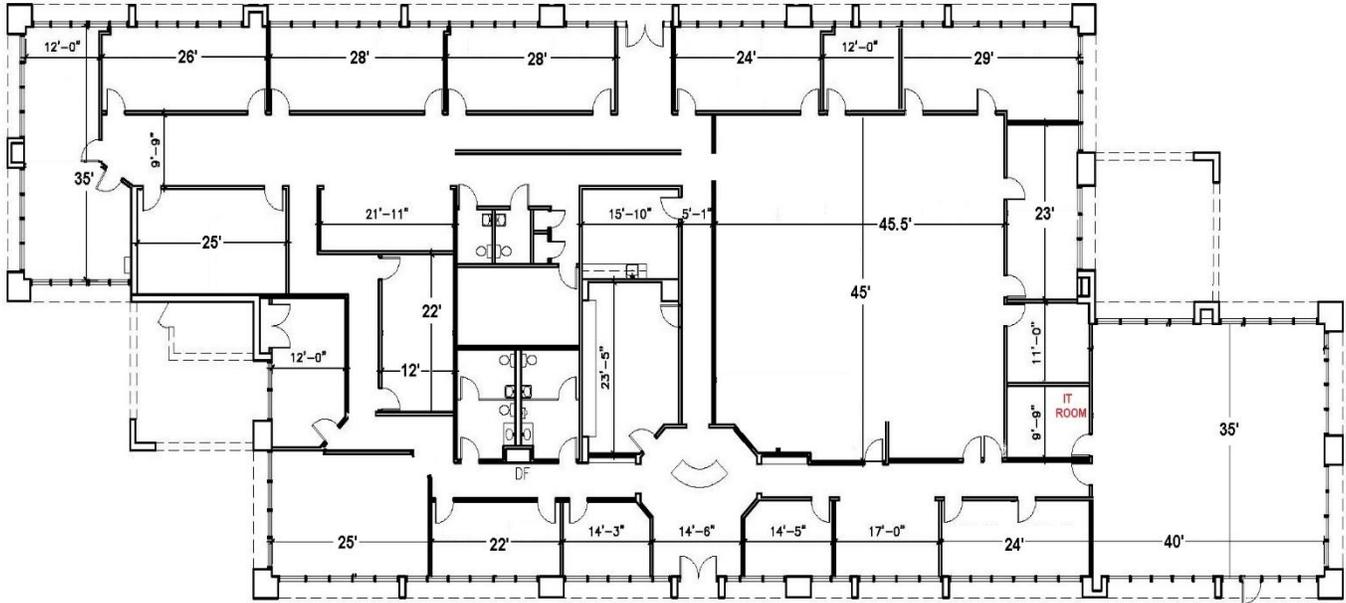
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**495 SR 436: 13,396 SF**



Floor Plan



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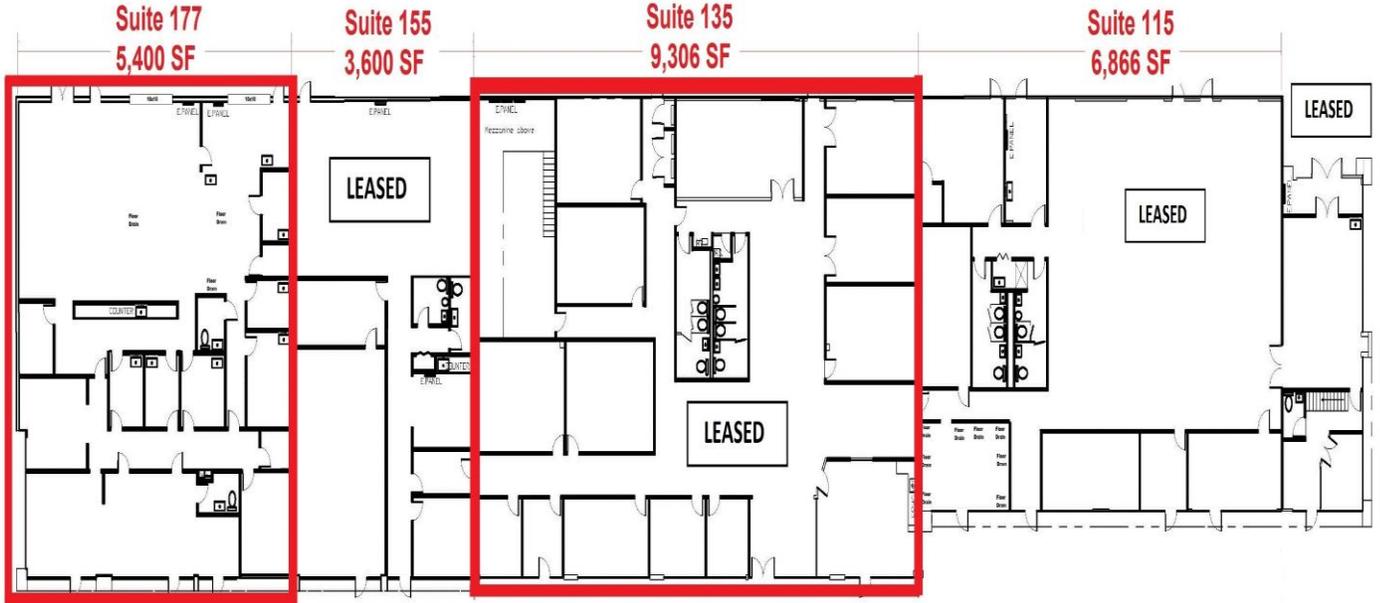
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**497 SR 436: 25,172 SF**



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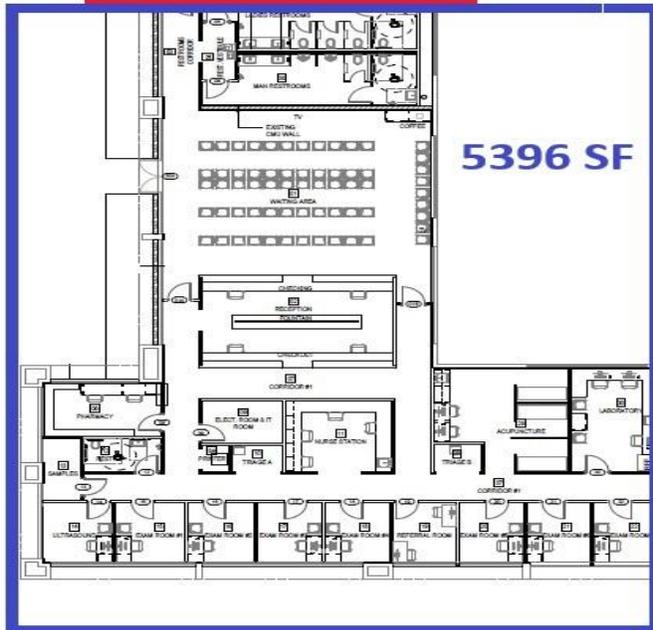
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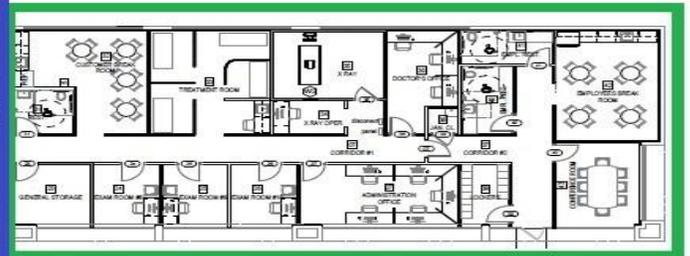


**493 SR 436**  
**11,746+/- SF**

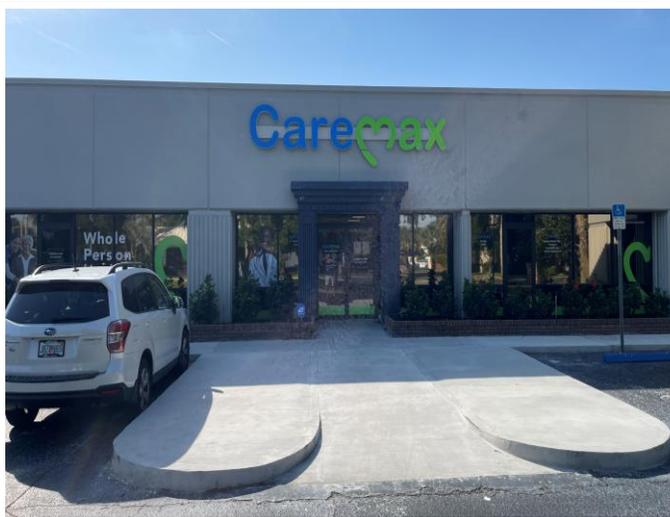
- Waiting Area, Reception Area
- 13 Exam Rooms, Large Nurse Station
- Pharmacy, Laboratory, Acupuncture Room
- X-Ray Room, Treatment Room, Customer Optical Room
- (2) Admin Rooms, Doctors Office, Lockers, Employee Breakroom
- Conference Room, Training Room, Employee Break Room, Pantry
- (8) Bathrooms, and several office offices and storage areas



**5396 SF**



**3600 SF**



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