



OFFERING SUMMARY

LEASE RATE:	\$14.50 per SF Modified Gross
AVAILABLE SF:	Suite 101 & 103: 2,055 SF
YEAR BUILT:	1986
ZONING:	RDD-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,963	27,439	55,886
TOTAL POPULATION	9,828	62,222	124,434
AVERAGE HH INCOME	\$44,498	\$58,956	\$67,118

PROPERTY DESCRIPTION

Second Floor Office Space For Lease in a well maintained downtown location.

Suite 101 & 103: 2,055 SF, includes a reception area, conference room, breakroom, 6 spacious offices, and 2 file rooms.

Large windows for natural light and window treatments.

Interior built-out and Ready for Immediate Occupancy. Easy Access and convenient walk to downtown offices and restaurants.

Excellent location for Attorneys, CPA, Professionals.

Tenant billed their prorata share of utilities per floor.

LOCATION DESCRIPTION

Great downtown location just south of International Speedway Blvd. on Palmetto Avenue.

Approximately 0.5 miles to Volusia County Justice Center, 0.6 miles to Volusia County Courthouse Annex, 0.3 miles to Department of Juvenile Justice, 0.4 miles to Court of Appeal and 0.6 miles to Daytona Beach City Hall.

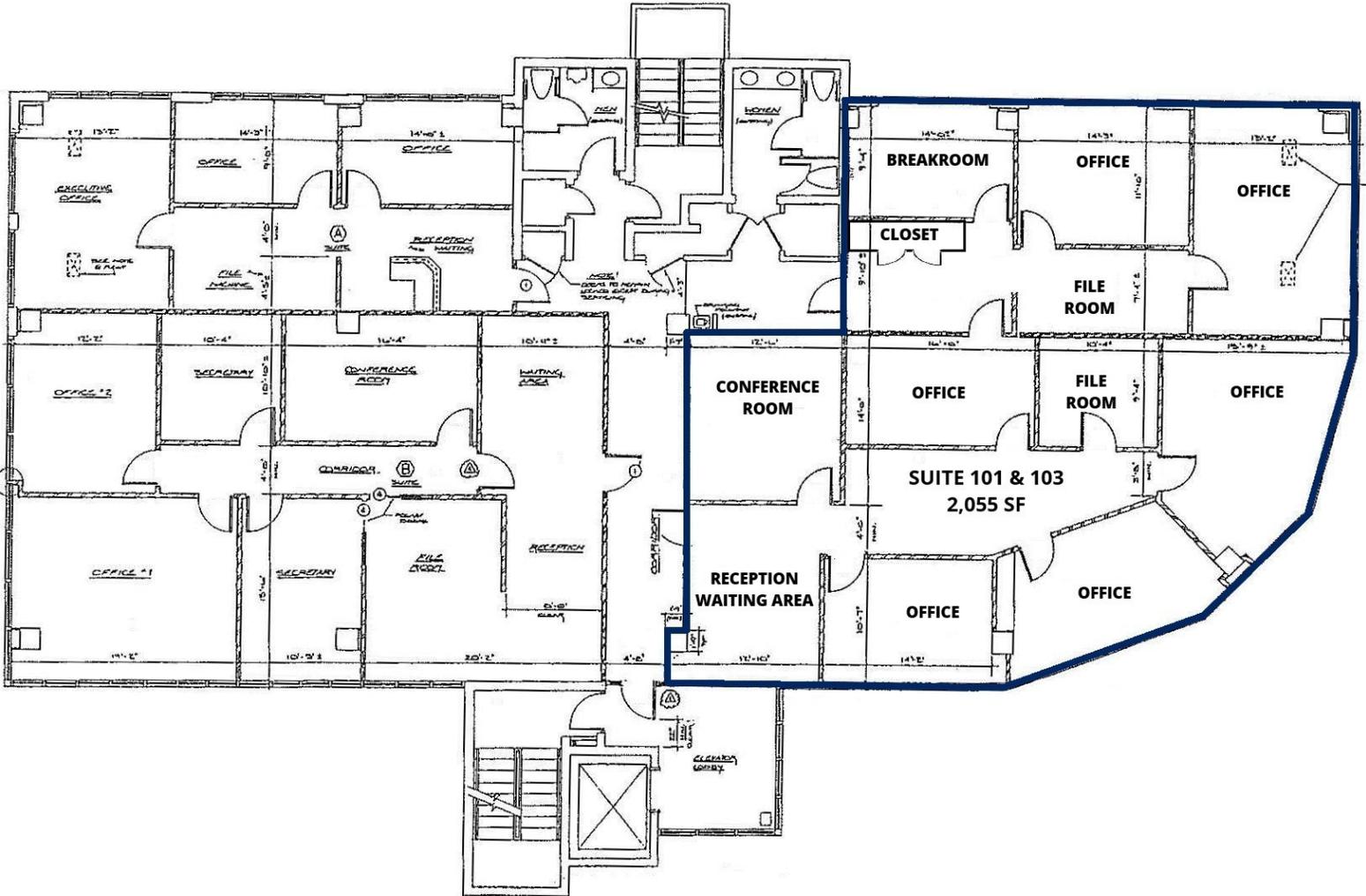
Additional Photos

The City Center East | Office Space For Lease

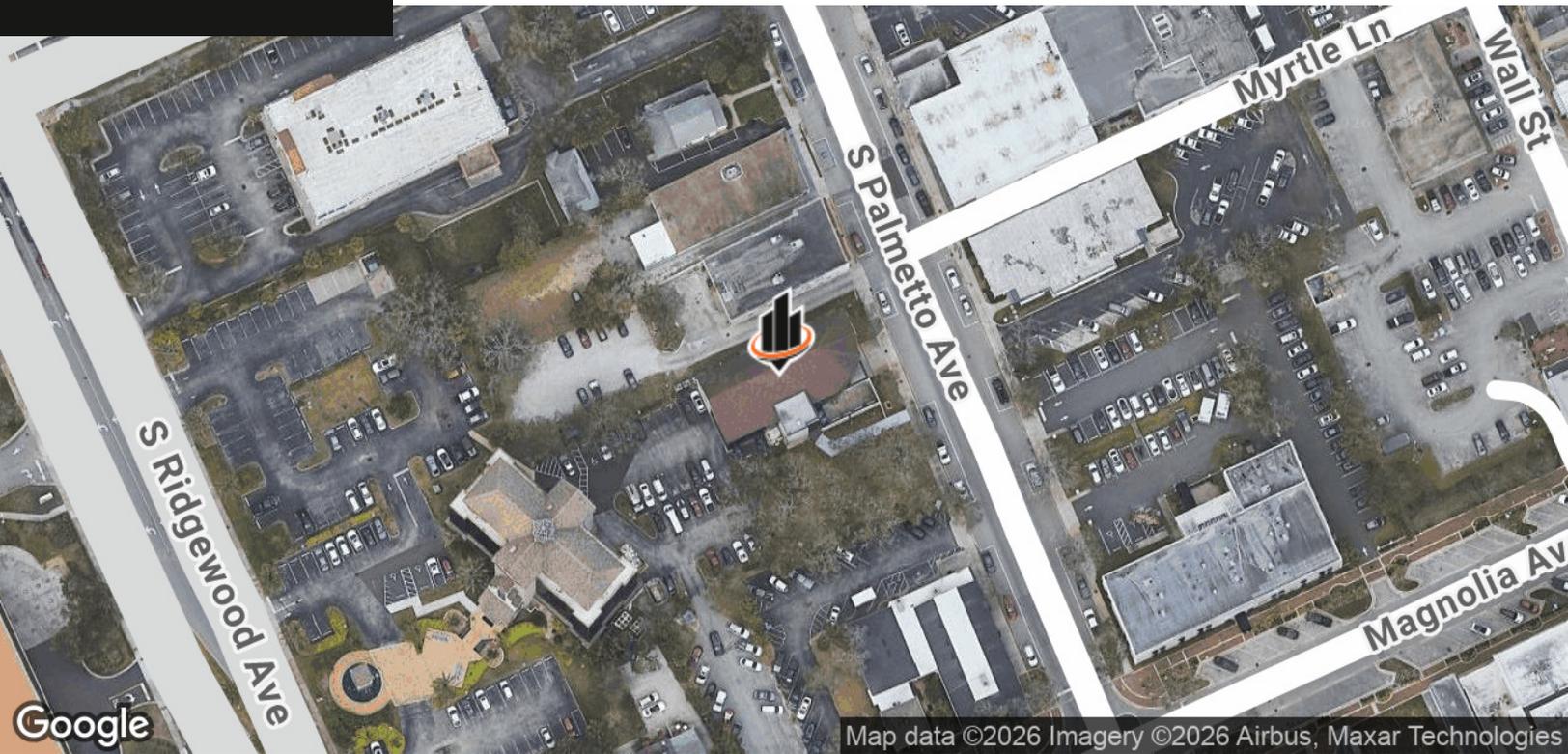
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