

Rare Class "A" Flex Space

685 S. RONALD REAGAN BOULEVARD | ORLANDO, FL 32750



CONTACT US FOR PRICING, TOURS,
AND MORE DETAILS:

DEREK RIGGLEMAN, SIOR

Senior Vice President/Principal

D 407.456.3463

E driggleman@lee-associates.com

JASON BANTEL, CCIM

Senior Vice President/Principal

D 407.694.0283

E jbantel@lee-associates.com

AVAILABLE FOR SALE
DESIGNED FOR FLEXIBILITY
POSITIONED FOR GROWTH

Position your business or investment in one of Central Florida's most adaptable and infrastructure-rich flex assets. This 14,705 SF two-story office/warehouse facility delivers a rare combination of high-end office buildout and fully air-conditioned warehouse space, engineered to support evolving operational needs from headquarters to hybrid industrial users.

TOTAL SF:	14,705 SF
OFFICE SF:	9,505 SF
WAREHOUSE:	5,300 SF (100% AC)
CONSTRUCTION:	Tilt-Wall
CLEAR HEIGHT:	14'
DOORS:	Two (2) Grade Level Roll Up Doors
PARKING:	52 Spaces (Includes 4 Handicap)
FIRE SUPPRESSION:	Yes
COMMENTS	<ul style="list-style-type: none"> • Separately Metered and Multi-Tenant Capable • Separate entrance and exit for 2nd floor • ADA Compliant
SALE PRICE:	\$3,500,000



IDEAL FOR:

- Owner-users seeking HQ + operational integration
- Medical, tech or service firms needing infrastructure rich space
- Investors leveraging multi-tenant meter setup
- Hybrid industrial users requiring climate-controlled warehousing



True Flex Functionality

- Seamless integration of 9,500+ SF premium office and 5,200 SF fully climate-controlled warehouse
- Grade-level access with roll-up door for logistics efficiency
- Designed to accommodate single-user HQ or multi-tenant configuration

Executive-Ready Office Environment

- High-image second-floor office with executive suites + open workspace
- Dedicated entrances for flexible occupancy strategies
- Conference and collaboration areas with integrated AV infrastructure

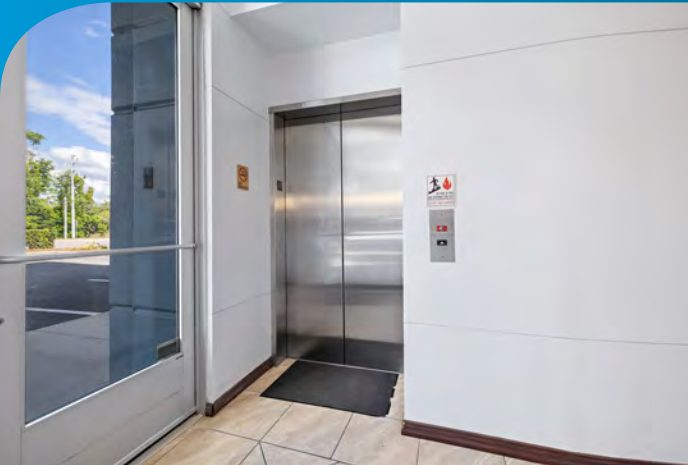
Future Proof Construction

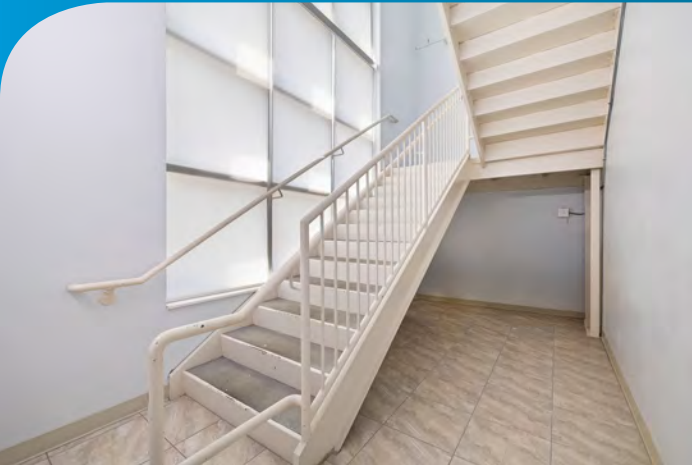
- Concrete tilt-wall structure engineered for potential vertical expansion
- Fully sprinklered with modern life-safety systems
- Elevator-served, ADA-compliant across both floor

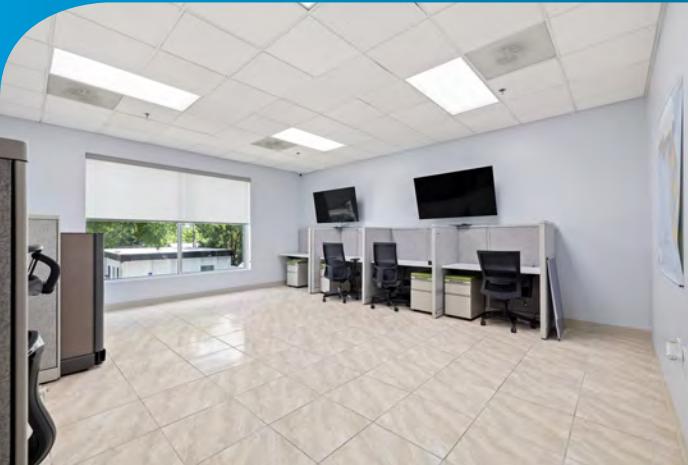
Turnkey + Capital-Improved

- New LED lighting (building + parking)
- Flooring, landscaping, and security modernization
- Smart HVAC controls + maintained systems
- Technology-enabled conference environment









LOCATION OVERVIEW

685 S. RONALD REAGAN BLVD | LONGWOOD, FL 32750

Strategic Location with Strong Connectivity

- Positioned along S. Ronald Reagan Blvd with strong daily traffic counts
- Immediate access to SR-434 and US-17/92
- Proximity to Longwood Sunrail, major employers, and dense residential base

PROXIMITY TO:

SunRail Station	0.8 Mile 3 minute drive
US Highway 17/92	1.7 Mile 5 minute drive
Interstate 4	3.3 Mile 9 minute drive
Winter Park	8.6 Mile 23 minute drive



For more information, please contact one of the following individuals:

DEREK RIGGLEMAN, SIOR

Senior Vice President/Principal

D 407.456.3463

E driggleman@lee-associates.com

JASON BANTEL, CCIM

Senior Vice President/Principal

D 407.694.0283

E jbantel@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.