

**FOR  
LEASE**

## 1200 Center Office Building

1200 W. SR 434  
Longwood, FL 32750



### PROPERTY HIGHLIGHTS

- 30,183 SF Multi-Tenant Class B Office Space
- Close to Shopping and Restaurants and the Florida Hospital Campus and Co-Tenants with Medical Uses
- Flexible Floorplans:
  - **1<sup>st</sup> Floor:** STE 124 is 999 SF; STE 130 is 1,130 SF to **Total 2,129 SF**
  - **2<sup>nd</sup> Floor:** STE 202 is 1260 SF, STE 206 is 2351 SF, STE 216 is 1,416 SF; STE 226 is 1,241 SF STE 220 is 1,609 SF. **Up to 6,268 Contiguous.**
- Separate HVAC units per suite (tenant controlled)
- Monument and Signature Building Signage Available
- Close to I-4, CR 427, SR 436, and Longwood Sun Rail Station
- Landlord will amortize improvements on a 10-year lease term for Credit Tenants (*see broker for details*)
- Lease Rates Stating at \$17.00 (2<sup>nd</sup> Floor) and 18.00 (1<sup>st</sup> Floor) Modified Gross



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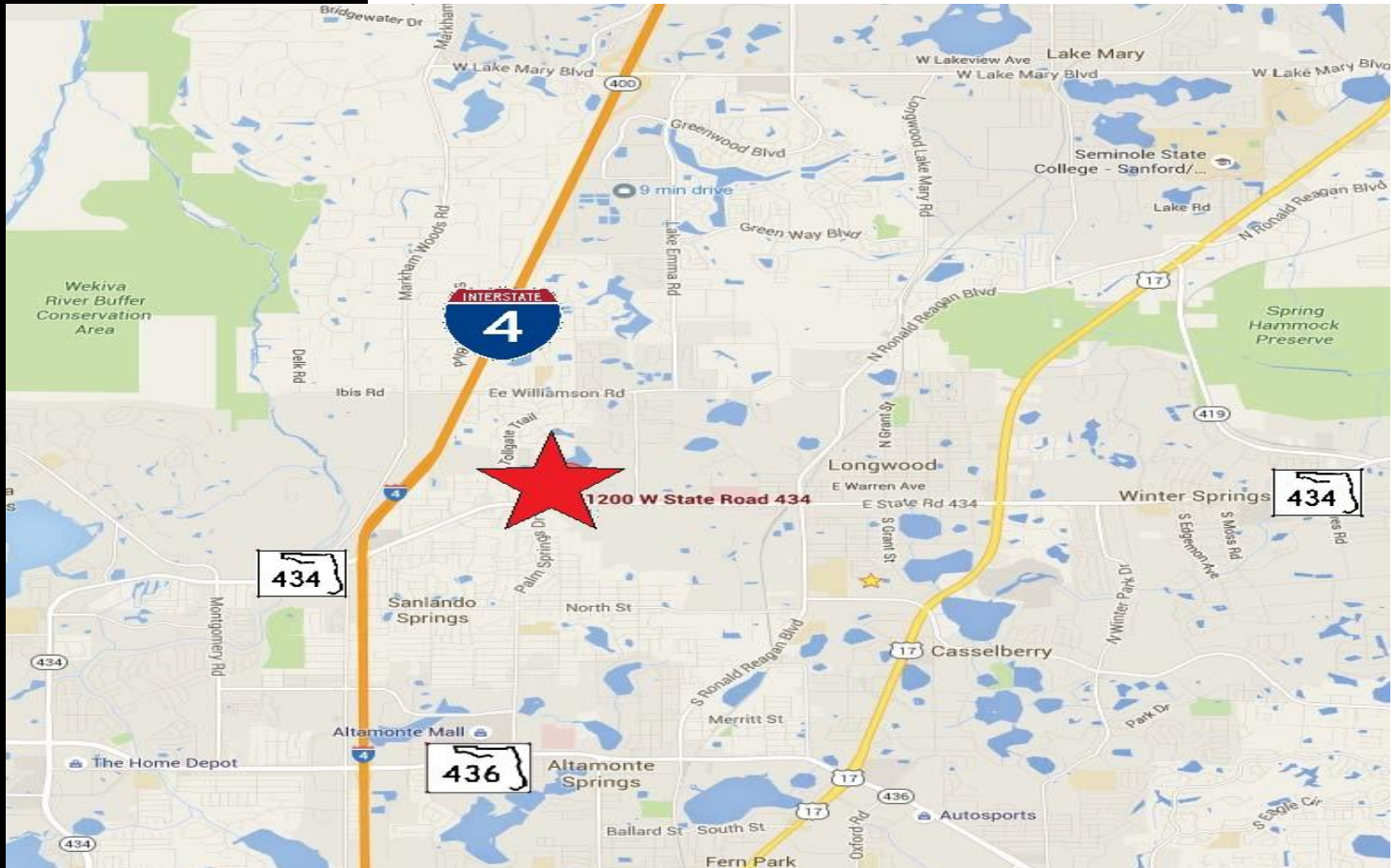
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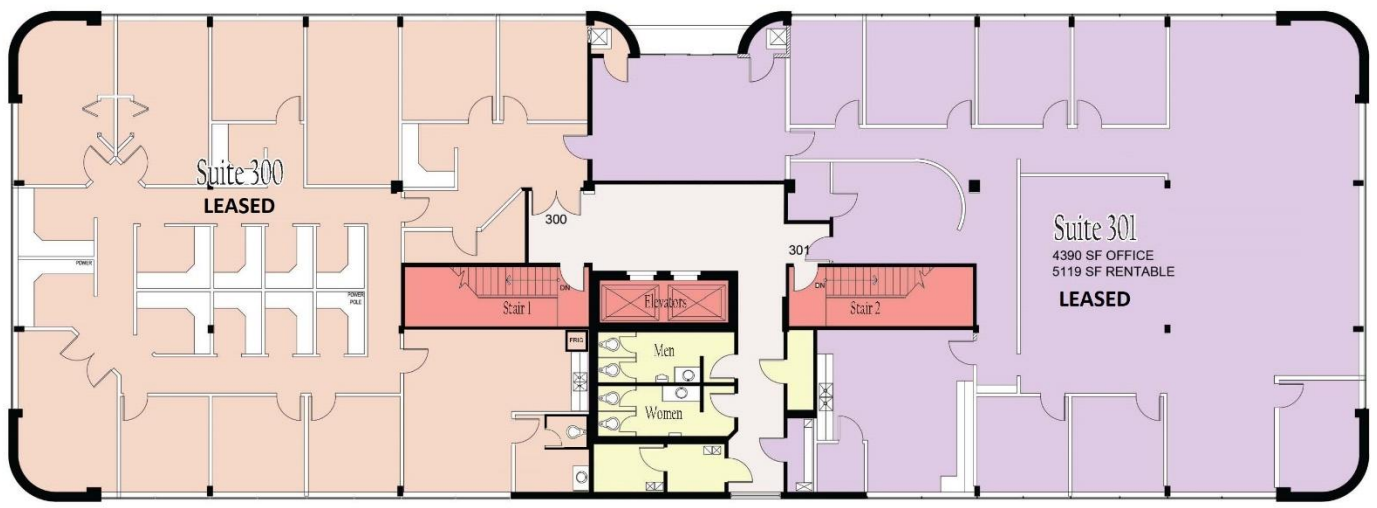
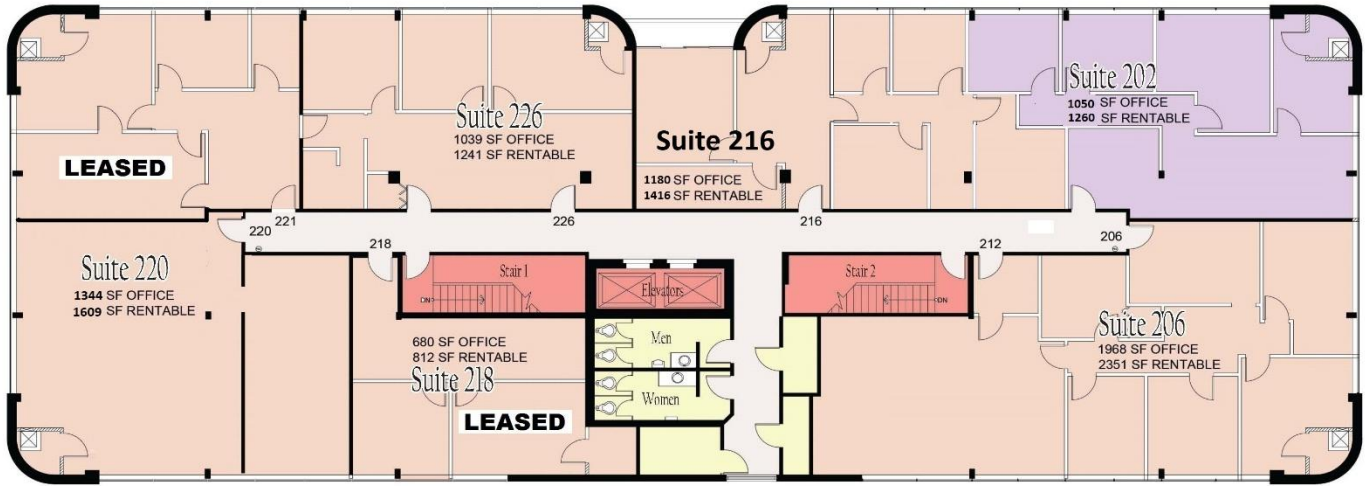


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