



# For Lease

## Gulfstream Village Office Condo For Lease

4641 Clyde Morris Boulevard, Unit 204-207, Port Orange, FL 32129



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$17.00 NNN
<b>AVAILABLE SF:</b>	Units 204-207: 6,302 SF
<b>YEAR BUILT:</b>	2005
<b>TRAFFIC COUNT:</b>	24,000 AADT
<b>ZONING:</b>	CC, Community Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,377	30,465	52,348
<b>TOTAL POPULATION</b>	9,611	66,934	114,917
<b>AVERAGE HH INCOME</b>	\$78,441	\$76,884	\$79,213

### PROPERTY DESCRIPTION

6,302 SF Office Condo For Lease in Gulfstream Village. Professional office condo featuring a large conference room, training room, computer room, break room, glass-walled manager's office, two restrooms, open office area, and centrally located support spaces. Located within Gulfstream Village, showcasing timeless coastal architecture with metal roofs. Building signage. Convenient Clyde Morris Boulevard location, just north of Dunlawton Avenue. Estimated CAM, Real Estate Taxes, and Insurance \$7.00 per SF.

### LOCATION DESCRIPTION

Located in Gulfstream Village on the corner of Clyde Morris Boulevard and Herbert Street. Approximately 0.9 miles to Dunlawton Avenue, 3.2 miles to Beville Road, and 4.7 miles to Interstate 95 and Interstate 4.

**John W. Trost, CCIM**  
Principal | Senior Advisor  
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# Additional Photos

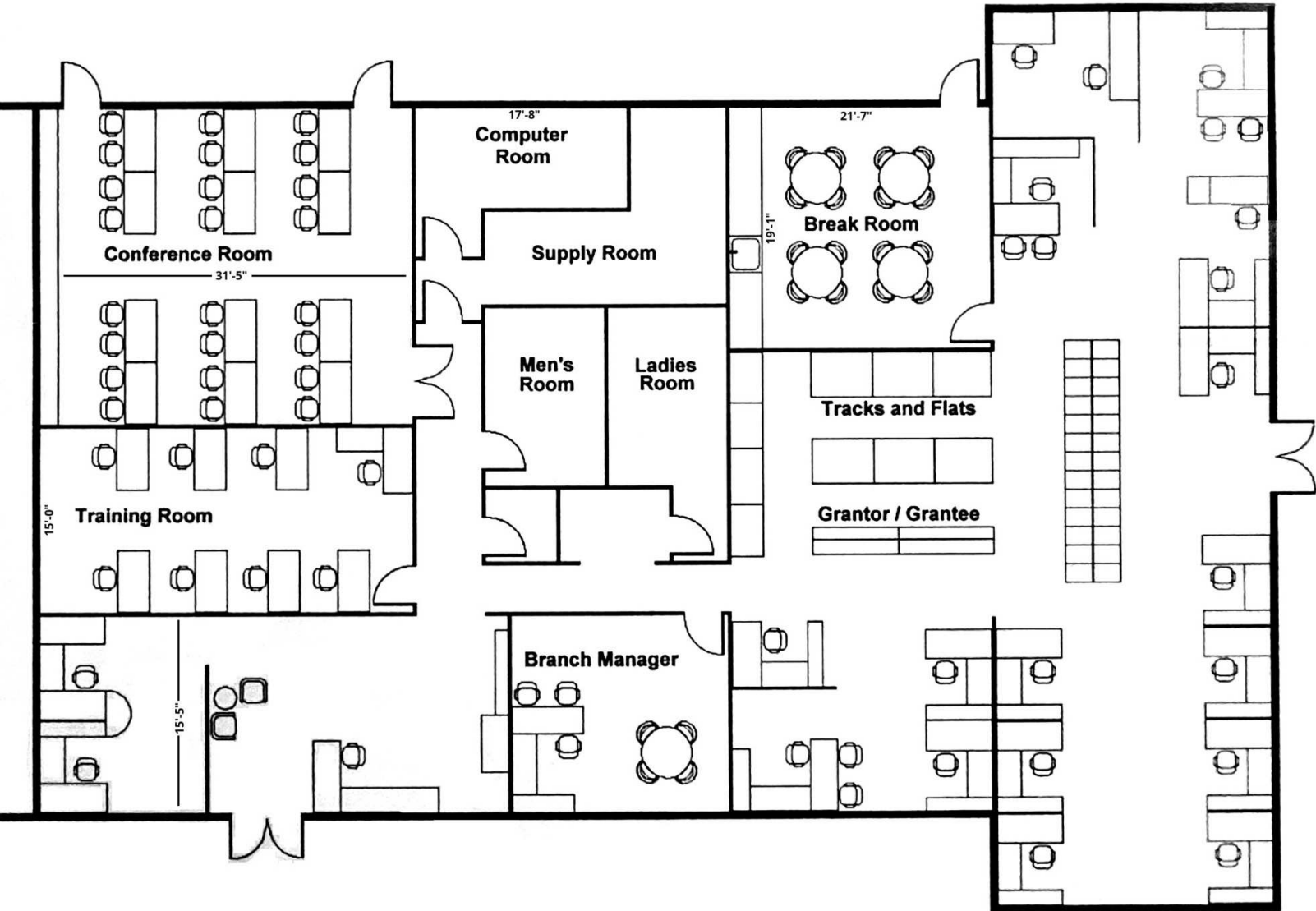
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# Location Maps

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