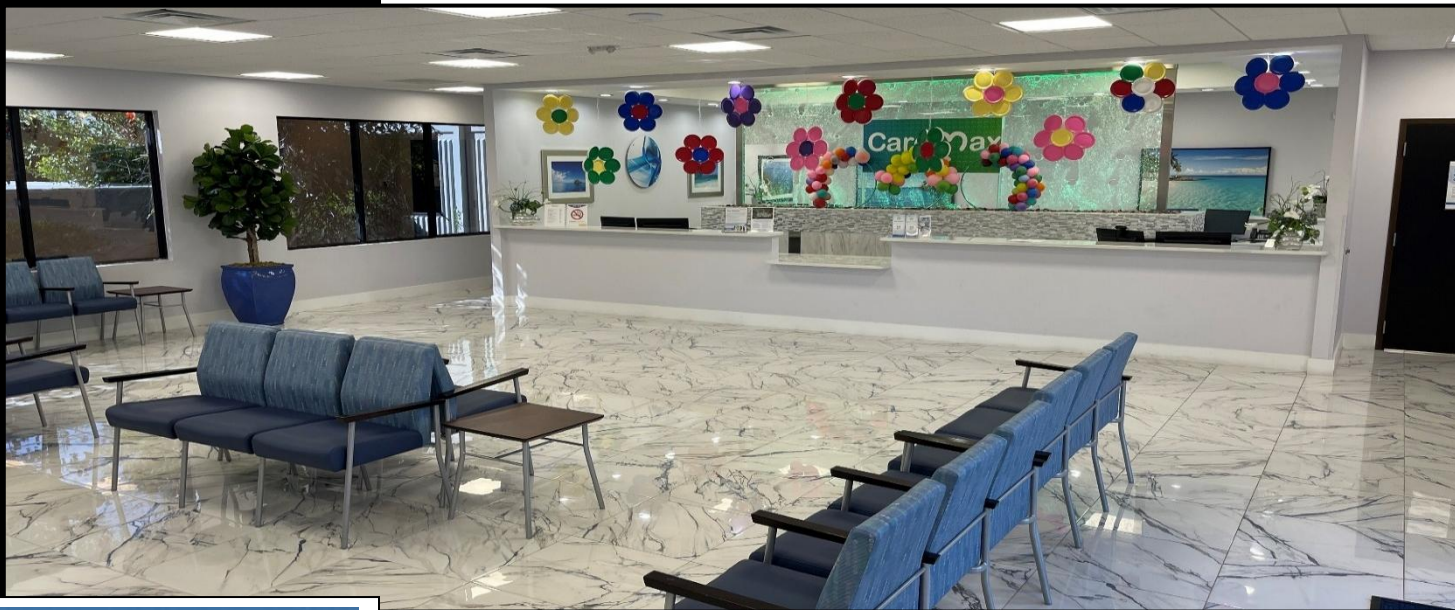


FOR LEASE

TURN-KEY RENOVATED MEDICAL OFFICE SPACE

493 SR 436 CASSELBERRY, FL 32707



Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC

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

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

- 11,746 SF of Renovated Medical Office Space. Everything new as of 2020 including all new electrical, plumbing, mechanical, roof, and HVAC.
- 6.82 Acre Site Zoned GC (Casselberry), 6/1000+ Parking Ratio, Easy Access
- Pylon and Building Signage Available, 3 Phase Power, Fiber
- Lots of windows for natural light, great exposure on SR 436
- VPD Traffic Count exceeds 50K VPD
- 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
- Owner may subdivide and amortize the cost over the lease term.
- 3 Different suite options shown on the floor plan

Lease Rate: \$30.00 NNN (OPEX is \$5.72)

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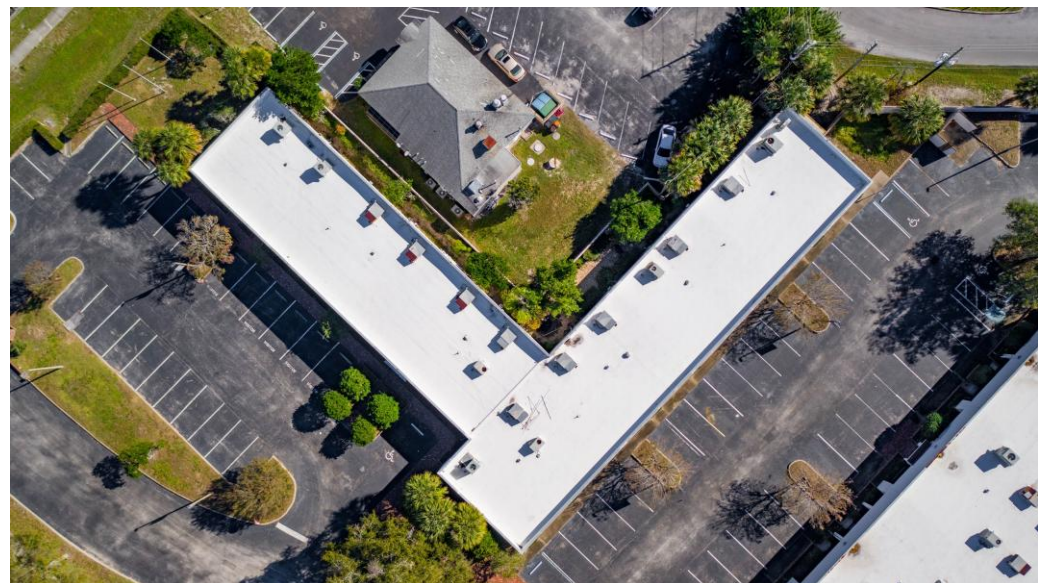
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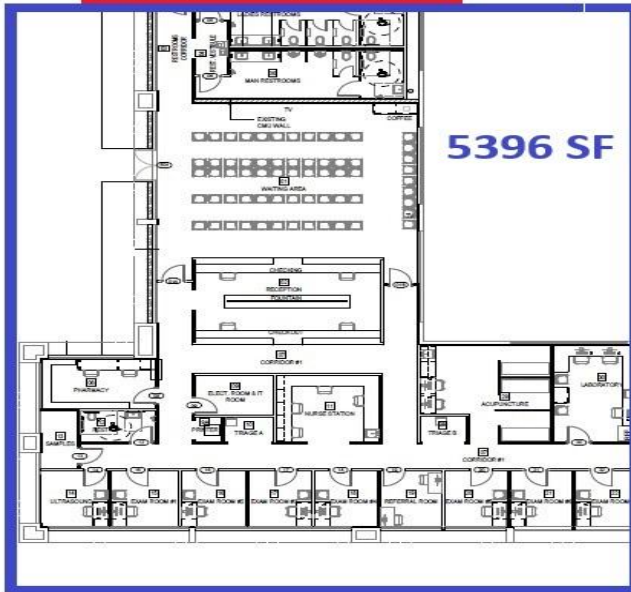
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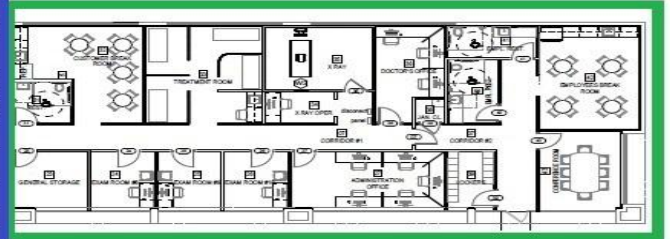


493 SR 436
11,746+/- SF

- 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
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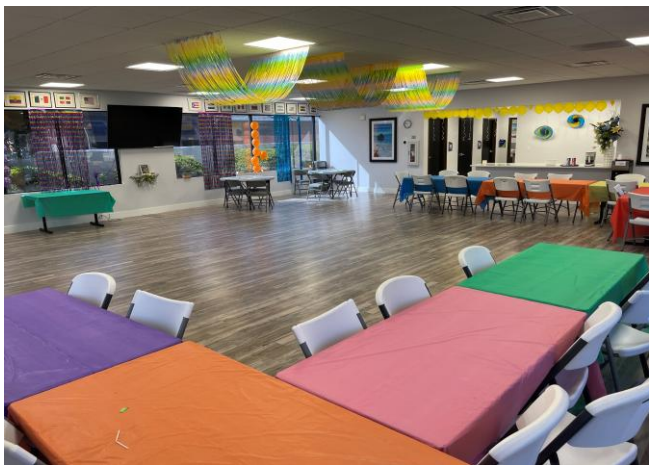
3600 SF



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