

# Rare Class “A” Flex Space

685 S. RONALD REAGAN BOULEVARD | ORLANDO, FL 32750



CONTACT US TOURS AND MORE DETAILS:

**DEREK RIGGLEMAN, SIOR**

Senior Vice President/Principal

D 407.456.3463

E [drigglesman@lee-associates.com](mailto:drigglesman@lee-associates.com)

**JASON BANTEL, CCIM**

Senior Vice President/Principal

D 407.694.0283

E [jbantel@lee-associates.com](mailto:jbantel@lee-associates.com)

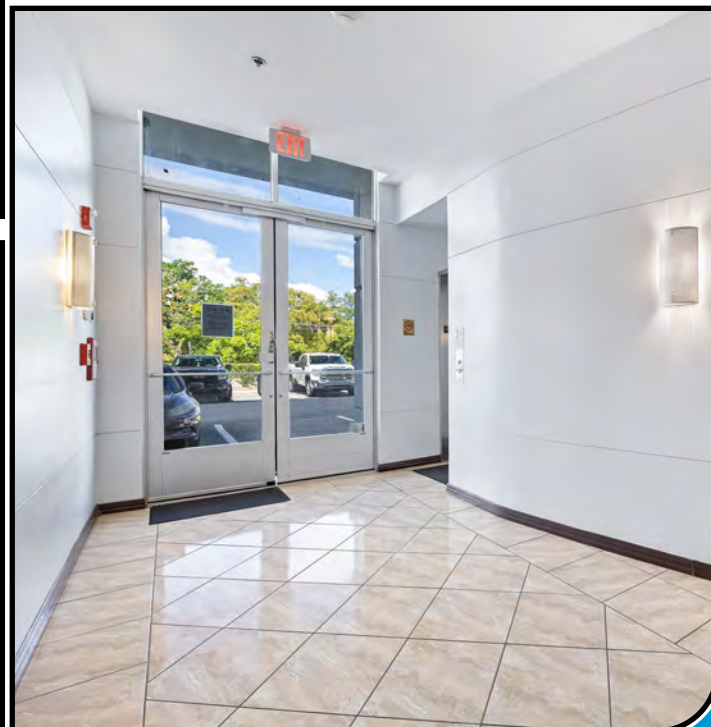
**AVAILABLE FOR SALE**  
**DESIGNED FOR FLEXIBILITY**  
**POSITIONED FOR GROWTH**

## PROPERTY OVERVIEW

685 S. RONALD REAGAN BLVD | LONGWOOD, FL 32750

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.

|                          |                                                                                                                                                                          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOTAL SF:</b>         | 14,705 SF                                                                                                                                                                |
| <b>OFFICE SF:</b>        | 9,505 SF                                                                                                                                                                 |
| <b>WAREHOUSE:</b>        | 5,300 SF (100% AC)                                                                                                                                                       |
| <b>CONSTRUCTION:</b>     | Tilt-Wall                                                                                                                                                                |
| <b>CLEAR HEIGHT:</b>     | 14'                                                                                                                                                                      |
| <b>DOORS:</b>            | Two (2) Grade Level Roll Up Doors                                                                                                                                        |
| <b>PARKING:</b>          | 52 Spaces (Includes 4 Handicap)                                                                                                                                          |
| <b>FIRE SUPPRESSION:</b> | Yes                                                                                                                                                                      |
| <b>COMMENTS</b>          | <ul style="list-style-type: none"><li>• Separately Metered and Multi-Tenant Capable</li><li>• Separate entrance and exit for 2nd floor</li><li>• ADA Compliant</li></ul> |
| <b>SALE PRICE:</b>       | <b>\$2,850,000</b>                                                                                                                                                       |



### 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

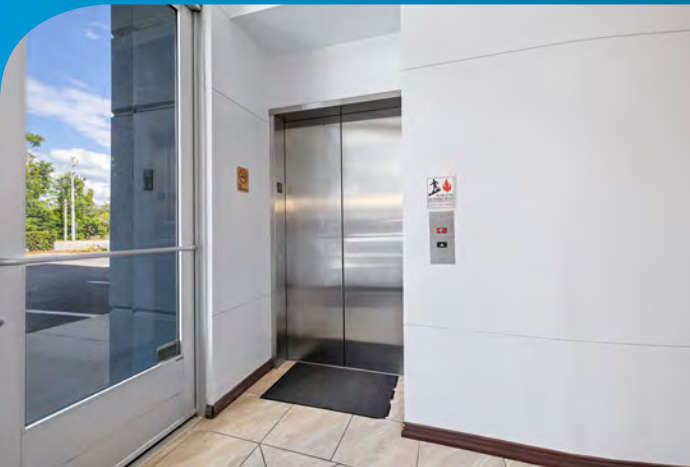
### Future Proof Construction

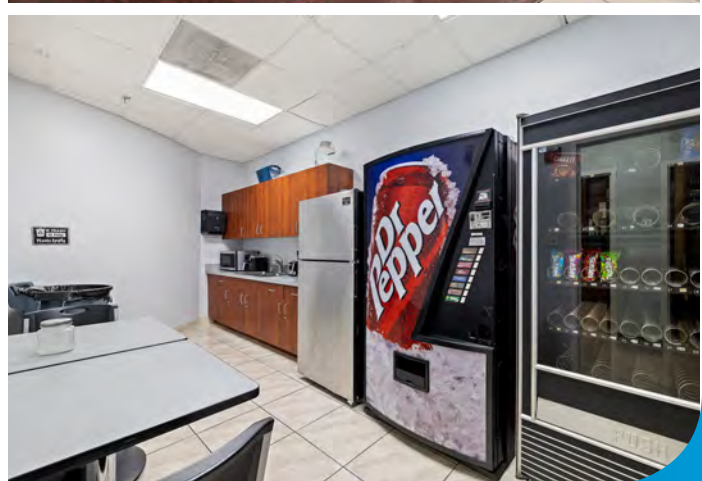
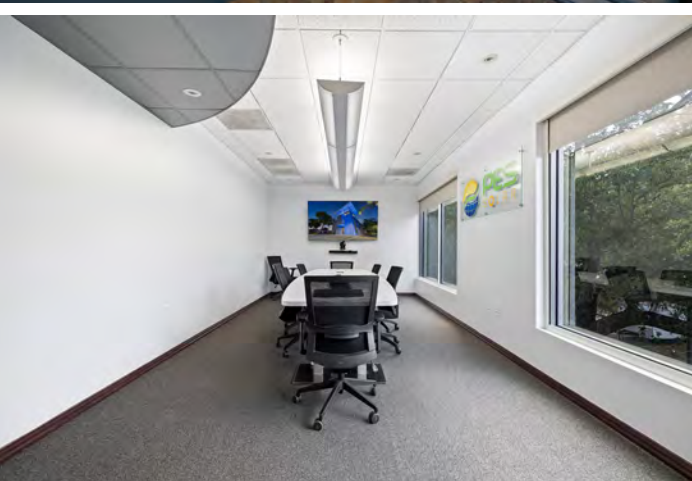
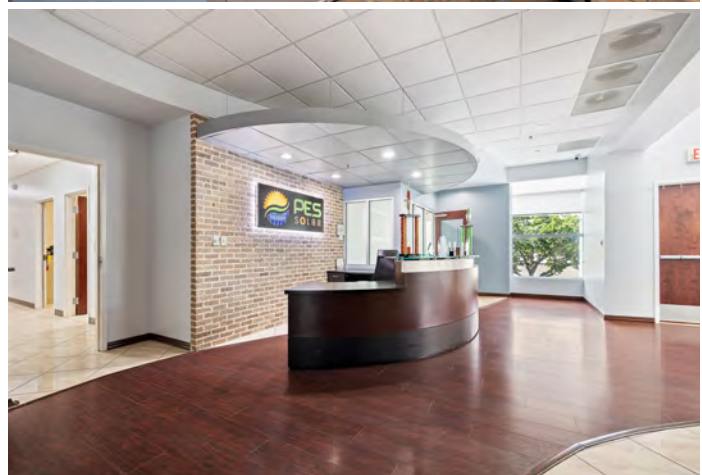
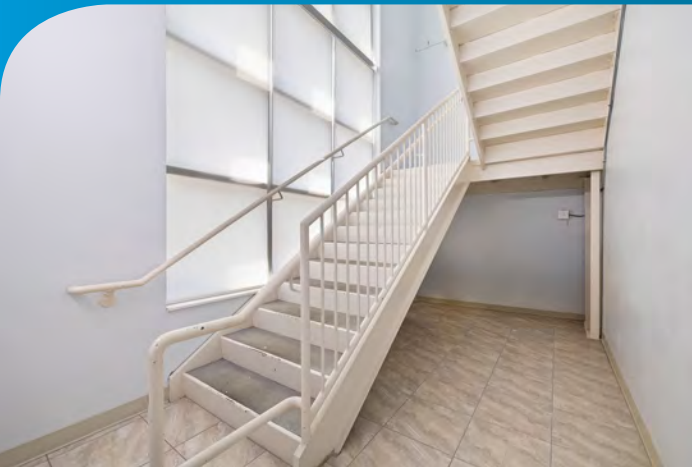
- Concrete tilt-wall structure engineered for potential vertical expansion
- Fully sprinklered with modern life-safety systems
- Elevator-served, ADA-compliant across both floor

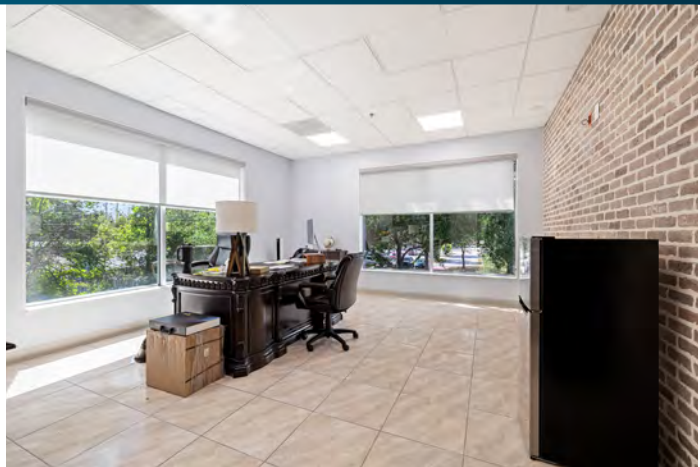
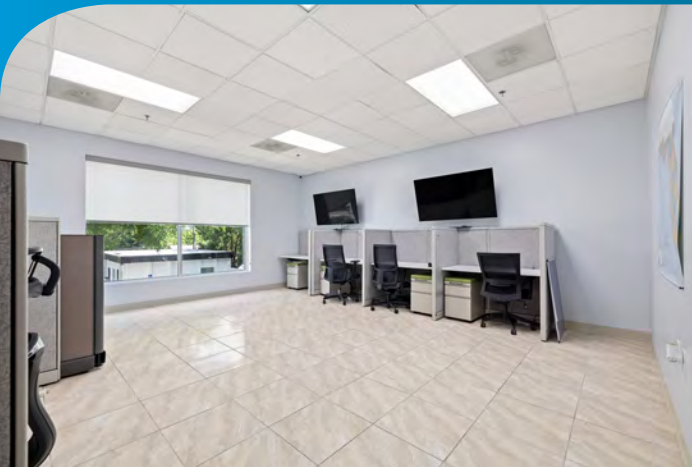
### Turnkey + Capital-Improved

- 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 |



The property is located in a well-established area of Longwood within Seminole County, characterized by a strong mix of light industrial, office, and service-oriented commercial uses. This corridor supports a wide range of businesses that benefit from both operational functionality and professional presence. Nearby major roadways, including SR-434 and US-17/92, provide convenient regional connectivity and consistent traffic flow, making the area easily accessible for employees, clients, and logistics.

Surrounding amenities include Orlando Health South Seminole Hospital, the Longwood SunRail Station, and a variety of national retailers and dining options, all contributing to a highly convenient and amenitized business environment. The area is further supported by established residential neighborhoods, providing access to a reliable workforce and reinforcing the location's long-term stability and appeal for a variety of commercial users.



### Population

3 Mile: 84,232  
5 Mile: 211,868



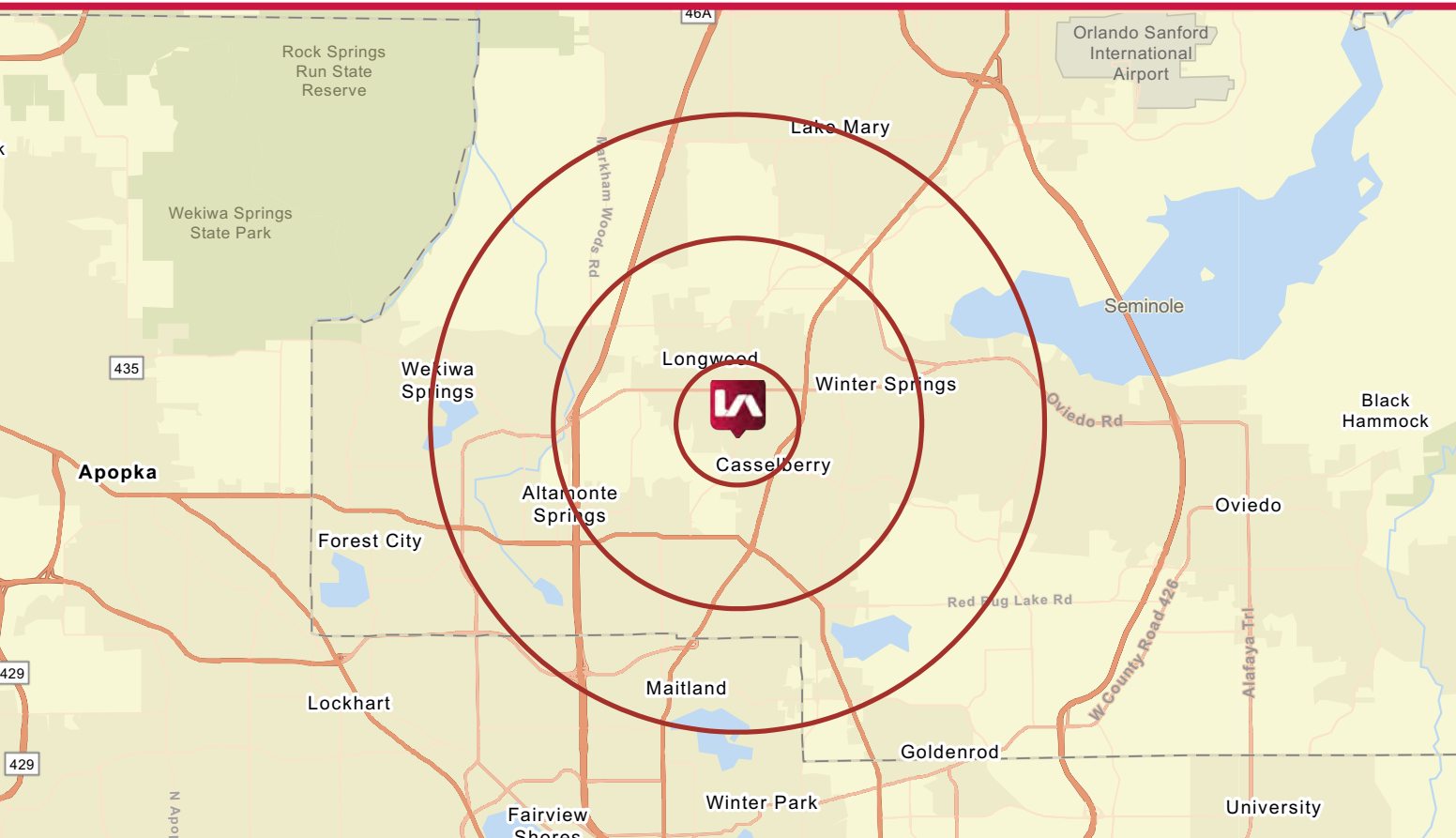
### Households

3 Mile: 35,504  
5 Mile: 88,768



### Avg Household Income

3 Mile: \$94,179  
5 Mile: \$109,653



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

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E [driggleman@lee-associates.com](mailto:driggleman@lee-associates.com)

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