



# OCEANSIDE EXECUTIVE CENTER-FULLY FURNISHED OFFICE

140 S. ATLANTIC AVENUE  
ORMOND BEACH, FL 32176

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# 1 PROPERTY INFORMATION

140 S. Atlantic Avenue  
Ormond Beach, FL 32176

Oceanside  
Executive Center

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# Property Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,800,000
<b>PRICE PER SF:</b>	\$104.94
<b>BUILDING SIZE:</b>	26,682 SF
<b>LOT SIZE:</b>	0.99+/- Acres
<b>YEAR BUILT:</b>	1975
<b>RENOVATED:</b>	2010
<b>PARCEL NO:</b>	4214-09-06-0070
<b>TRAFFIC COUNT:</b>	17,800 AADT
<b>ZONING:</b>	B-4 Central Business

## PROPERTY OVERVIEW

Beachside 26,682+/- SF fully furnished office building in Ormond Beach, Florida.

The interior of the property was completely redesigned and remodeled from 2012 through 2016 at a cost of over \$2,400,000.

The property sits on just under one acre directly across the street from the ocean with ocean views throughout the building.

The building can accommodate a single or multiple users on the five floors. The HVAC system is designed with two zones per floor if conversion to multiple tenants is desired. There are 88+/- parking spaces and a full building generator with 800 Gallons of diesel storage on site.

Additional improvements and features include a new roof in 2015, new HVAC system, storm shutters, new interior fire sprinkler system, updated elevator components, and ADA compliant bathrooms.

Possible conversion to office condos.

The seller will consider financing a purchase.

All showings will be by appointment only.

## LOCATION OVERVIEW

Located on the beachside in Ormond Beach. The property sits on the west side of South Atlantic Avenue approximately 1/4 mile south of Granada Boulevard. Directly south of Stonewood Grill & Tavern.



# Property Overview



## PROPERTY HIGHLIGHTS

- Beachside Office Building
- Fully Renovated 26,682 Square Feet
- Single or Multiple Tenant
- Fully Furnished Offices
- Full Building Generator - 800 Gallon Diesel
- Reinforced Concrete with Hurricane Shutters
- Roof Replaced in 2015
- Fully Sprinkled
- New HVAC System in 2015
- Modern Elevators
- ADA Compliant
- Seller Financing Available

## PHYSICAL DESCRIPTION

<b>PROPERTY NAME:</b>	Oceanside Executive Center
<b>PROPERTY TYPE:</b>	Office
<b>PARCEL NO:</b>	4214-09-06-0070
<b>LOT SIZE:</b>	0.99+/- Acres
<b>BUILDING SIZE:</b>	26,682 SF
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	B-4, Central Business
<b>PARKING SPACES:</b>	88+/-
<b>PARKING RATIO:</b>	3.3 spaces per 1,000 SF

## CONSTRUCTION

<b>YEAR BUILT:</b>	1975
<b>CONSTRUCTION TYPE:</b>	Reinforced Concrete
<b>NUMBER OF STORIES:</b>	5
<b>AVERAGE FLOOR SIZE:</b>	5,336 SF



# Exterior Photos





# Interior Photos





# Interior Photos





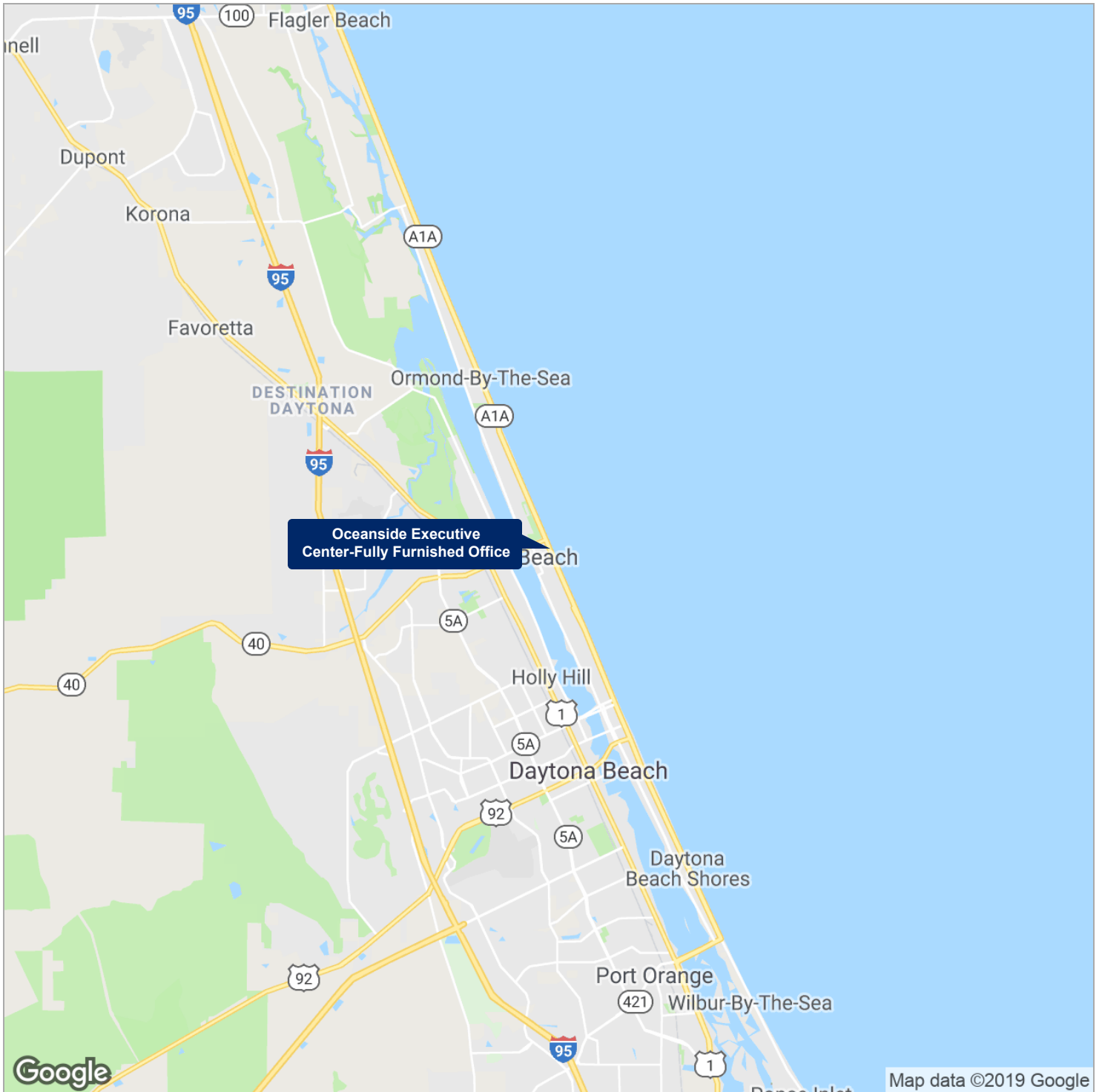
## 2 LOCATION INFORMATION

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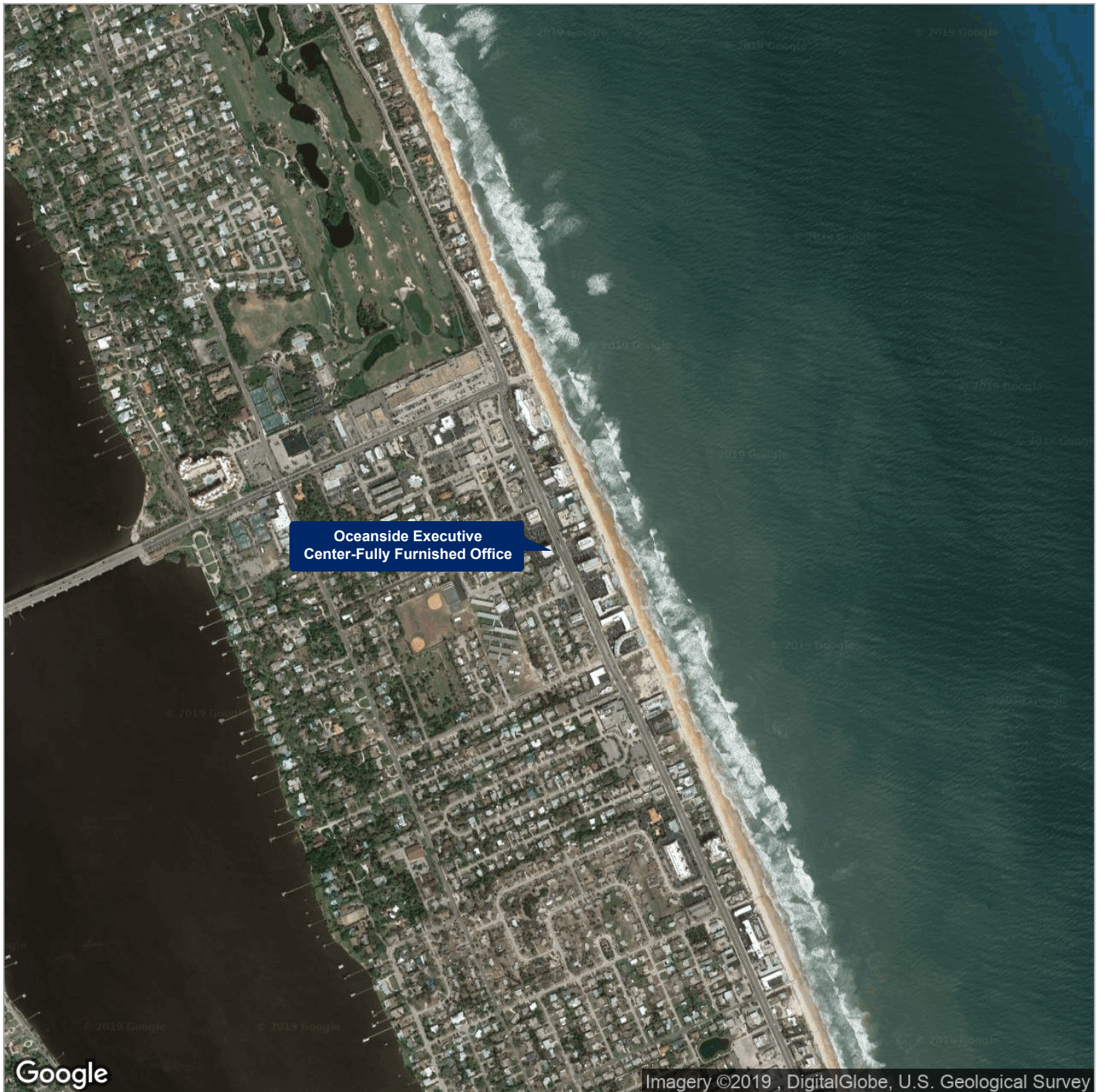
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# Regional Map



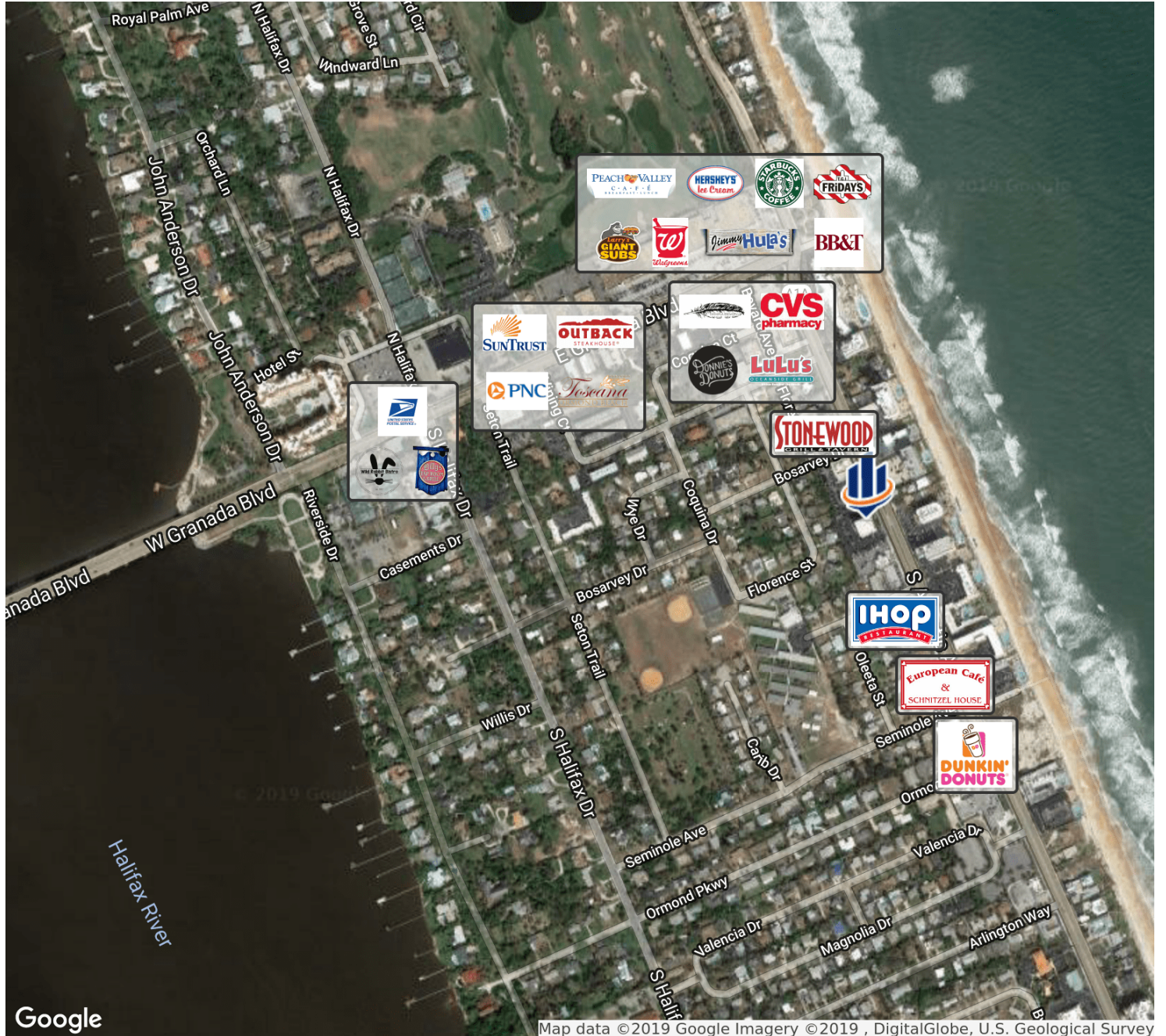


# Aerial Map





# Retailer Map





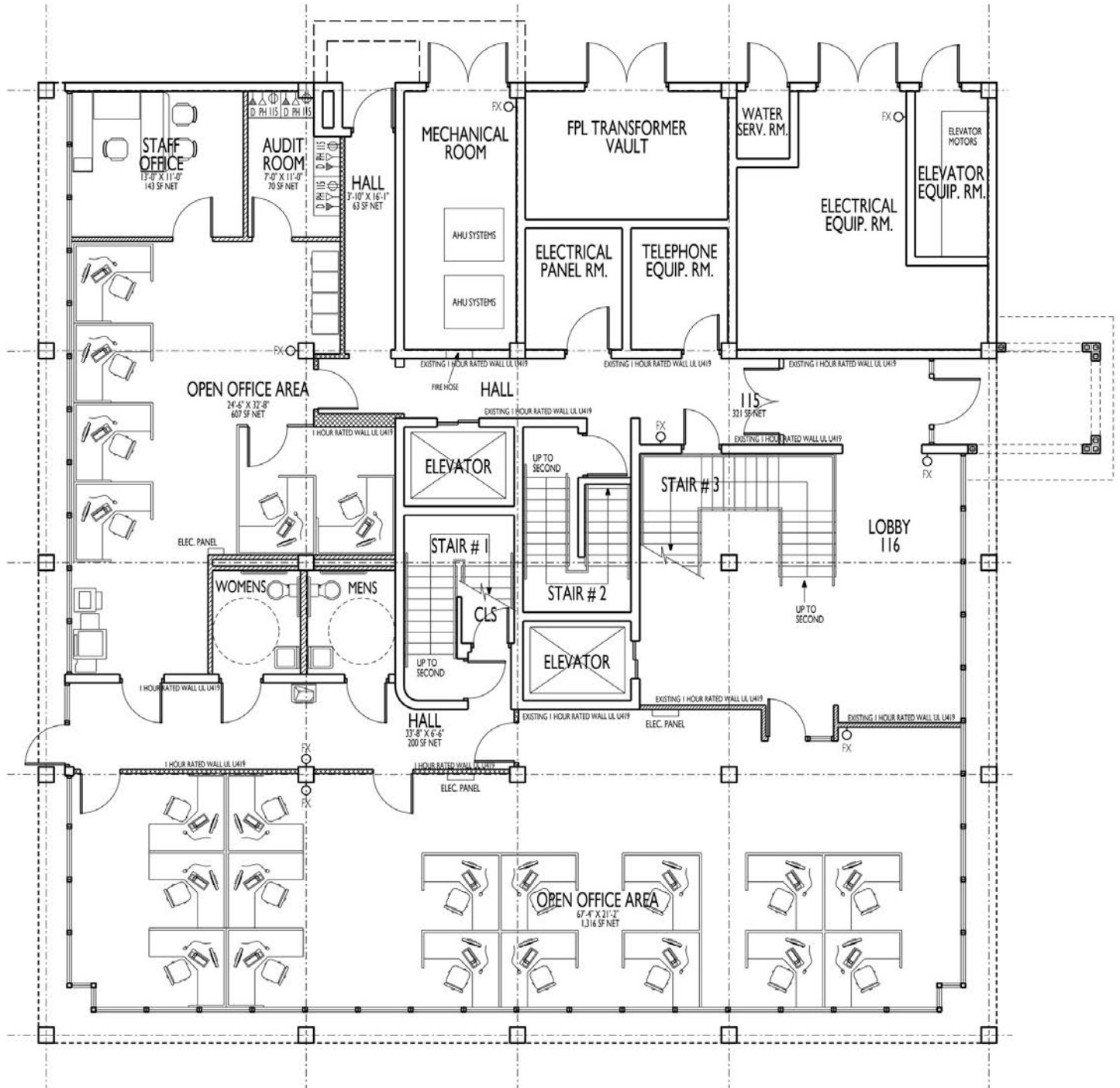
# 3 ADDITIONAL INFORMATION

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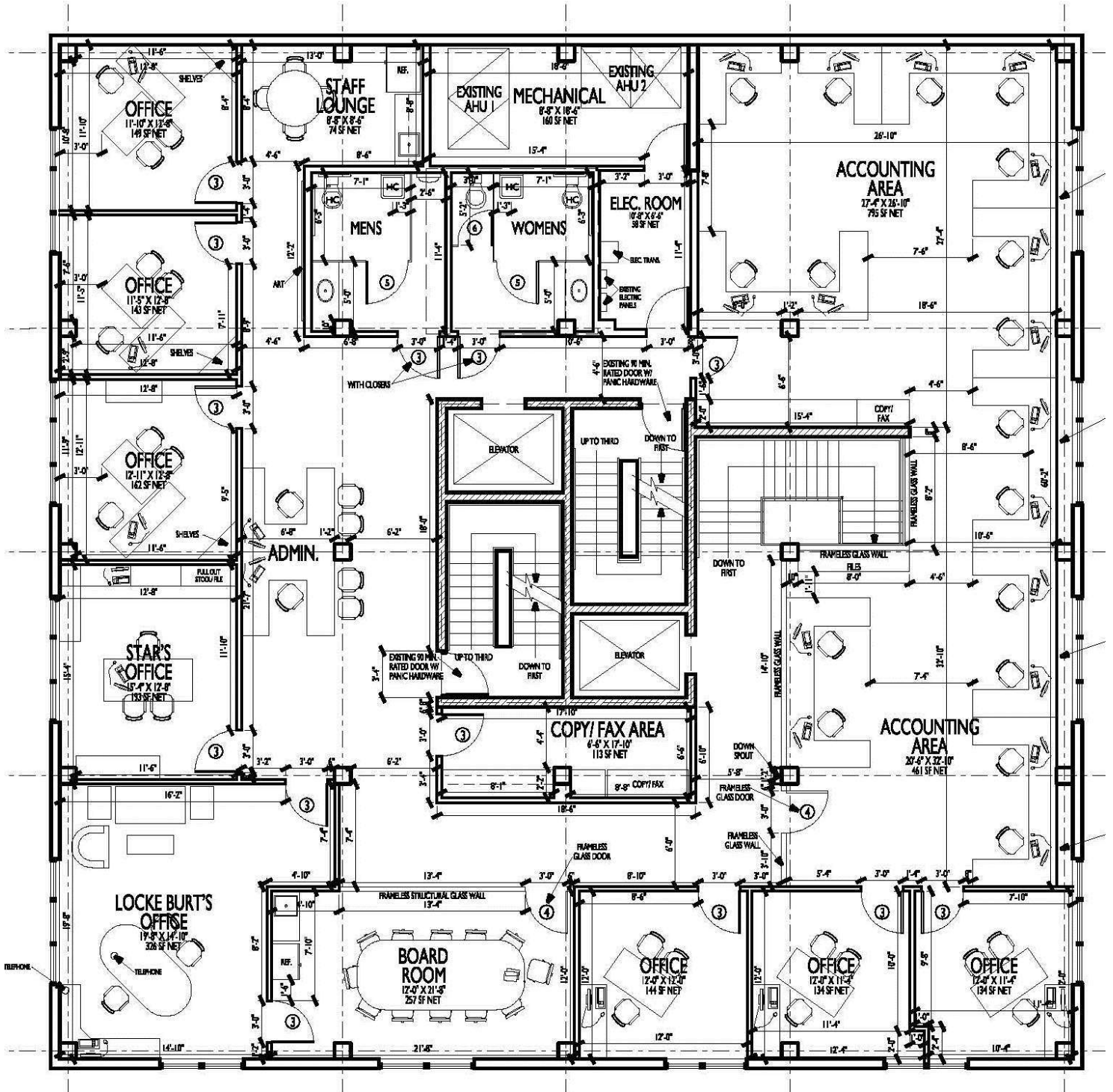
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# First Floor Plan

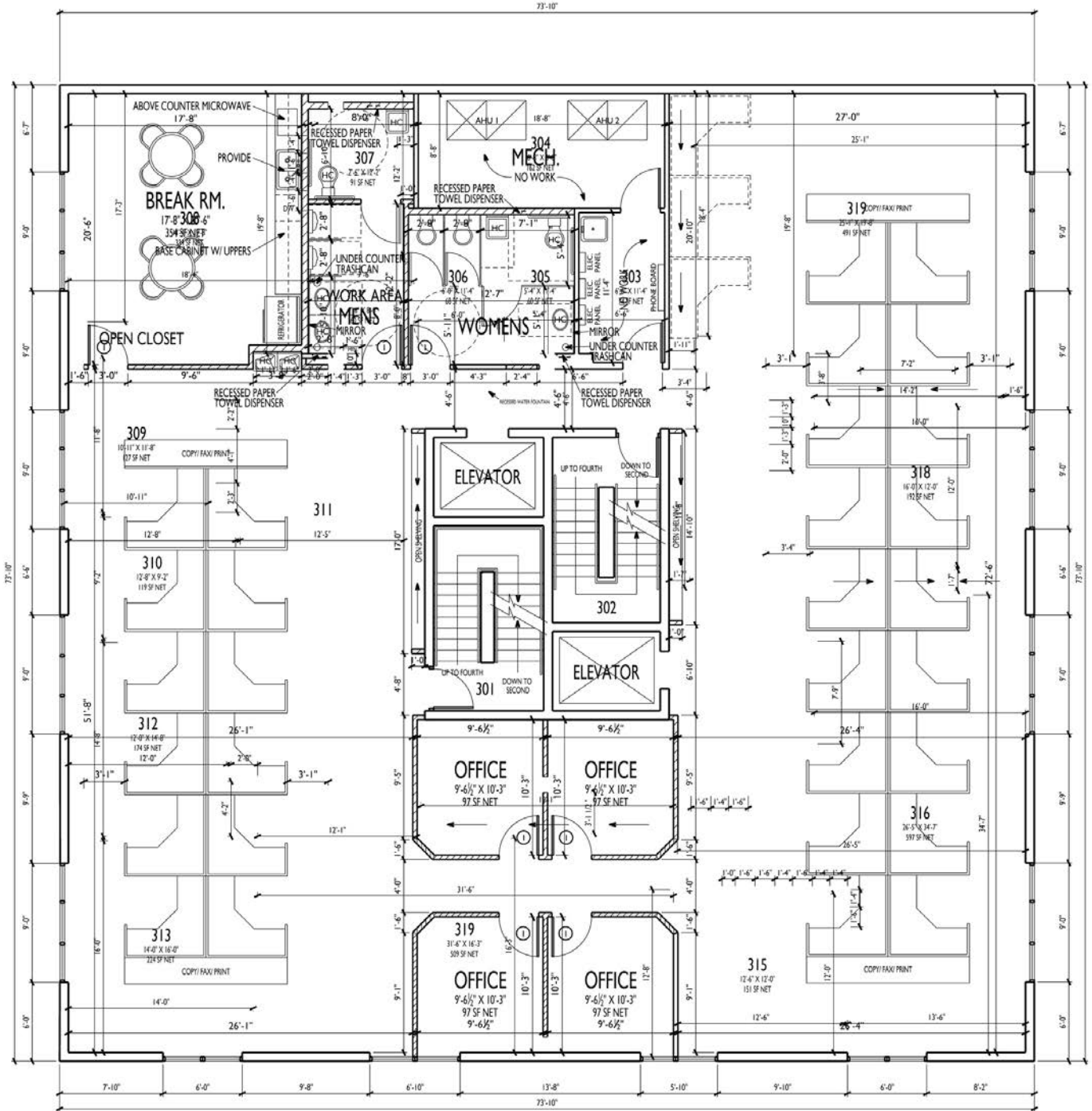




# Second Floor Plan

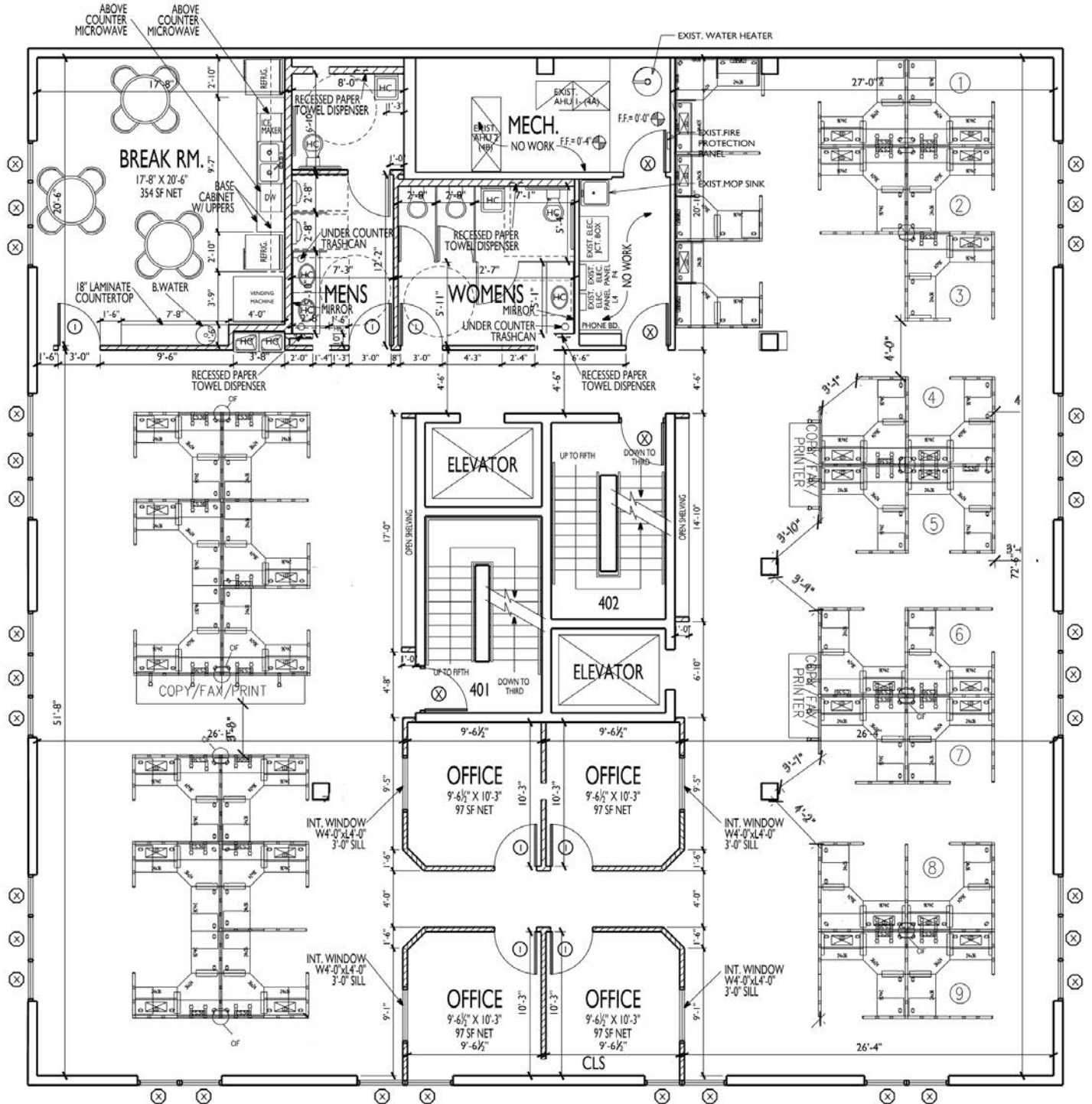


# Third Floor Plan

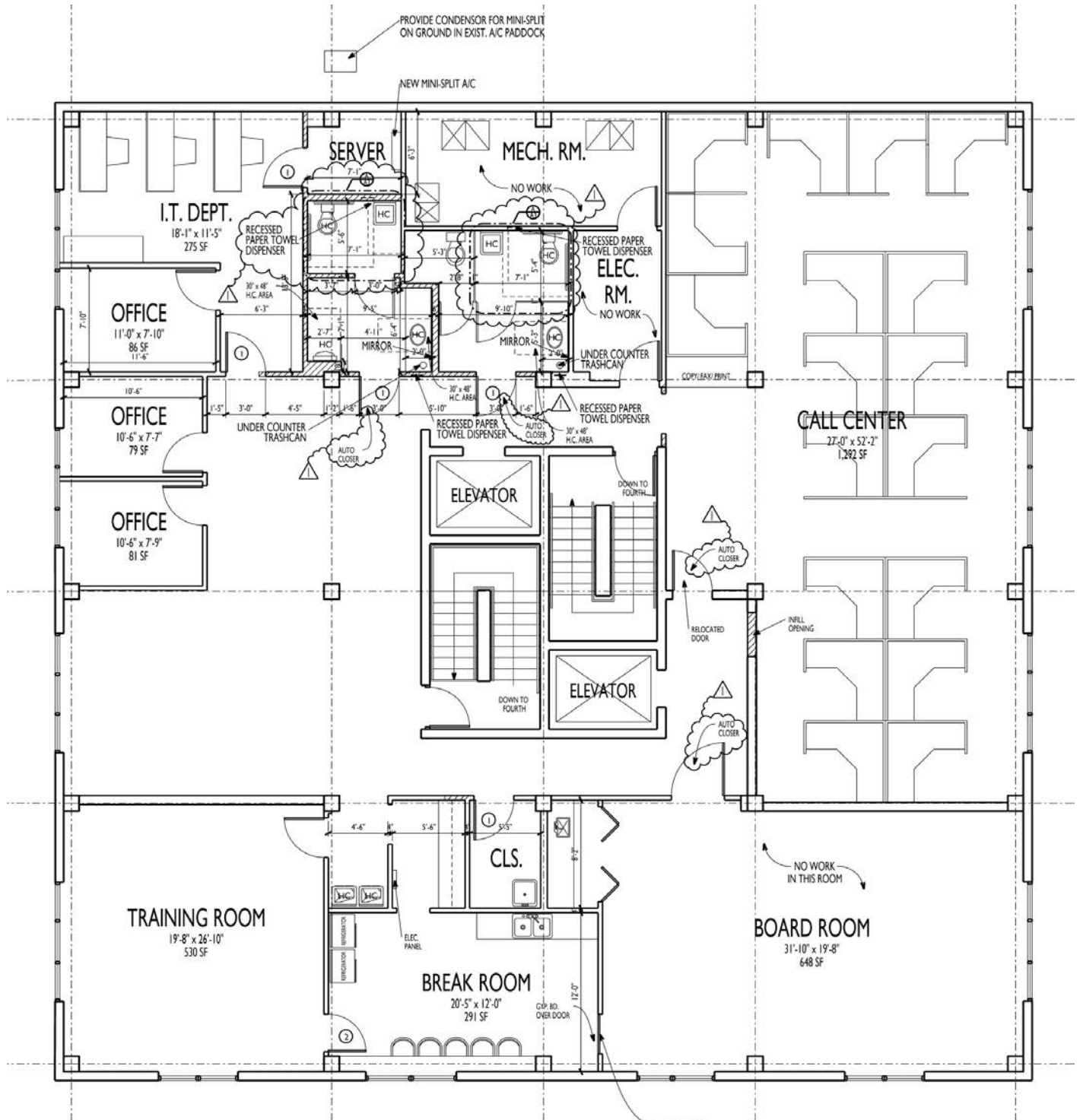




# Fourth Floor Plan



# Fifth Floor Plan





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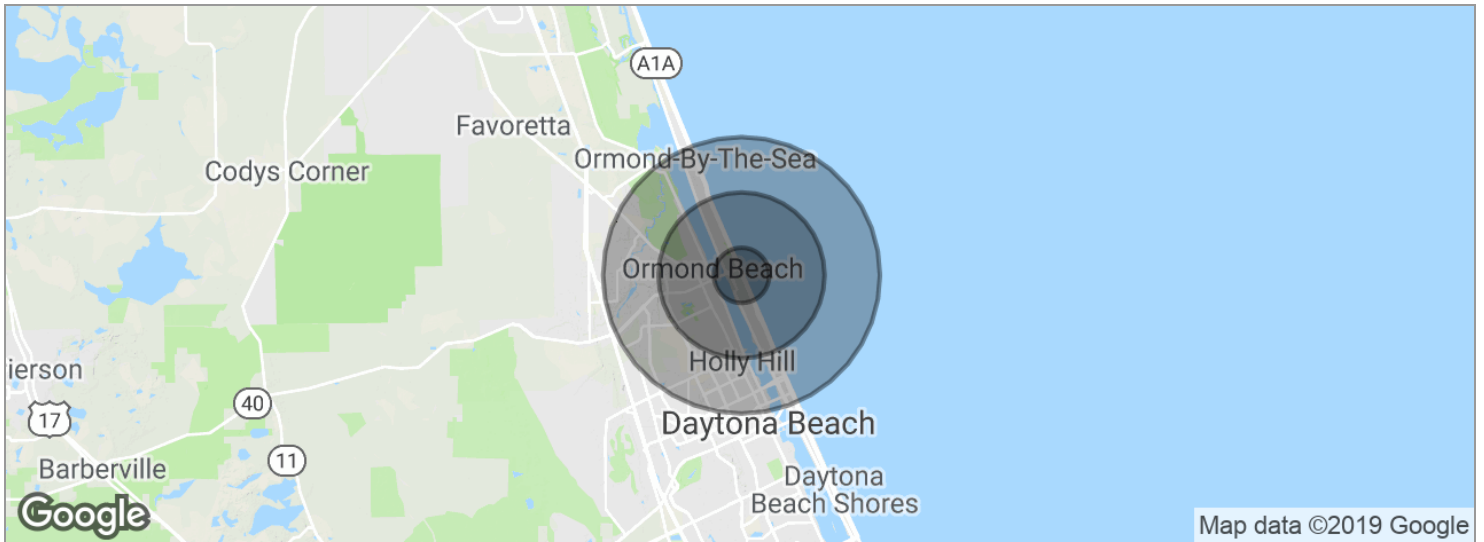
# DEMOGRAPHICS

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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	2,743	26,536	73,263
Median age	48.6	47.2	46.0
Median age (Male)	47.1	45.3	44.1
Median age (Female)	50.7	49.2	47.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,245	11,793	32,554
# of persons per HH	2.2	2.3	2.3
Average HH income	\$86,604	\$61,339	\$53,776
Average house value		\$180,117	\$191,960

\* Demographic data derived from 2010 US Census



# 5 ADVISOR BIOS

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# Advisor Bio

## CARL W. LENTZ IV, MBA, CCIM

Managing Director



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## PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with over 15 years of experience. He is a highly regarded and well-known advisor in the burgeoning Volusia/Flagler counties market and booming Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

## EDUCATION

MBA- University of Central Florida- 2008  
BA- Emory University- 1997  
Phillips Exeter Academy- 1993

## MEMBERSHIPS & AFFILIATIONS

CCIM- Certified Commercial Investment Member  
ICSC- International Council of Shopping Centers  
CFCAR- Central Florida Commercial Association of Realtors



# Advisor Bio

## JOHN W. TROST, CCIM

Principal | Senior Advisor



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## PROFESSIONAL BACKGROUND

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985  
IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member (CCIM) designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Involved and a tremendous supporter of various youth and high school sporting activities, including weightlifting, football, basketball, and golf. Served on the board of local Pop Warner Football, High School Quarterback Club, and other non-profit organizations.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

## EDUCATION

Bachelor, Finance  
University Of Central Florida 1992

## MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers  
CCIM Institute

# Advisor Bio

## TIM C. DAVIS, CCIM

Principal/ Senior Vice President



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Suite 5B  
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tim.davis@svn.com

## PROFESSIONAL BACKGROUND

Tim Davis comes to the commercial real estate business as a continuation of a lifetime of entrepreneurial endeavors. Founding a few small businesses in his teenage years and onward, they included automotive related manufacturing, multiple retail businesses, and internet startups. He is now practicing commercial real estate with a broad service area in Northeast & Central Florida

His commercial real estate career has led to the brokerage of all property types and classes including extensive work with lenders in the troubled assets arena and REO disposition. Since 2009, he has participated in the sale of the largest land parcels on the Atlantic Ocean in Daytona Beach (including sites of the new Hard Rock Hotel and Westin Resort), and as of June 2017, has sold 16 direct oceanfront hotel/condo development sites.

Davis is a graduate of the University of Central Florida, with a B.S. in Management & Finance. In addition to real estate, Tim founded two manufacturing companies producing components for the automotive aftermarket.

\*Since 2009, Tim has brokered commercial troubled[REO] assets for over a dozens of different lenders, from large banks such as Bank of America, Wells Fargo, Suntrust, Regions, Fifth Third, regional banks, and even single branch community banks.

\*General Partner and sponsor in several syndicates focused on repositioning income properties to unlock yield.

\* Served as Vice President and General Manager of a international equine company, importing horses from Europe, Arabians and DHH.

Mr. Davis has brokered every asset type in all property classes, including land, office, warehouse, multi-family, hospitality, chattel property, Single-Tenant Net Lease Investment property, and retail development sites. These combined skill sets lead to unequalled depth and reach in the northeast central Florida market.

Specialties: Industrial Sales, Retail & Hospitality Land, with a focus on Oceanfront Development Sites

## EDUCATION

BSBA University of Central Florida, Management/Finance

## MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers



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