

Cambridge Square Office Condominium

1900 Boothe Cir
Longwood, FL 32750

Beautiful Office Condo
2 Blocks From I-4



Quest Company
Commercial Real Estate Services

1900 Boothe Circle

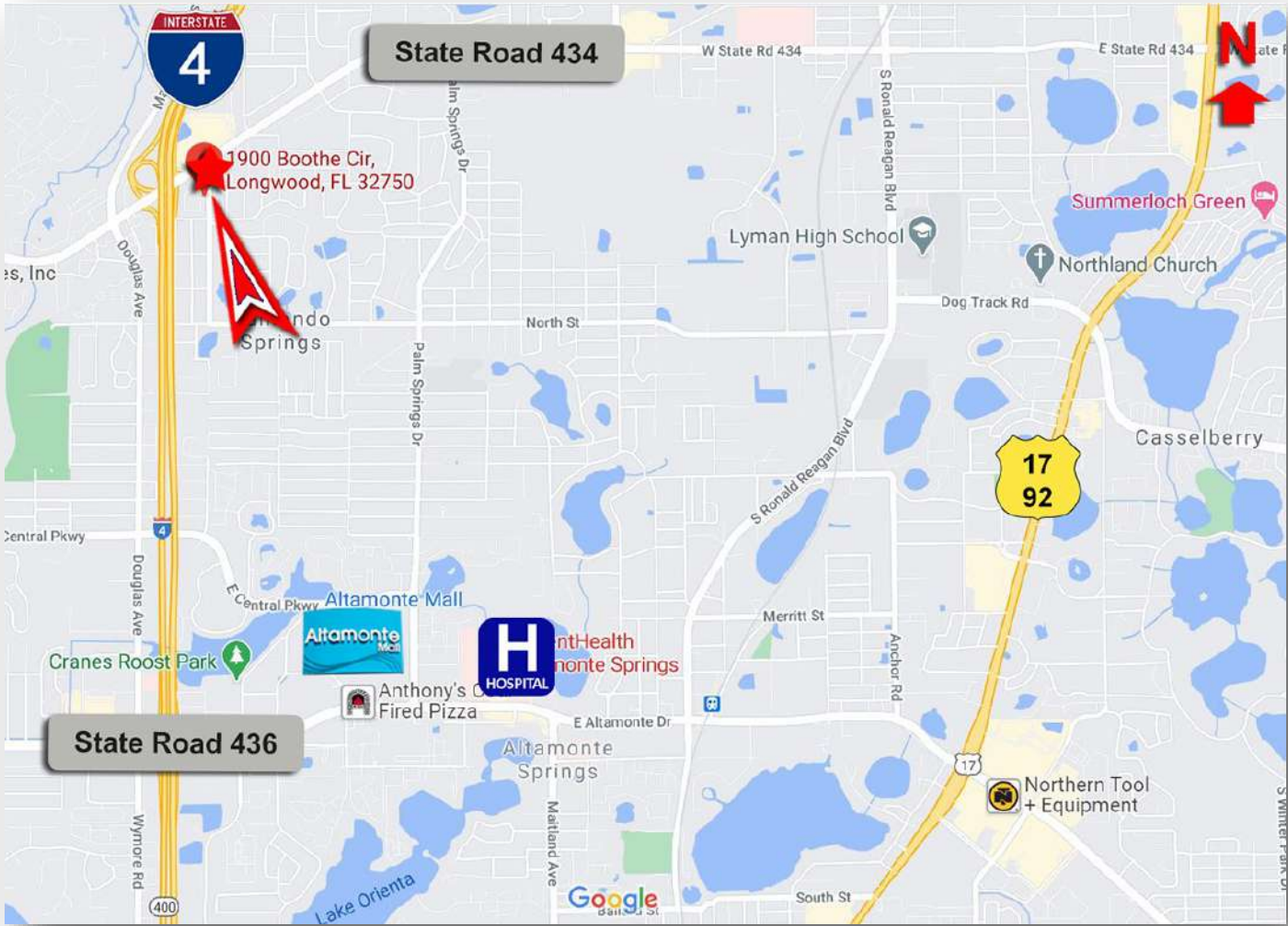
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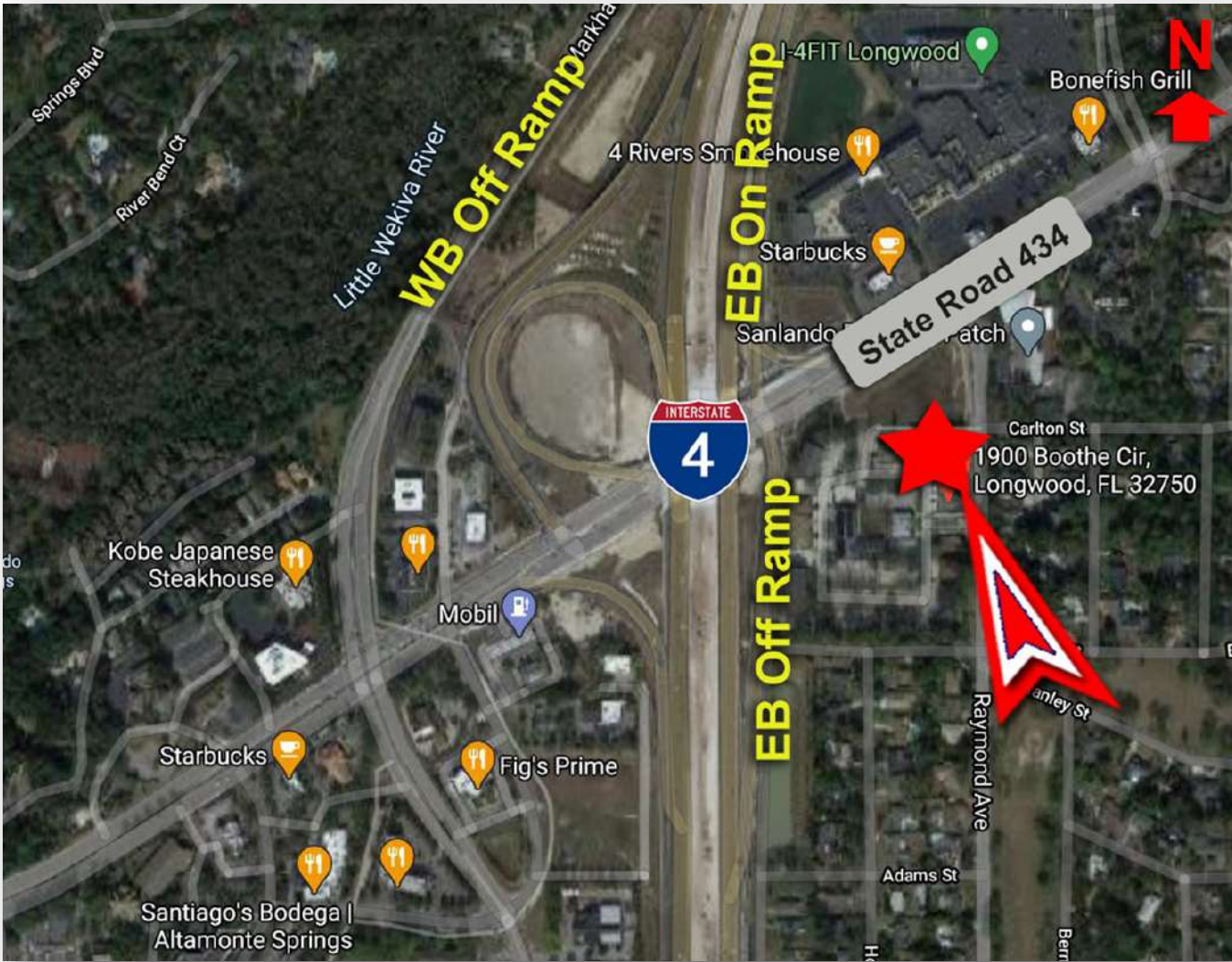
1900 Boothe Circle

Location Map



1900 Boothe Circle

Aerials | Mid-Level



1900 Boothe Circle

Aerials | Proximity to I-4

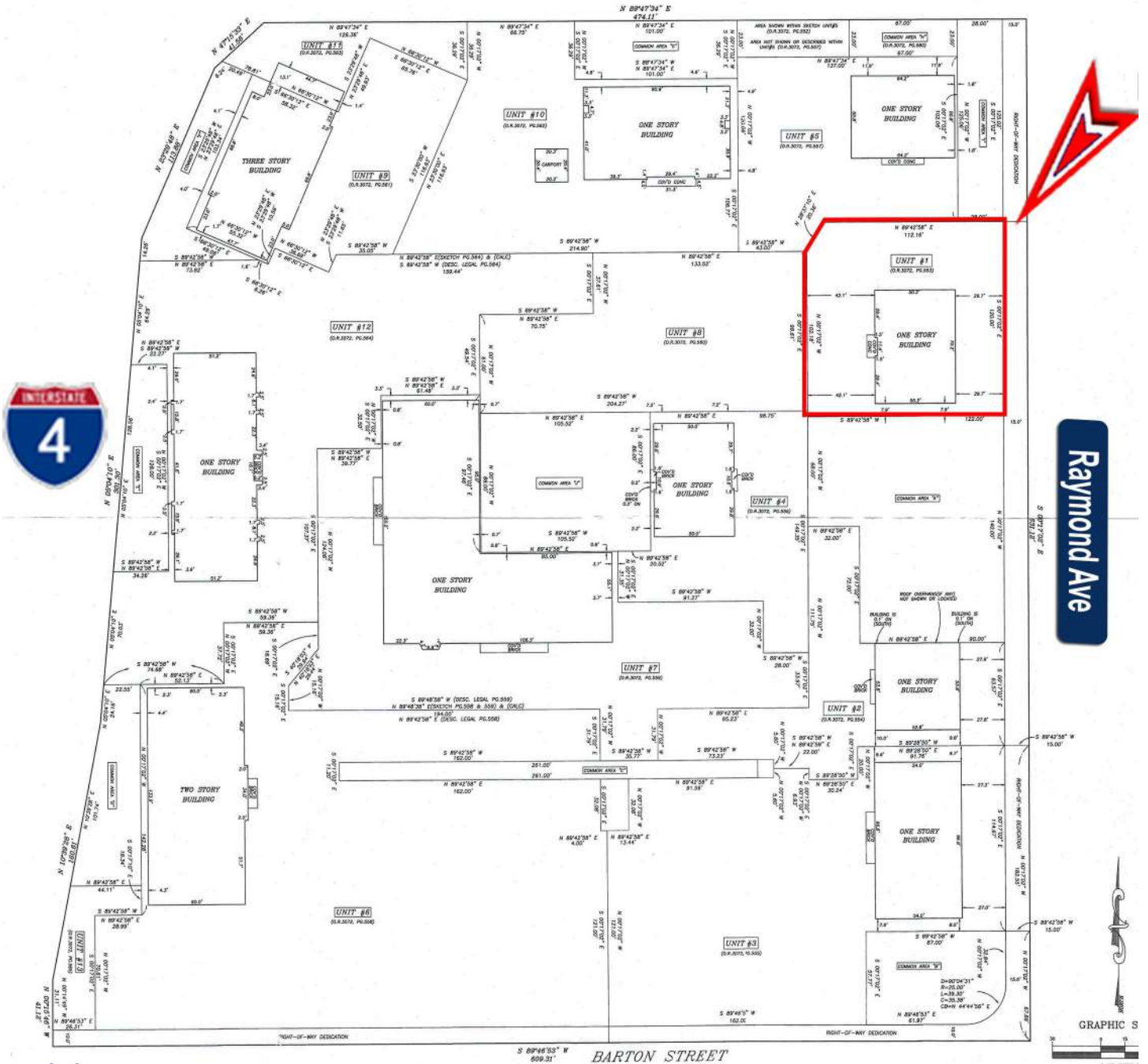


Located just 2 blocks from Interstate 4 with brand new on- and off-ramps



1900 Boothe Circle Survey

CAMBRIDGE SQUARE



Raymond Ave



1900 Boothe Circle

Exterior Views



Wraparound
Parking



3D
View



1900 Boothe Circle

Additional Exteriors

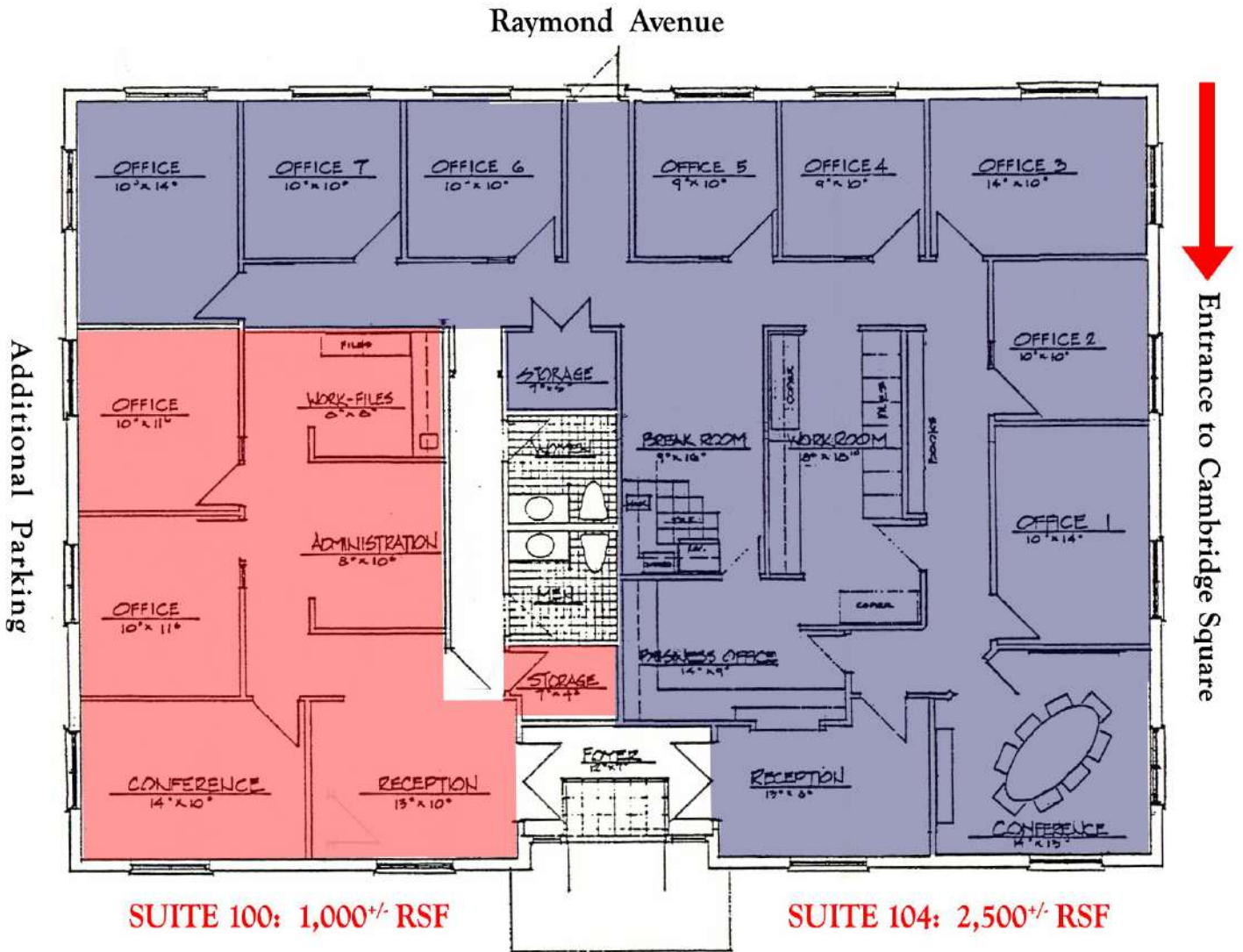


Facing
North



1900 Boothe Circle

Floorplan



UPS, FedEx & Mail
Drop-Off Boxes



Disclaimer: Changes to interior layout may have been made since the floorplan was generated.
Prospects are encouraged to conduct their own due diligence.



1900 Boothe Circle

Property Description

- = **Cambridge Square** is an attractive complex of office condominiums set amidst mature shade trees and offering ample, free parking.
- = 1900 Boothe Circle contains approx. 3,500 SF conveniently positioned **next to the complex's entrance for maximum exposure**, and directly **across from the FedEx and UPS receptacles for convenience**.
- = Suite 104 comprises the balance of the building with its **2,500 RSF** and **will be vacated by July 1st**. The unit features a Reception Room, large Conference Room, 8 Private Offices, Business Room, File Workroom, Storage Room and Break Room.
- = The approx. 1,000 RSF contained within Suite 100 is **under lease at \$1,412/mo.** through 4/30/22. It offers a Reception room, larger Conference Room, private offices, storage, administrative area and common area restrooms.
- = The building had a new, Commercial GAF **50-year roof installed in 2018, as well as new gutters**.
- = Cambridge Square is **on the periphery of Rolling Hills**, a well-established residential community of custom-built homes adjacent to a former golf course.
- = Located **only 2 blocks from Interstate 4 at State Road 434, as well as numerous restaurants**.
- = **Annual Condo dues are \$3,123.**
- = The **Condo docs, Appraisal, Tenant Lease and Roof Warranty are available** upon execution of a NDA.
- = **Building is offered at \$204/SF.**



1900 Boothe Circle

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