

**Iconic, Colonial-Style, Lee Road Office Building**



**OFFERING SUMMARY**

Purchase Price:	\$1,150,000
Price / SF:	\$223
Building Size:	± 5,150 USF
Lot Size:	0.72 Acres
Org County Zoning:	C-1
2nd floor tenant income	Bonus \$\$

**\*\*IN OPPORTUNITY ZONE\*\***

**PROPERTY OVERVIEW:**

Iconic, Colonial-Style, free-standing Lee Road office building 2007 major renovation in entirety incl: HVAC, electric, plumbing & roof Excellent access and exposure to all major highways 42,500 AADT. Half mile to I-4.

**PROPERTY HIGHLIGHTS:**

- Huge, irreplaceable, lit marquee sign
- Massive 40+ parks (7.8/1000)
- Vaulted main work area with 9 custom built-in, socially distanced, workstations
- Attractive lobby, 2 conference rooms, private offices & breakroom.
- Fully networked. Move-in ready.
- 2nd floor - add'l income from Tenant (separate exterior entry point)
- Wood floors, brass hardware, detailed molding & high-end finishes

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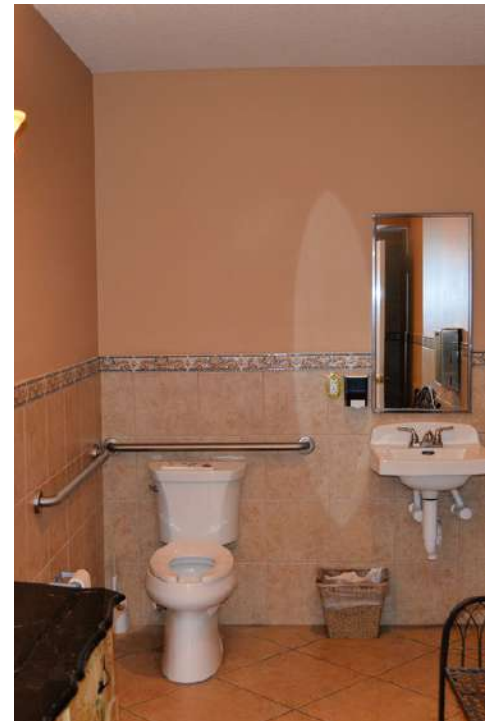
**CITY COMMERCIAL**  
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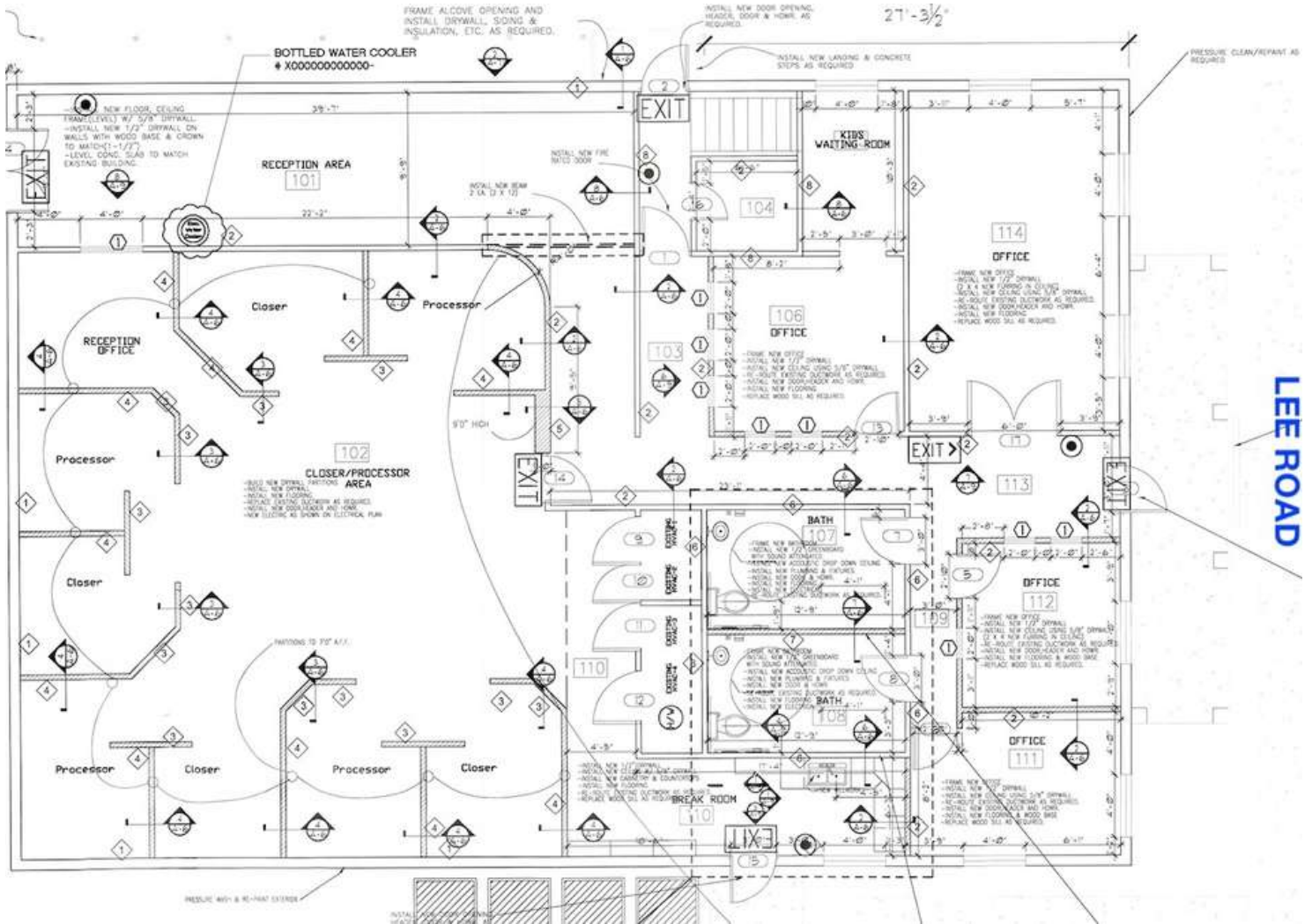
Photos



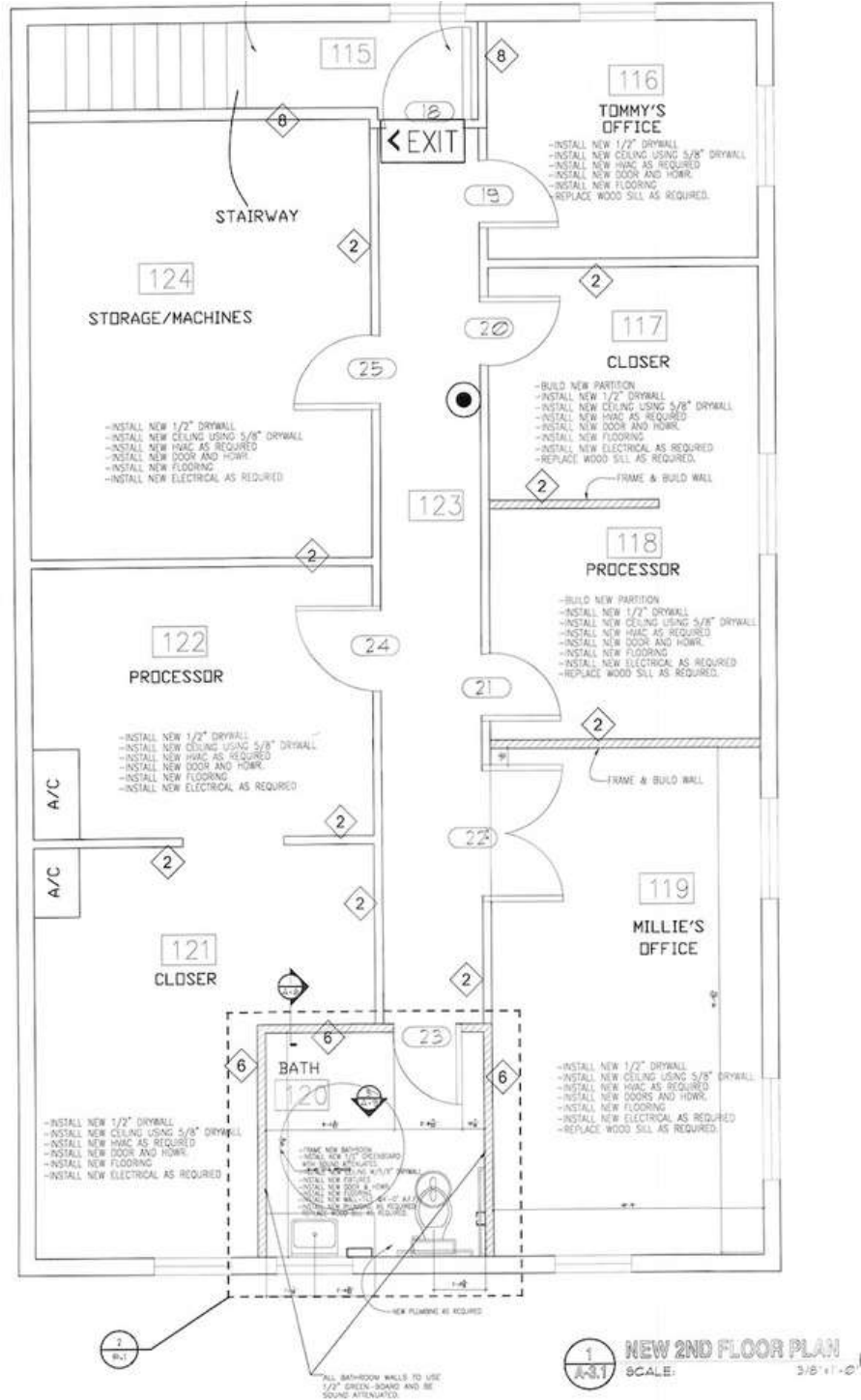
Additional Photos



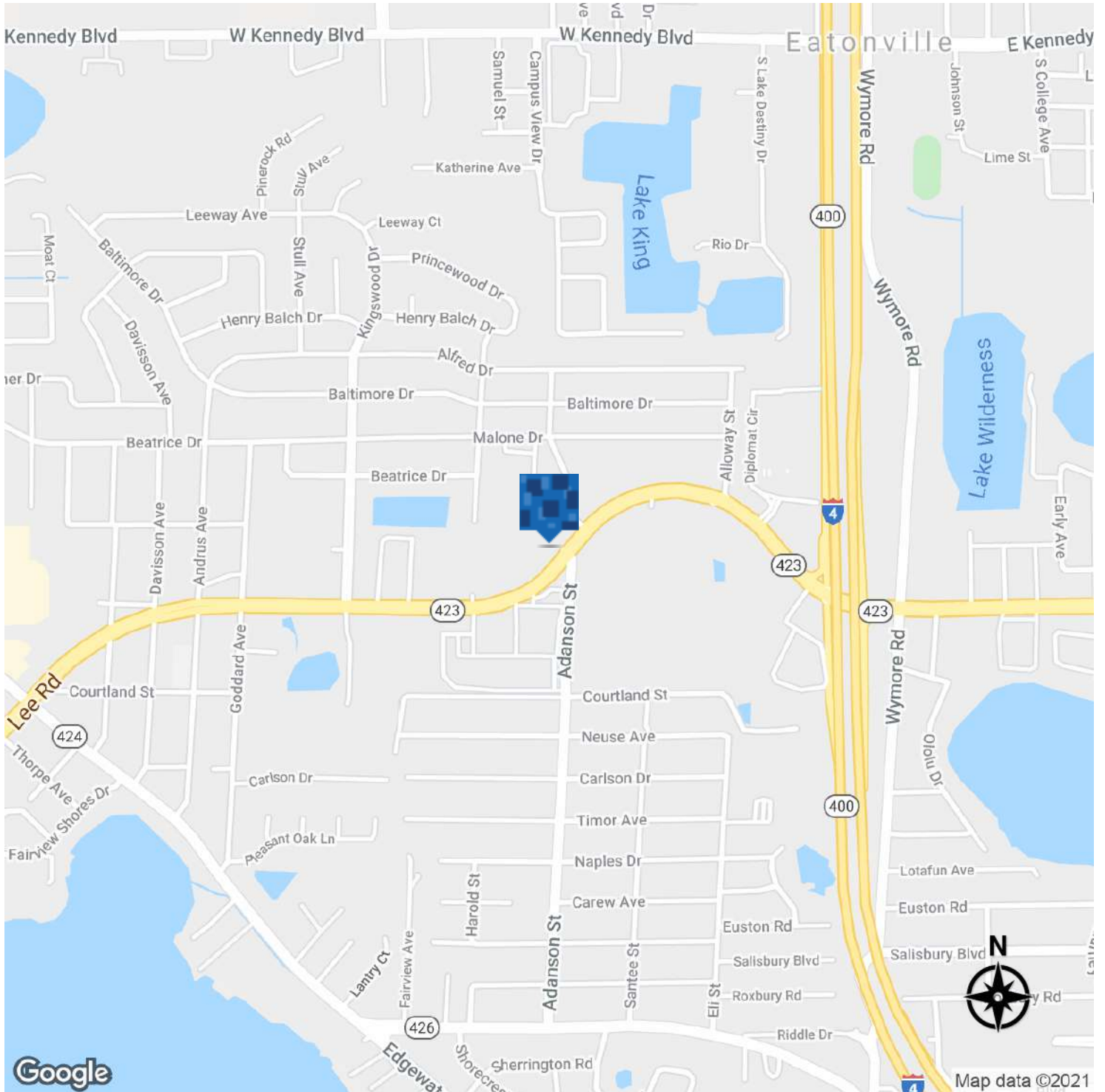
1st FL Space Plan



2nd FL Space Plan



Location Map



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