

THE 901 BUILDING

**OFFICE BUILDING** 

901 DOUGLAS AVE., ALTAMONTE SPRINGS, FL FOR SALE / LEASE

Jamison Commercial Partners is pleased to present for sale or lease, a 15,767± RSF office building with great access and visibility on I-4. Great opportunity for an owner user to add residual income. Located on Douglas Ave. between SR 436 & SR 434 fronting I-4.

#### PROPERTY OVERVIEW

- » 15,767± RSF Office Bldg.
- » Suites Available

Suite 211 - 721 ± RSF

Suite 209 - 930 - 1,126 ± RSF

Suite 205 - 1,626 ± RSF

Suite 215 - 1,449 ± RSF

- » Spacious suites with inviting atrium
- » Two sided digital (LED) billboard w/ income (\$53k-2019)
- » Sale Price: **\$1,995,000**
- » 1st Floor Lease Rate: \$16.95/RSF, net of janitorial
- » 2nd Floor Lease Rate: \$15.25/RSF, net of janitorial

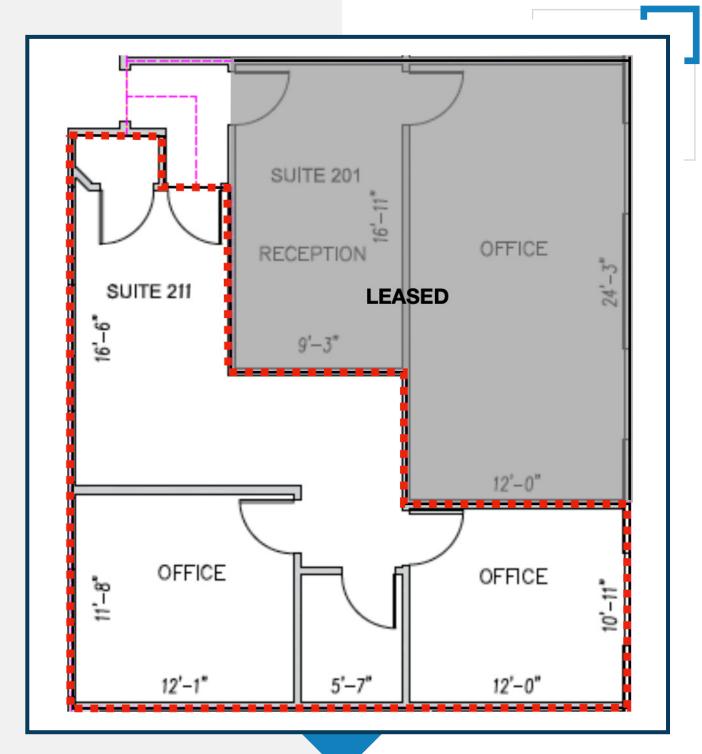




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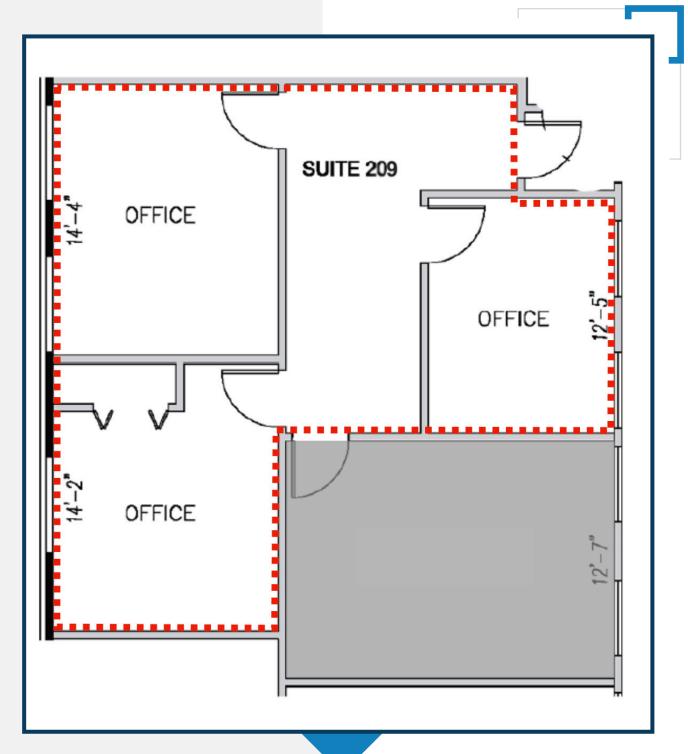


#### THE 901 BUILDING SUITE 211 - 721 $\pm$ RSF



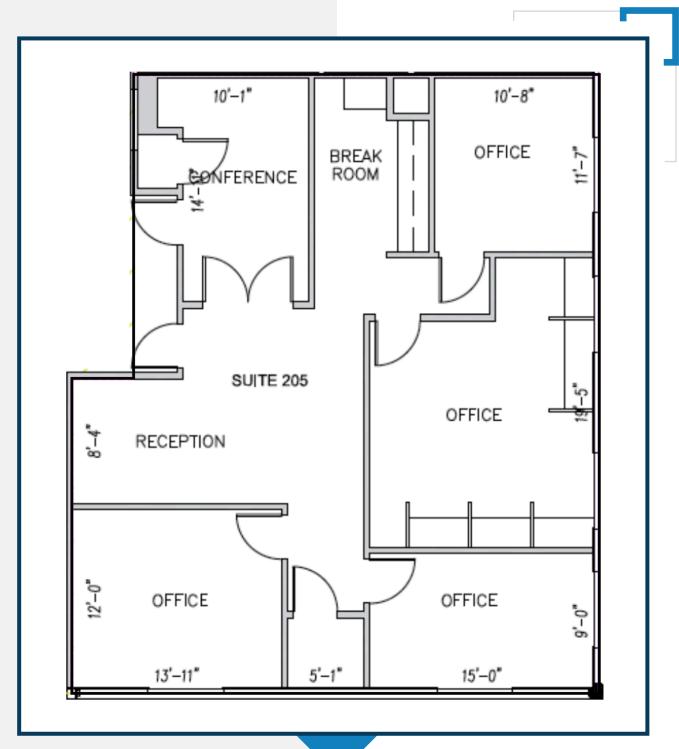


#### THE 901 BUILDING SUITE 209 - 930 - 1,126 ± RSF



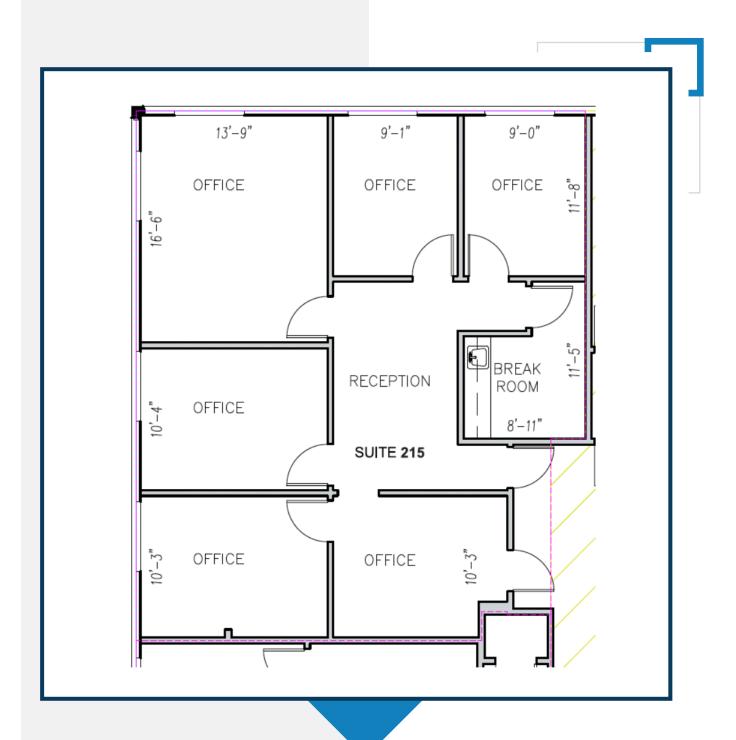


### THE 901 BUILDING SUITE 205 - 1,626 RSF





# THE 901 BUILDING SUITE 215 - 1,449 $\pm$ RSF





## THE 901 BUILDING ALTAMONTE SPRINGS, FL









