



# JAMISON

COMMERCIAL PARTNERS

## 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**











