

# Cambridge Square

1928 Boothe Cir  
Longwood, FL 32750



**FOR SALE:**

**5,500<sup>+/-</sup> SF Office Building 2 Blocks From Interstate 4**



**Quest Company**  
Commercial Real Estate Services

# 1928 Boothe Circle

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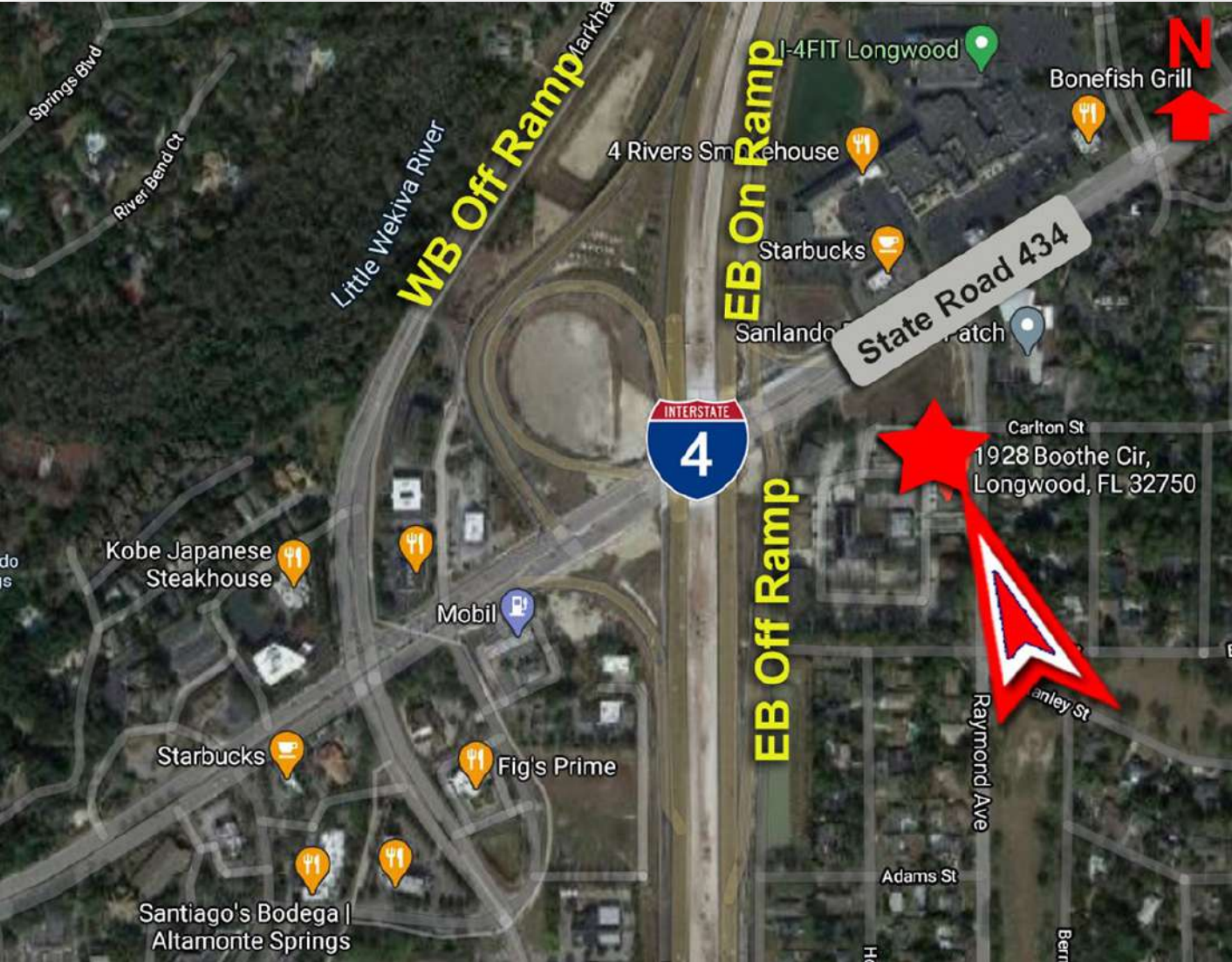
# 1928 Boothe Circle

## Location Map



# 1928 Boothe Circle

Aerials | Mid-Level



# 1928 Boothe Circle

Aerials | Proximity to I-4

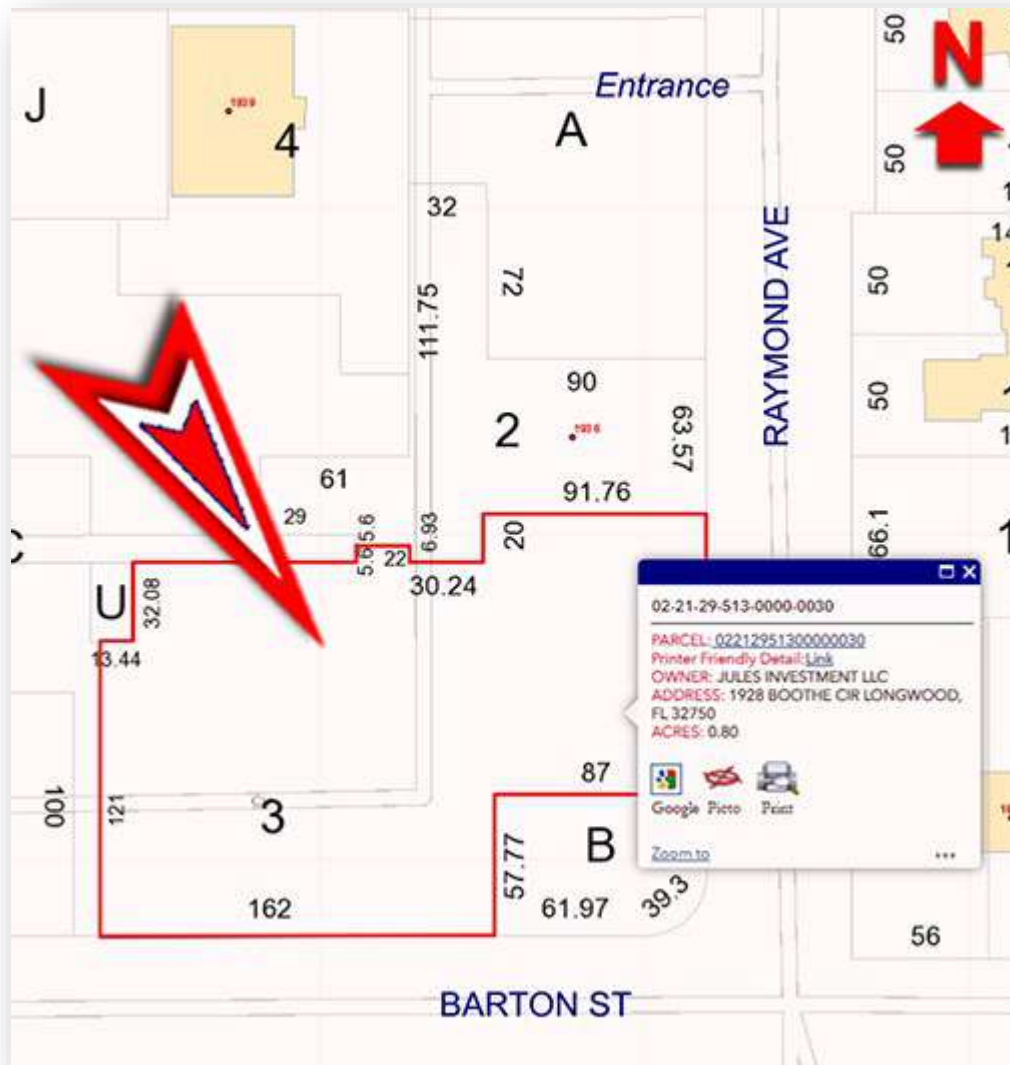


Located just **2 blocks**  
from Interstate 4  
for **quick & easy access!**



# 1928 Boothe Circle

## Plat Map



# 1928 Boothe Circle

## Street View

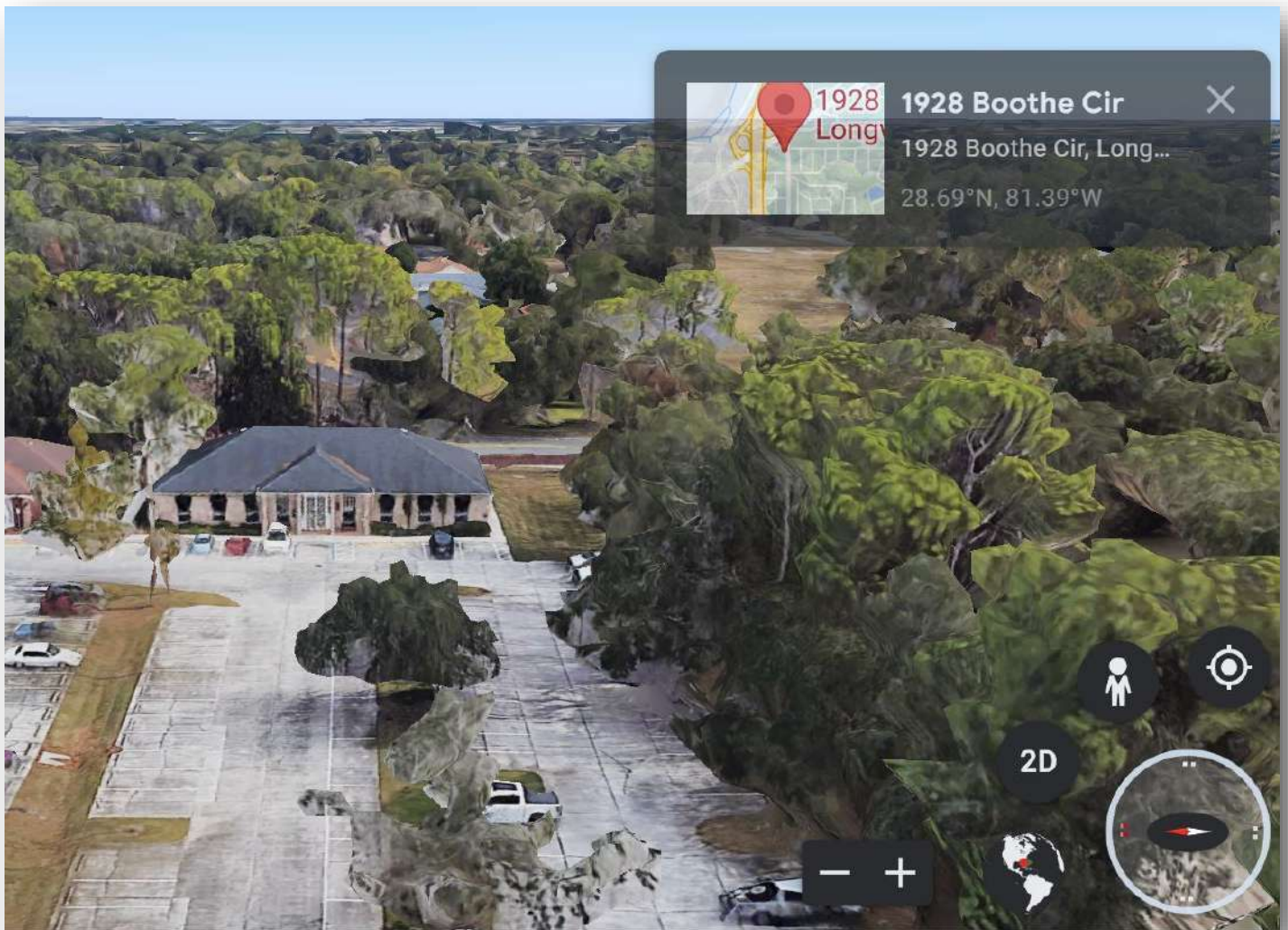


Looking Towards the Building & Adjacent Parking



# 1928 Boothe Circle

Google Earth View



Abundant, Free Parking Comes With the Building!





# 1928 Boothe Circle

Interior Photography | Common Area



# 1928 Boothe Circle

Interior Photography | Suite 1020



Move-in Ready!



# 1928 Boothe Circle

Interior Photography | Suite 1000

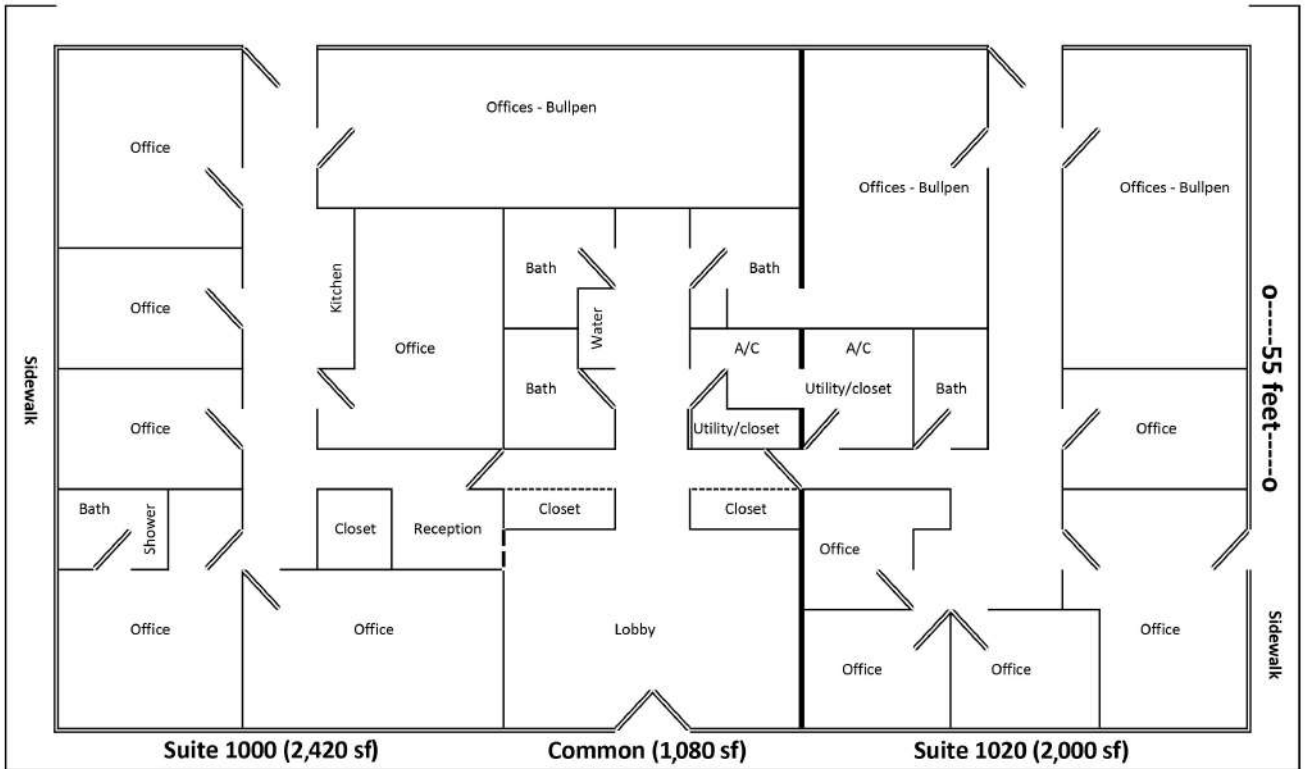


# 1928 Boothe Circle

## Floorplan

### Raymond Ave

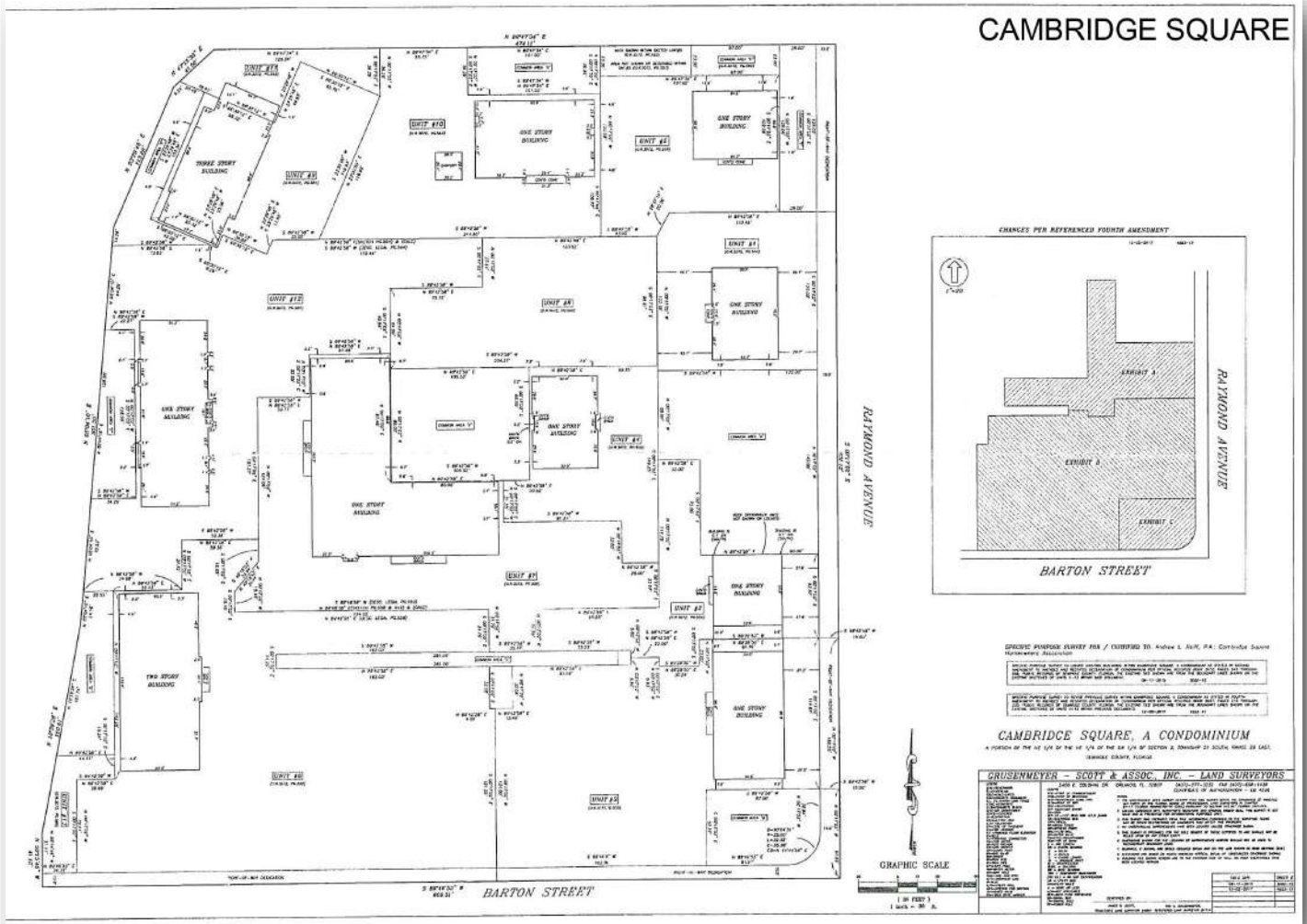
*on other side of brick wall*



2 Suites, 30 parking spaces, 14 offices, 1 reception area, 5 bathrooms, 1 shower, 2 A/C Units, 1 kitchen, 4 entrances, ADA compliant



# 1928 Boothe Circle Cambridge Square | Survey



# 1928 Boothe Circle

## Cambridge Square | Complex



# 1928 Boothe Circle

## Property Description & Terms

- = Cambridge Square is an **attractive complex** of sprawling brick office buildings, set amidst **mature shade trees**.
- = 1928 Boothe Circle totals approx. **5,500 SF**: 2,420 SF in Suite 1000; 2,000 SF in Suite 1020; and 1,080 SF in the Reception and common area between them.
- = Beautiful tile flooring, chair rails, a glass block wall, custom cabinetry and designer touches throughout serve to create an **elegant environment in which work will be a pleasure** and where **you'll be proud to welcome guests!**
- = The building features **14 offices in a wide range of sizes and configurations, an expansive lobby/reception, 4 common area bathrooms, 1 private bath with shower, 1 kitchen, and 4 entrances**. The building is also ADA compliant.
- = **The roof was replaced** in 2010 and the new, **7.5-ton Trane A/C units were installed in 2017**. A generous **30 parking spaces** come with the property, and **FedEx and UPS receptacles** are just feet from your front door.
- = Cambridge Square is on the periphery of Rolling Hills, a **community of custom-built homes surrounding a still-manicured, former golf course**.
- = Located **only 2 blocks from Interstate 4 at State Road 434**, this complex offers tremendous convenience with its quick and easy access. Local restaurants abound, the Altamonte Mall is just 5 minutes away; **Downtown Orlando, the East-West Expressway & 417/429 by-pass are only about 10 minutes**; 20 minutes to the Orlando Sanford International Airport; and 40 minutes from Orlando International Airport and various attractions.
- = 1928 Boothe Circle is **offered at \$250/SF** and 2022's **monthly dues are \$395.33**. Suite 1020 is vacant; Suite 1000's tenant is also the building's owner, so he is **flexible as to occupancy**.
- = **Condo docs and other materials are available** upon execution of a NDA.



# 1928 Boothe Circle

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