

RETAIL / COMMERCIAL

389 E State Road 434

389 E STATE ROAD 434 · LONGWOOD, FLORIDA 32750

± 4,362 SF · \$14.00 - \$16.00/SF/YR NNN



THE SUITE

A 4,362 SF commercial space on E State Road 434 in Longwood

Alpha Equity is pleased to present 389 E State Road 434, a ±4,362 SF two-story commercial building in Longwood with a 2,662 SF downstairs and a 1,700 SF upstairs. Each floor is available separately at \$16.00/SF/year NNN, or the entire building at \$14.00/SF/year NNN. CAM is additional.

The property enjoys direct frontage and visibility along State Road 434, one of Longwood's primary commercial corridors.

LEASE RATES

Downstairs	2,662 SF	\$16.00/SF/yr NNN	\$3,549.33/mo base
Upstairs	1,700 SF	\$16.00/SF/yr NNN	\$2,266.67/mo base
Entire building	4,362 SF	\$14.00/SF/yr NNN	\$5,089.00/mo base

Base rent shown. Plus CAM, est. \$4.08/SF/yr.

CONVENIENT ACCESS

US 17-92 is 0.9 mi away · I-4 Interchange (Exit 94) is 2.3 mi away

PROPERTY HIGHLIGHTS

2,662 SF	1,700 SF	4,362 SF	NNN	5/1,000 SF	0.53 AC	Immediate
DOWNSTAIRS	UPSTAIRS	TOTAL	LEASE TYPE	PARKING RATIO	PARCEL	AVAILABILITY

PROPERTY PHOTOS



EXTERIOR PHOTO



RECEPTION PHOTO



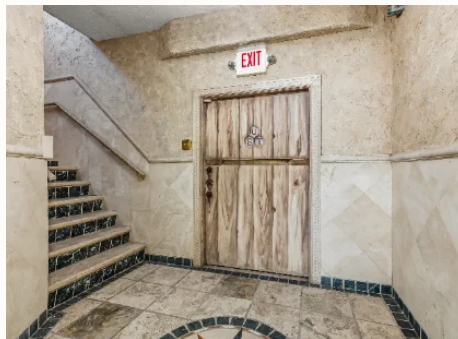
OFFICE PHOTO



AERIAL VIEW



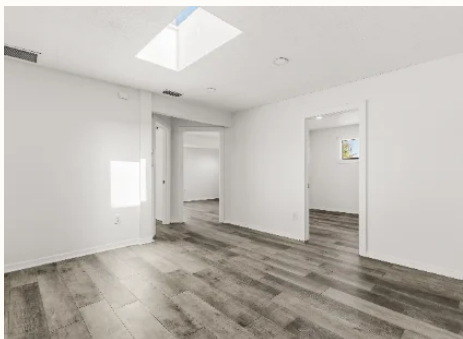
SUNROOM



STAIRWELL



UPPER LEVEL LANDING



OPEN WORKSPACE

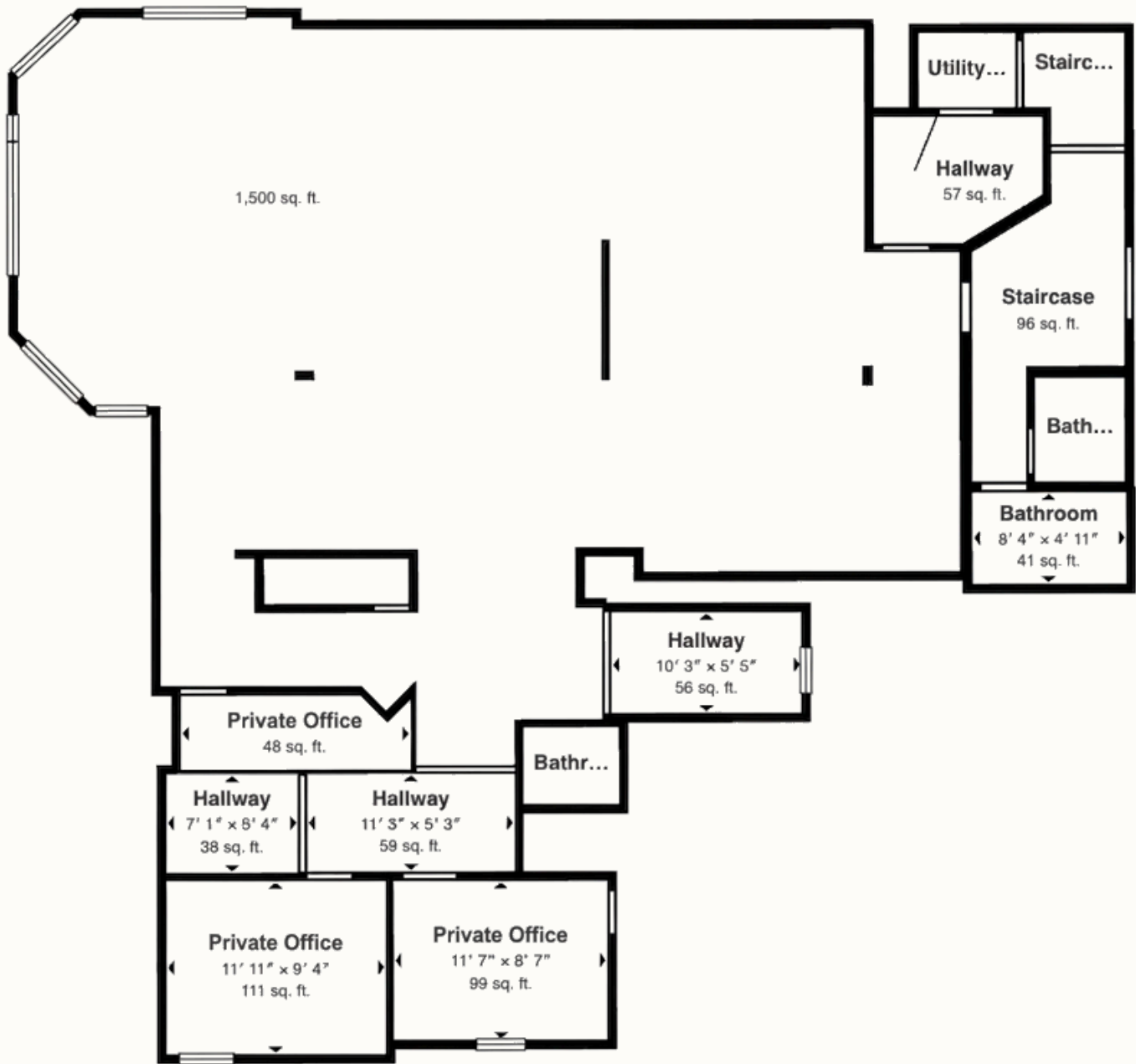


RESTROOM



PRIVATE OFFICE

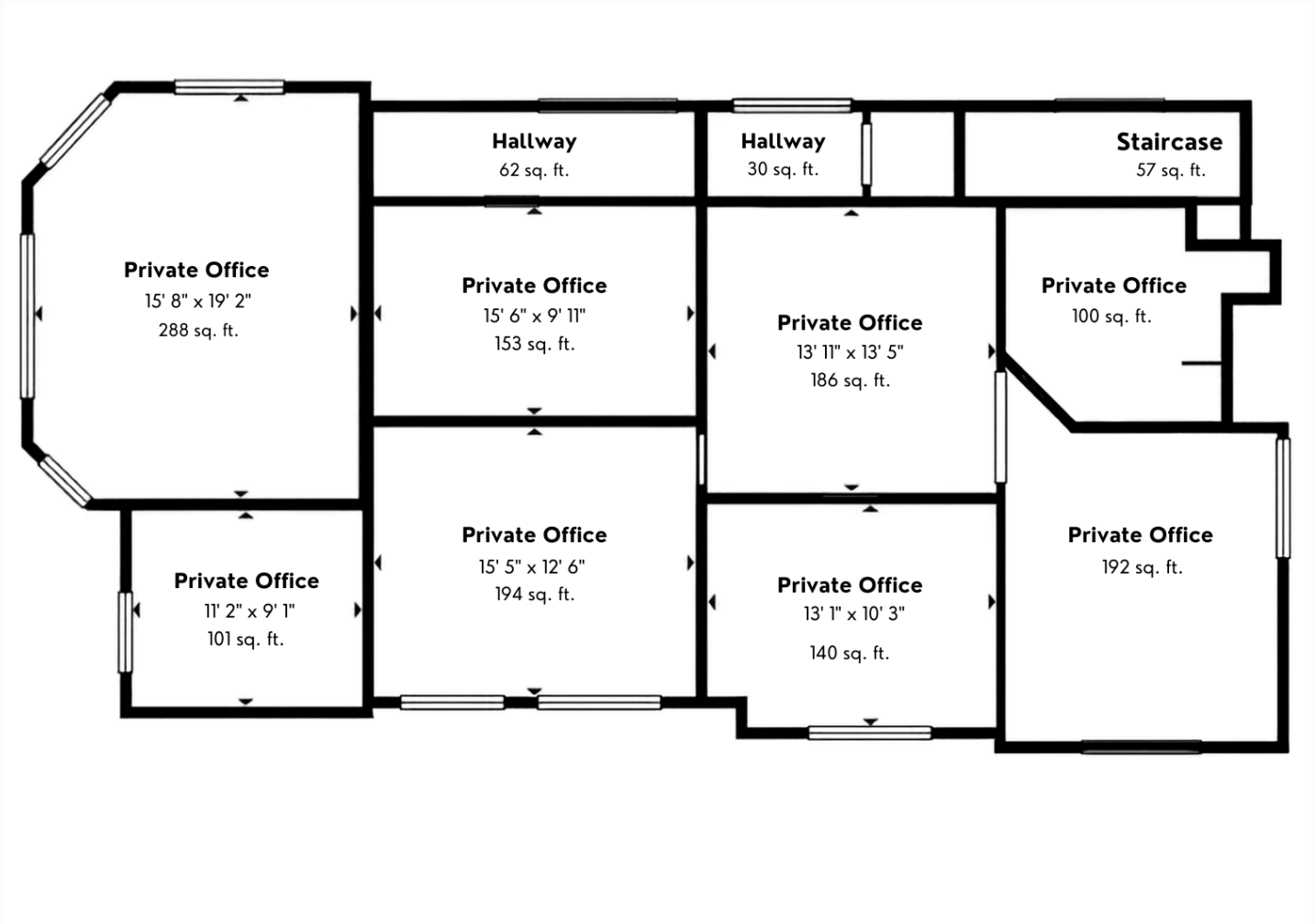
FLOORPLAN · DOWNSTAIRS · 2,662 SF



DOWNSTAIRS · 2,662 SF

Dimensions are approximate. Tenant to verify all measurements.

FLOORPLAN · UPSTAIRS · 1,700 SF



UPSTAIRS · 1,700 SF

Dimensions are approximate. Tenant to verify all measurements.



VIRTUAL TOUR



VIDEO TOUR

EXCLUSIVELY LISTED BY



Tati K

REALTOR®

(646) 388-4766

leasing@recfl.com



Mac Jaffer

CCIM · COMMERCIAL ADVISOR

(516) 554-5775

cre@recfl.com