

850 ALTAMONTE

850 E Altamonte Dr
Altamonte Springs, FL

**SINGLE-TENANT OFFICE BUILDING
ON AN 8.79 ACRE SITE**

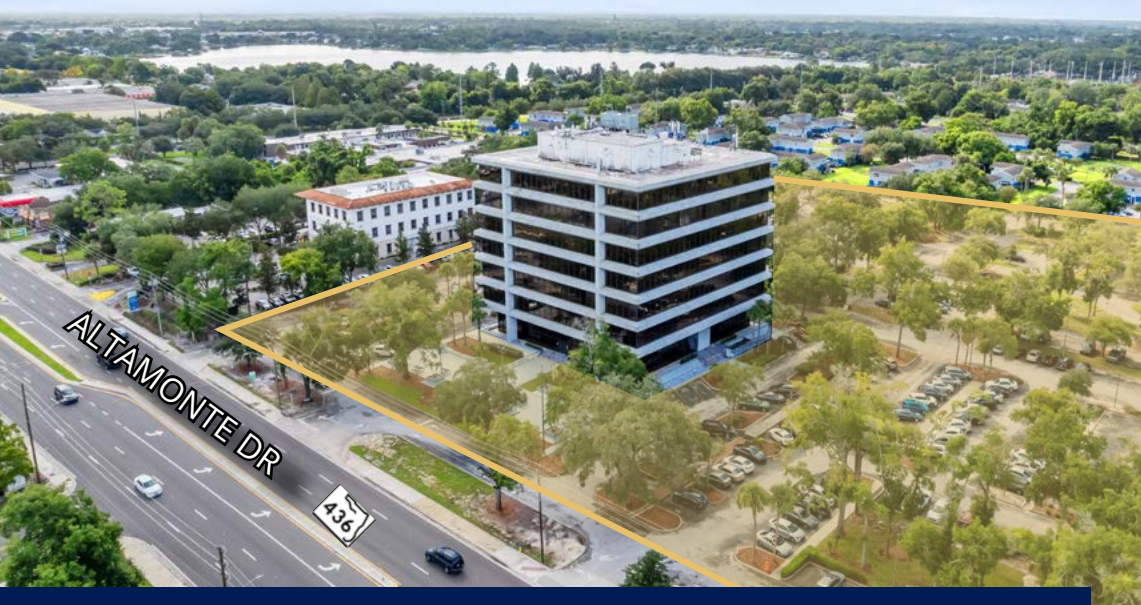
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Colliers

Colliers, as exclusive advisor, is pleased to present the opportunity to acquire 850 Altamonte (the "Property"), a ±98,204 square foot, seven-story office property that is 100% occupied by IntouchCX on a NNN lease. Strategically located on a generous +/-8.79 acre site in Altamonte Springs, Florida between two major highways, and a short walk from a station for the commuter train SunRail, the generously sized site is easily accessible and highly visible.

IntouchCX is a global contact management leader that serves the world's top corporations and has the capacity to employ 1,000 crewmembers from this location. The Property is across from Altamonte Springs City Hall in the city centre, surrounded by restaurants, apartments, residential neighborhoods, and other amenities.

This Property offers investors a significant opportunity to enjoy stabilized, reliable income from an institutional-quality occupant, with at a generous return, and the potential to densify the site in the future.



INVESTMENT HIGHLIGHTS

HANDS FREE OVERSIGHT OF HIGHLY QUALIFIED TENANT

Leased on an absolute net basis, this investment provides “hands-free” management of a well-maintained property occupied by an industry-leading company that has served some of the world’s largest and most recognizable brands for the past two decades.

IDEAL EMPLOYER FOR THIS TRADE AREA

As the only presence the company has in the state of Florida, IntouchCX strategically selected this site due to its proximity to their targeted labor pool. Many of their employees live in the surrounding neighborhoods

STABLE CASH FLOW – EXCELLENT RETURNS

An investor will enjoy an 11% cap rate through the term of the lease, with the potential for growth upon renewal.

PRICING SUMMARY

| | |
|--|--------------|
| Asking Price | \$15,690,000 |
| Per Square Foot | \$160 |
| Capitalization Rate - Years 1 through 4 | 11% |

PROPERTY HIGHLIGHTS



Address

850 E Altamonte Dr,
Altamonte Springs, FL
32701

Building Size

±98,204 square feet

Site Area

±8.79 Acres

Parking

±5.6 per 1,000 square feet

Zoning

MOR2 Mixed Office Residential zoning district allows a wide range of uses in structures of up to seven stories.

Redundant Power

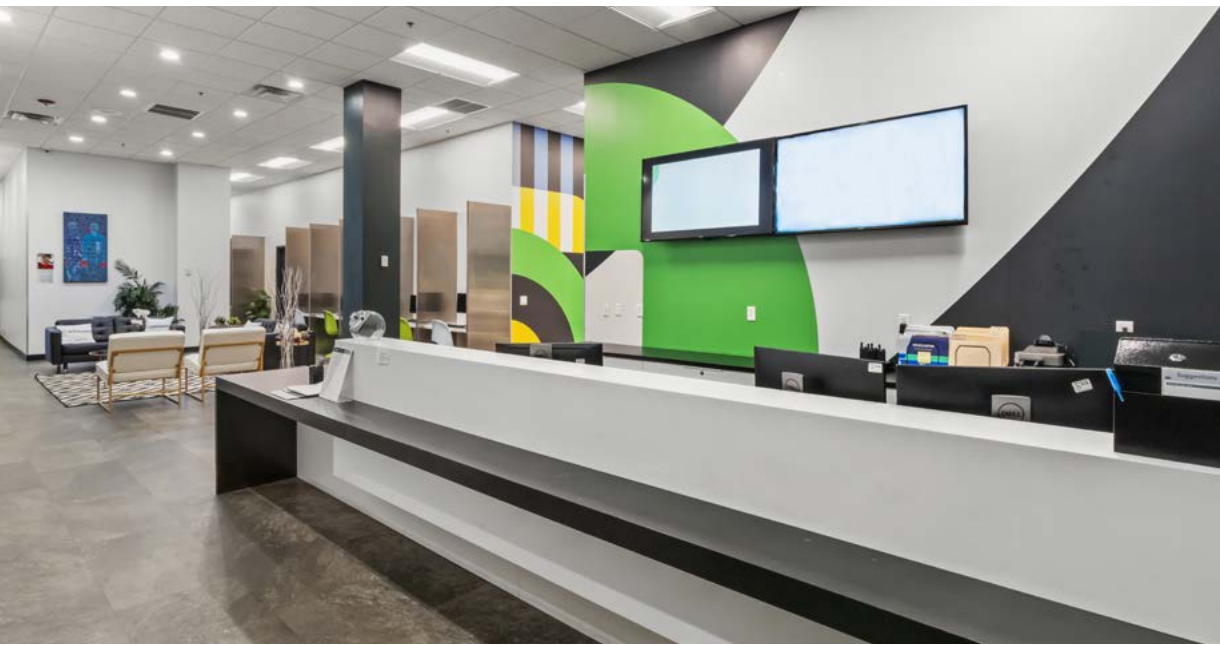
6,000 amps served from two separate substations of 3,000 amps each, plus an emergency generator

Percent Leased

100%

Tenancy

IntouchCX Inc.



LOCATION HIGHLIGHTS

REGIONAL ACCESSIBILITY

More than 1.5 million people can reach this location within a 30-minute drive via two major highways located just miles away. One-quarter mile from the Property there is a SunRail train station.

WALKABLE OFFERINGS

The site is a two-minute drive from Altamonte Mall, a super-regional shopping mall, and has an excellent walkability factor to nearby restaurants.

CONVENIENT SITE PLAN, ACCESS, AND PARKING

Visitors and workers of 850 Altamonte enjoy the well-designed site plan which offers easy site circulation and safe, easy access from Altamonte Dr, as well as side streets. The site's generous parking surrounds the building on three sides.

TENANT HIGHLIGHTS



MORE THAN 25,000 EMPLOYEES SPEAKING OVER 100 LANGUAGES FROM 25 SITES IN 11 COUNTRIES, INTOUCHCX INC. SERVES 200 OF THE WORLD'S LARGEST, MOST RECOGNIZABLE BRANDS AND FORTUNE 500 COMPANIES

These statistics support continued success of the property as a *strong call center* location.



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