

PROFESSIONAL OFFICE SPACES FOR LEASE



PROPERTY DESCRIPTION

Professional Office Spaces for Lease.

Unit 1: 2,976 SF

Unit 2: 1,919 SF

Lease Options: Lease as one 4,975 SF space or as two separate units.

This prime office space includes two conference rooms, 17 private offices, two breakrooms, five restrooms, and two lobbies with separate entrances.

Located on high-visibility Granada Boulevard, the property features freestanding signage for excellent exposure.

The grounds and interior spaces are meticulously maintained, making it an ideal location for professionals such as attorneys, insurance agents, real estate firms, title companies, financial planners, and more.

The property is approximately 0.7 miles from Interstate 95, 8 miles from Interstate 4, and 16.5 miles from SR 100.

It is conveniently situated near Publix, Lowe's, Peach Valley Café, Petco, Panera Bread, Chipotle Mexican Grill, Starbucks, and other popular destinations.

Estimated CAM, Real Estate Taxes, and Insurance \$7.19 per SF.

LOCATION DESCRIPTION

Located on the south side of Granada Boulevard just west of Interstate 95.

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE: \$19.00 NNN

AVAILABLE SF: Unit 1: 2,976 SF
Unit 2: 1,919 SF
Total Available: 4,975 SF

YEAR BUILT: 2005

TRAFFIC COUNT: 24,500 AADT

ZONING: PUD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,824	12,120	32,972
TOTAL POPULATION	4,390	27,655	75,866
AVERAGE HH INCOME	\$117,743	\$97,716	\$82,291

LOCATION ADDRESS

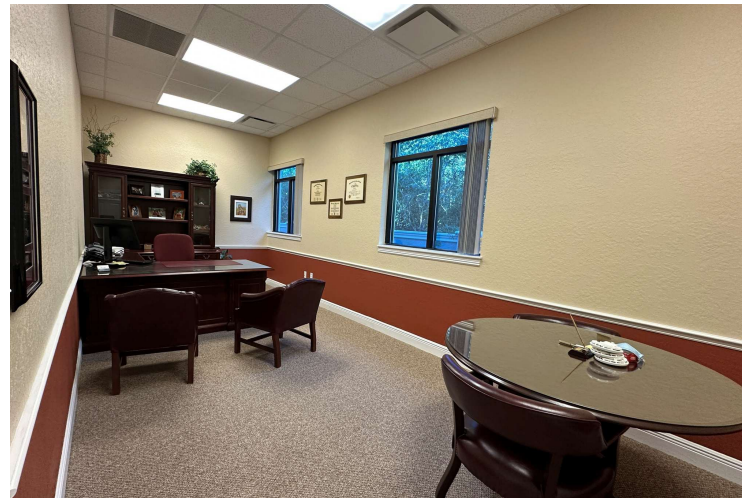
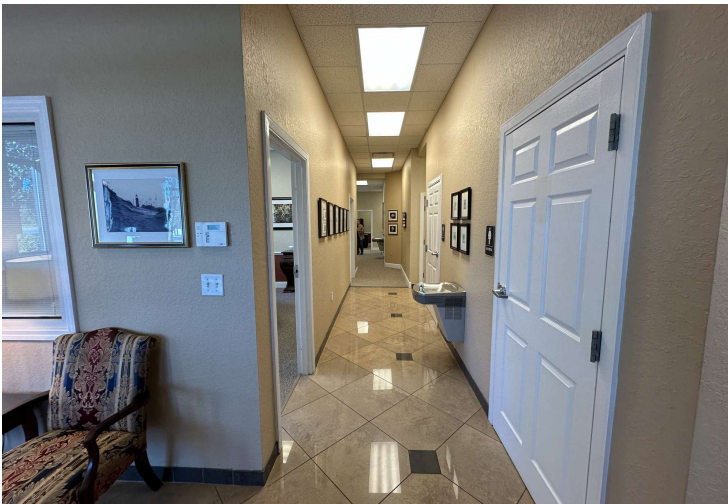
1870 W. Granada Boulevard, Ormond Beach, FL 32174

PROFESSIONAL OFFICE SPACES FOR LEASE | 1870 W. Granada Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

PROFESSIONAL OFFICE SPACES FOR LEASE | 1870 W. Granada Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



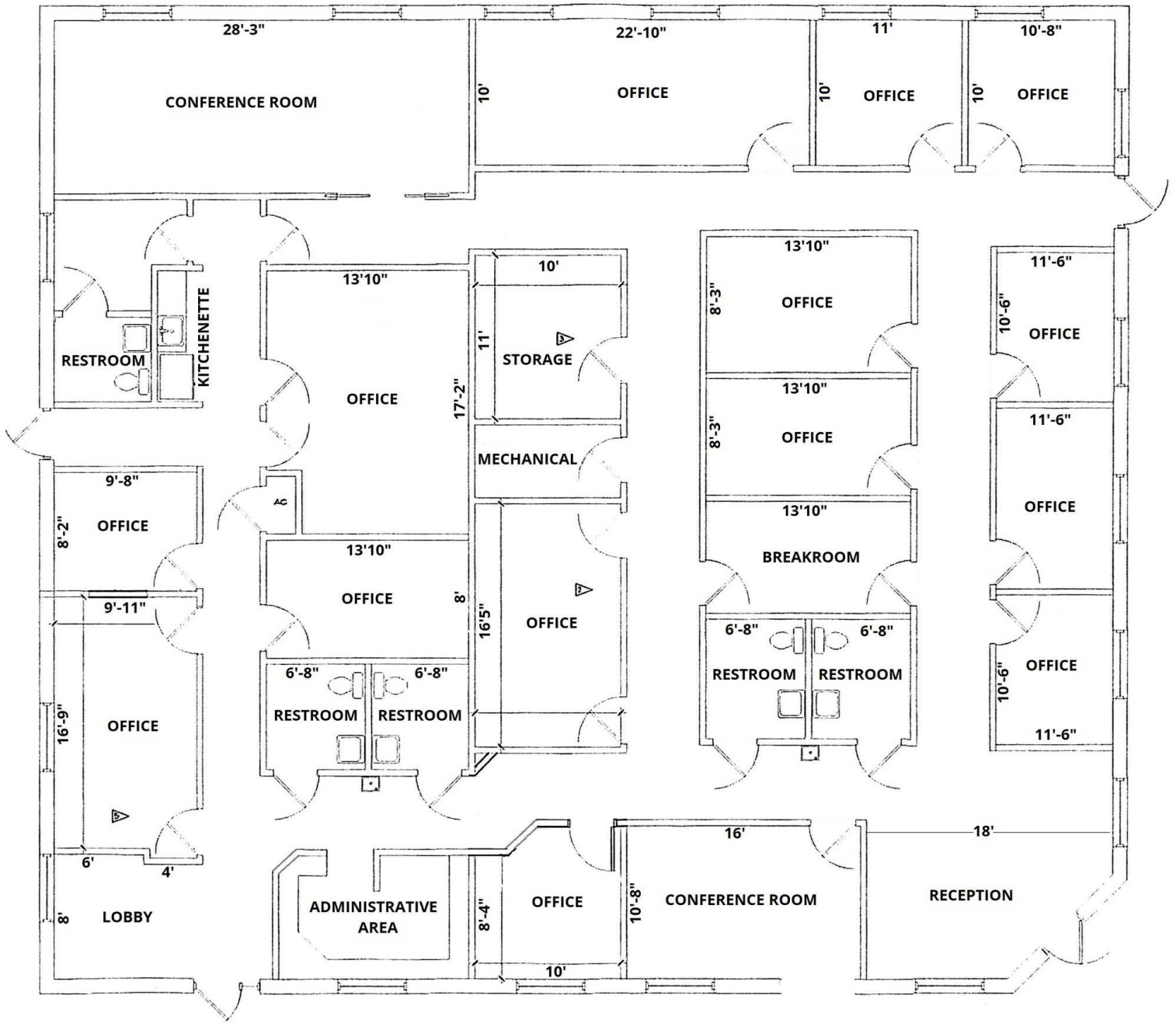
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

PROFESSIONAL OFFICE SPACES FOR LEASE | 1870 W. Granada Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



EXISTING FLOOR PLAN



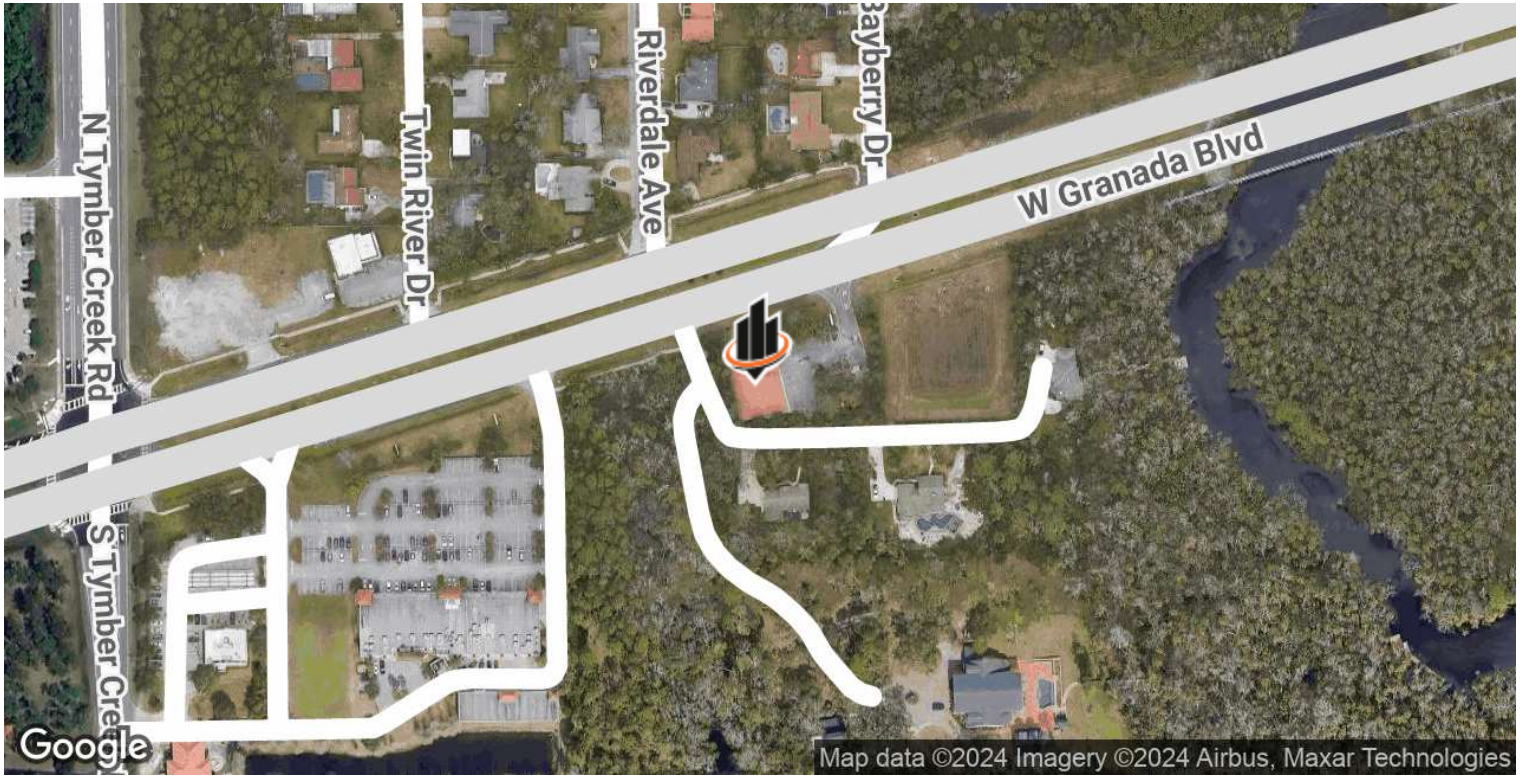
JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

PROFESSIONAL OFFICE SPACES FOR LEASE | 1870 W. Granada Boulevard Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAP



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

PROFESSIONAL OFFICE SPACES FOR LEASE | 1870 W. Granada Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

