



15,192 SQFT

# COMMERCIAL BUILDING

385 S Pearl Lake Cswy  
Altamonte Springs FL 32714

For sale | \$3,500,000

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## OFFER HIGHLIGHTS

OWNER OCCUPIED

FREE AND CLEAR

FULLY FURNISHED

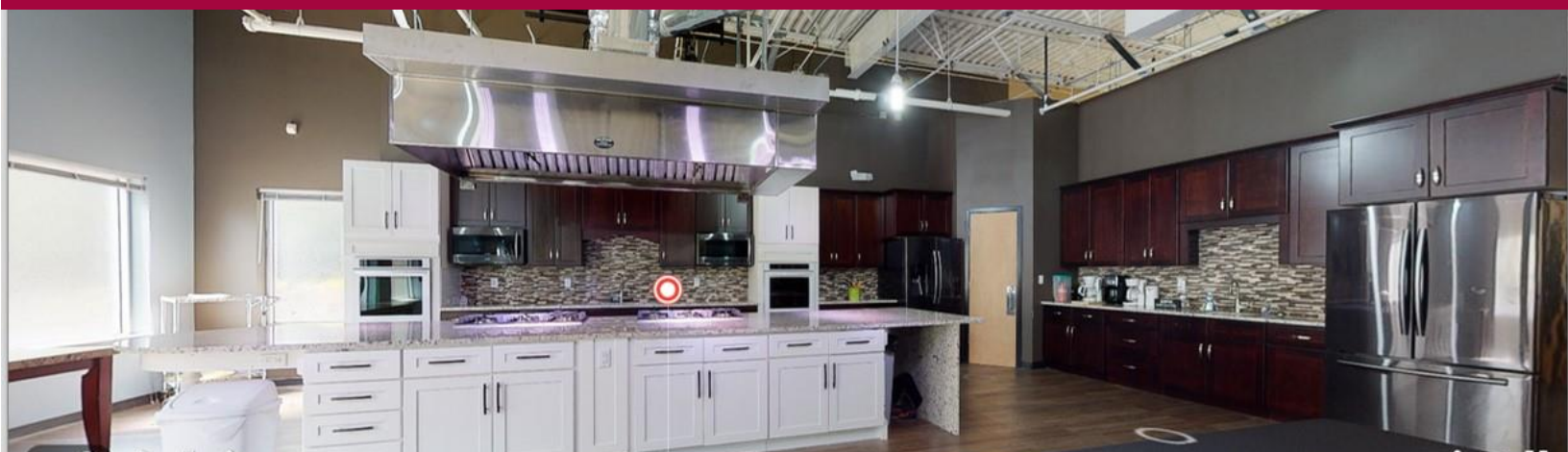
COMMERCIAL KITCHEN

16 OFFICES

2 OPEN AREAS OF OVER 8,000 SQFT

CATERPILLAR POWER GENERATOR

LOCATED IN QUIET COMMUNITY NEAR INTERSECTION OF SR 436 AND SR434



# 1 Property Overview

## IN USE AS TV PROGRAMING & VIDEO PRODUCTION Building

## Executive Summary

### Building Highlights

- Solid Construction - Precast Concrete Panel - Tilt-wall Construction
- Interior Furnishing may be included
- 14 Private Offices, 2 Conference Rooms, 1 Kitchenette, 1 Specialty Room, 4 Storage Rooms, 2 Large Open Space Rooms, 1 Commercial Kitchen
- Single Ply Membrane Roof
- 2 Fully Furnished Welcome Desk Entrance
- 

### Property Highlights

- Caterpillar Power Generator
- 2 Two Ways Parking Access From Both Streets
- Well Maintained Property



IN USE AS TV PROGRAMING & VIDEO  
PRODUCTION Building

Property Overview

## Investment Overview

Sale Price	\$3,500,000
Building Cost -2007	\$≥4,000,000
Improvements -2018	\$1,765,000
Lot Size	1.86 Acres
Building Size	15,192 SF
Building Class	A
Year Built	2007
Zoning	IL Use Code: One Story Office, Non- Professional
Market	Altamonte Springs
Sub-Market	South Altamonte Springs, Maitland
Cross Streets	Pearl Lake Causeway & Brantley Estates



## Property Overview

### PROPERTY

- This TV Programing Recording Studio Building is located in south Altamonte Springs.
- Total investment in building and improvements \$5,765,000

### LOCATION

- The Subject Property is located in Altamonte Springs, Florida approximately ten miles directly north of Downtown Orlando. The Property is located in the southwestern area of Altamonte Springs on Pearl Lake Causeway, a road less traveled with limited traffic count. The Property is located in close vicinity to SR 434, SR 436, Interstate 4, and SR 414 corridor to 429 and Florida Turnpike.
- The Altamonte Springs/Longwood office market is comprised of 2,931,122 square feet with average rental rates of \$19.46 per square foot. The current total market vacancy rate including sublet space is 15.91%. The Orlando MSA average rental rate is \$24.44.

385 S Pearl Lake Causeway | Altamonte Springs FL 32714

**For Sale** | **\$3,500,000**

## Physical Description

Property Name:	AIC Today
Type of Ownership:	Simple
Property Type:	Office APN: 16-21-29-507-0000-0050
Lot Size:	1.86 AC
Rentable SF:	15,192
Building Class:	A
Zoning:	IL
Use:	One Story Office Non-Professional
Parking Spaces:	92
Parking Ratio:	6.095
Building Frontage:	NA
Cross Streets:	Pearl Lake Causeway & Brantley Estates

## Construction

Year Built:	2007
Type:	Precast Concrete Panel - Tilt-wall Construction
Number of Stories:	1
Average Floor Size:	15,192
Foundation:	Poured Slab
Parking Surface:	Asphalt
Number of Units:	1
Roof:	Single Ply Membrane Roof

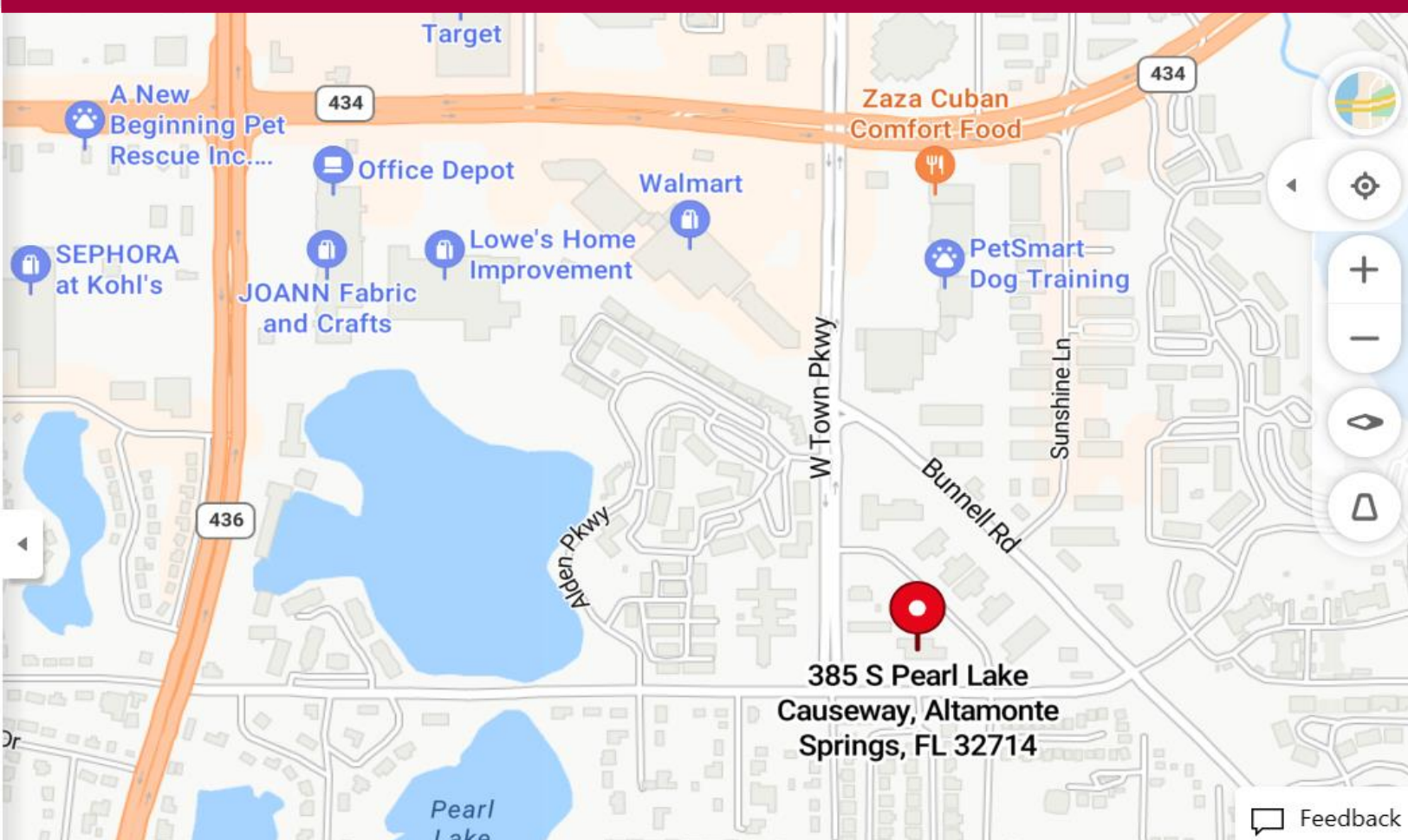
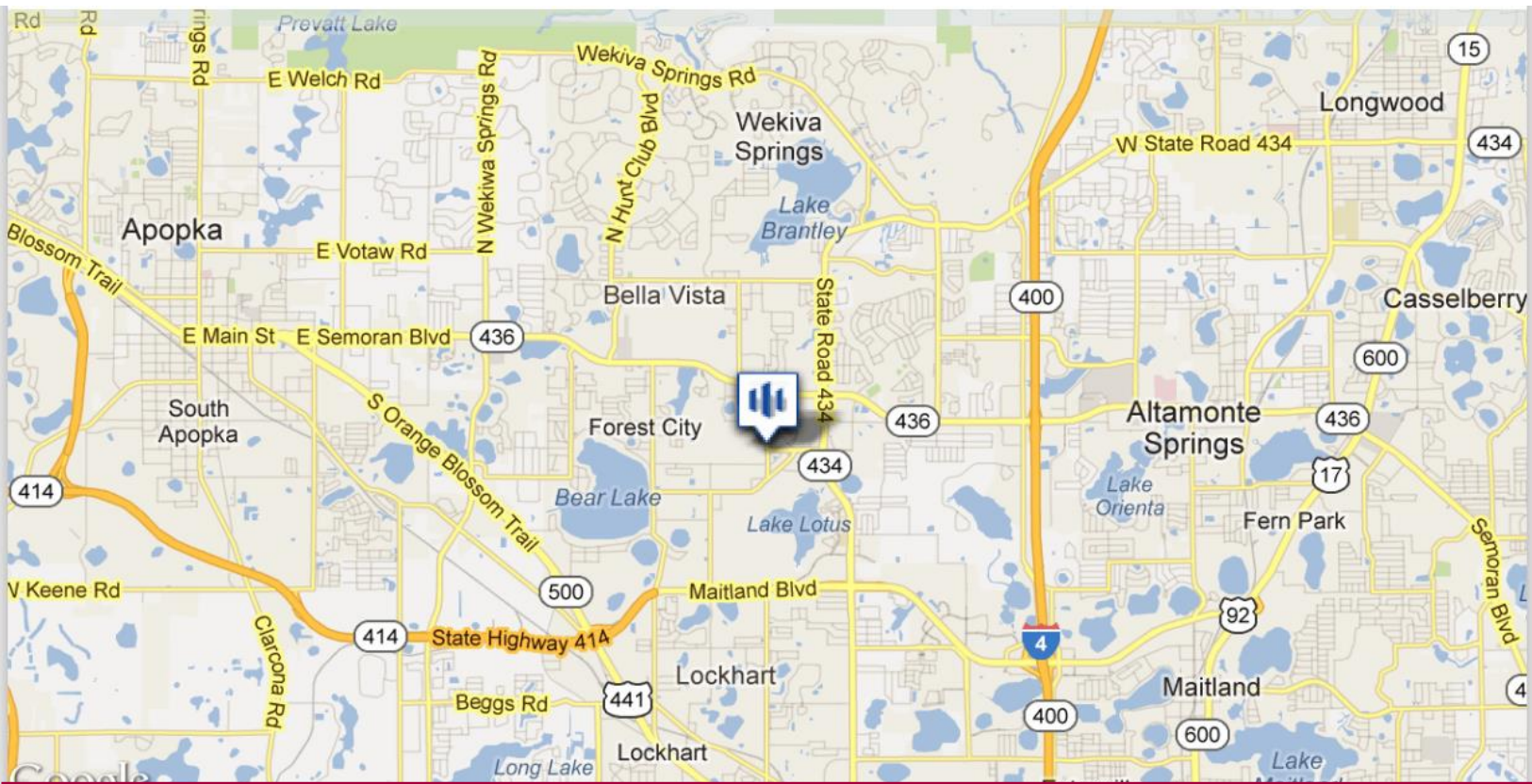
## Interior Finish

Walls:	Drywall - Gypsum Board
Ceilings:	Suspended Tile and Open Ceiling
Floor Coverings:	Painted Concrete, Tile & Carpet LVP
Restrooms:	4 sets; 2 Sets for Men and 2 Sets for Women

## 2 Location Overview

# IN USE AS TV PROGRAMING & VIDEO PRODUCTION Building

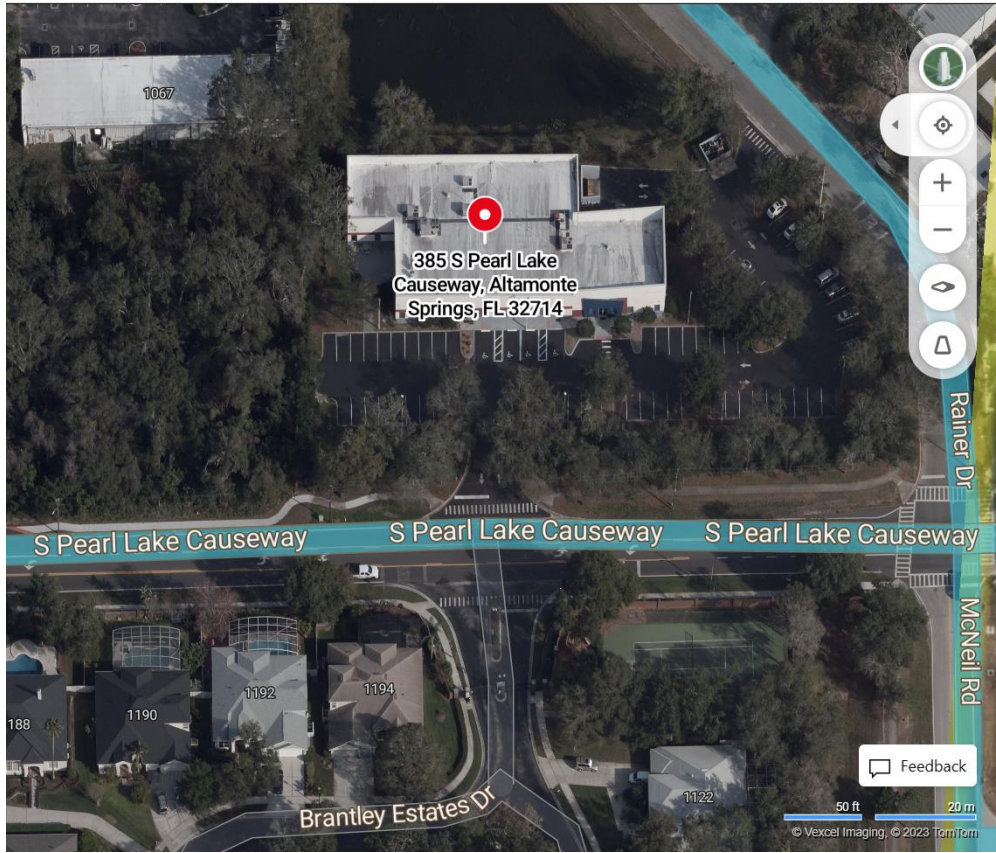
## Location Maps



## 3 Additional Information



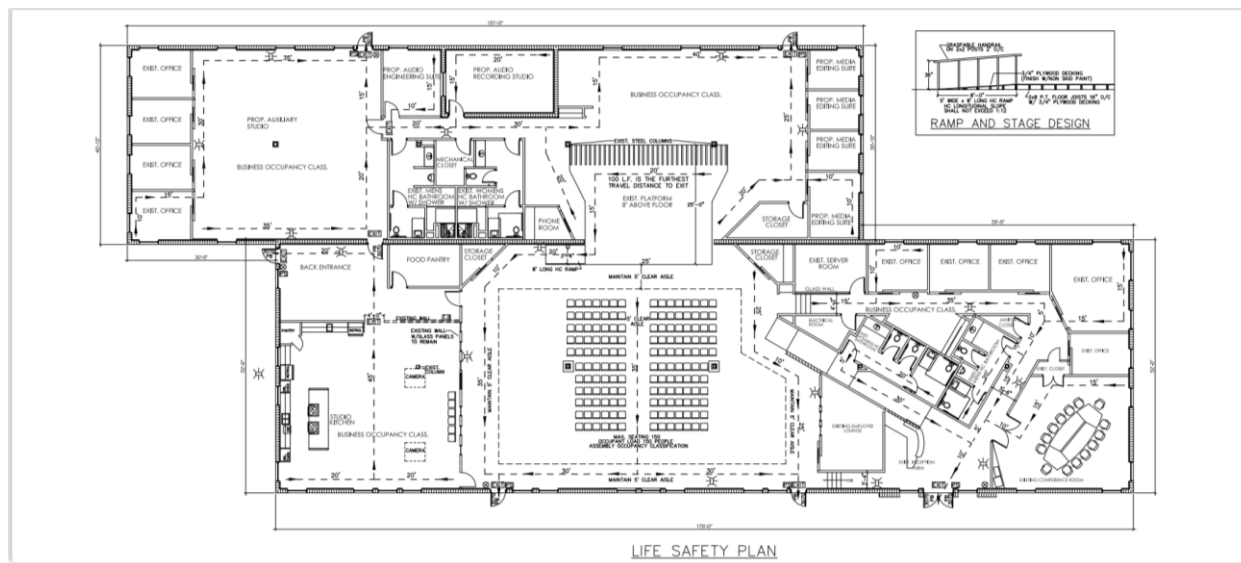
BIRDSEYE PHOTO (West View)



BIRDSEYE PHOTO (South View)



## LIFE AND SAFETY PLAN (Building Floor Plan View)



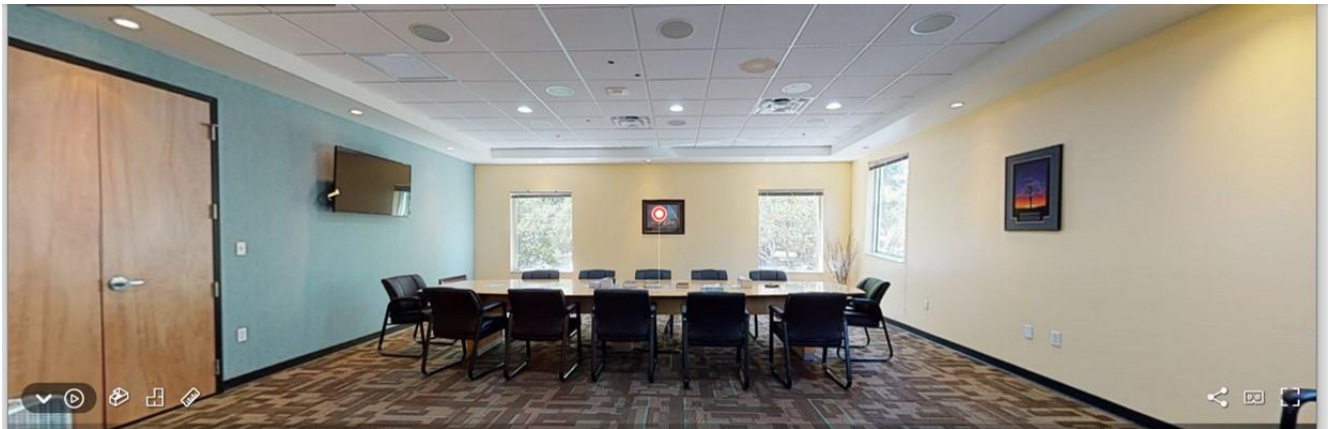
## BREAK AREA



## BIG OPEN SPACE AREA (OVER 5,000 sqft)



## CONFERENCE ROOM (Video Conferencing Capability)



## SOUTH RECEPTION DESK



TYPICAL OFFICE



TYPICAL OFFICE



OFFICE AREA KITCHENTTE



TYPICAL BATHROOM SET



ROOF TOP VIEW



CATERPILLAR POWER GENERATOR (Last maintenance March 2023)



## 4 Disclosure

Operation Expenses	Monthly	Yearly
1. Electricity	\$1800	\$21,600
2. Water 1	\$ 200	\$ 2,400
3. Water 2	\$ 80	\$ 960
4. Garbage	\$ 120	\$ 1,440
5. Landscaping	\$ 700	\$ 8,400
6. Custodiam	\$ 500	\$ 6,000
7. Hydrant	\$ 10	\$ 120
8. HVAC Maintenance	\$ 100	\$ 1,200
<b>Total</b>	<b>\$3,510</b>	<b>\$42,120</b>

### Disclosure

The material contained in this Commercial Building Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.