

# Medical / Professional Office Building

801 Douglas Ave, Altamonte Springs, FL 32714

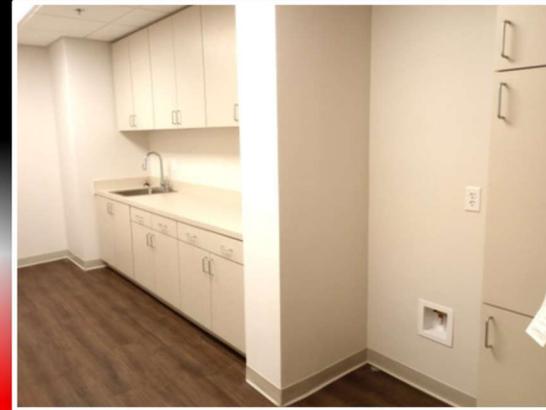


**Overview: Great Signage and Exposure. Frontage on I-4 and Douglas Ave. Express Lane Exit just one block away for quick access from I-4. Located between 436 & 434. Building located at the front entrance of the office park. Parking: Ratio 5.05 per 1,000. ADA Bathroom Compliant.**



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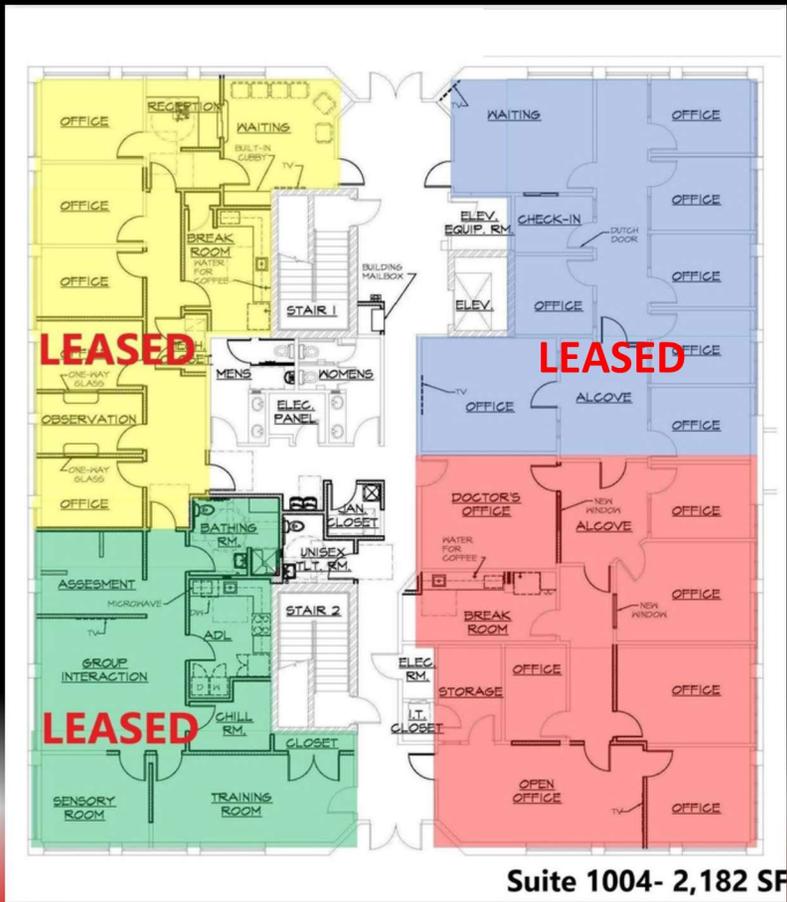


**Property Description:**

Building is located at the entrance of the Park. Fully built out 1st Floor medical office w/ multiple private exam rooms & offices. Building and Monument Signage available.



**Property Highlights:**  
24 Hour Access  
Building & Signage Opportunity  
Douglas Ave & I-4 visibility  
Medical Impact Fees have been paid



**Suite Size: 2,182 sf**  
**Lease Rate: \$16.45 psf Triple-Net**



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