

**FOR LEASE**  
**1,599 - 1,613 RSF SUITES AVAILABLE**



**616 E ALTAMONTE DRIVE**  
**ALTAMONTE SPRINGS, FL 32701**

**MOVE-IN READY MEDICAL/OFFICE SUITES**

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Director

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**FranklinStreet**  
LICENSED REAL ESTATE BROKER





## PROPERTY OVERVIEW

### MOVE-IN READY MEDICAL/ OFFICE SUITES

#### 1st Floor

» Suite 105: 1,613 RSF

#### 2nd Floor

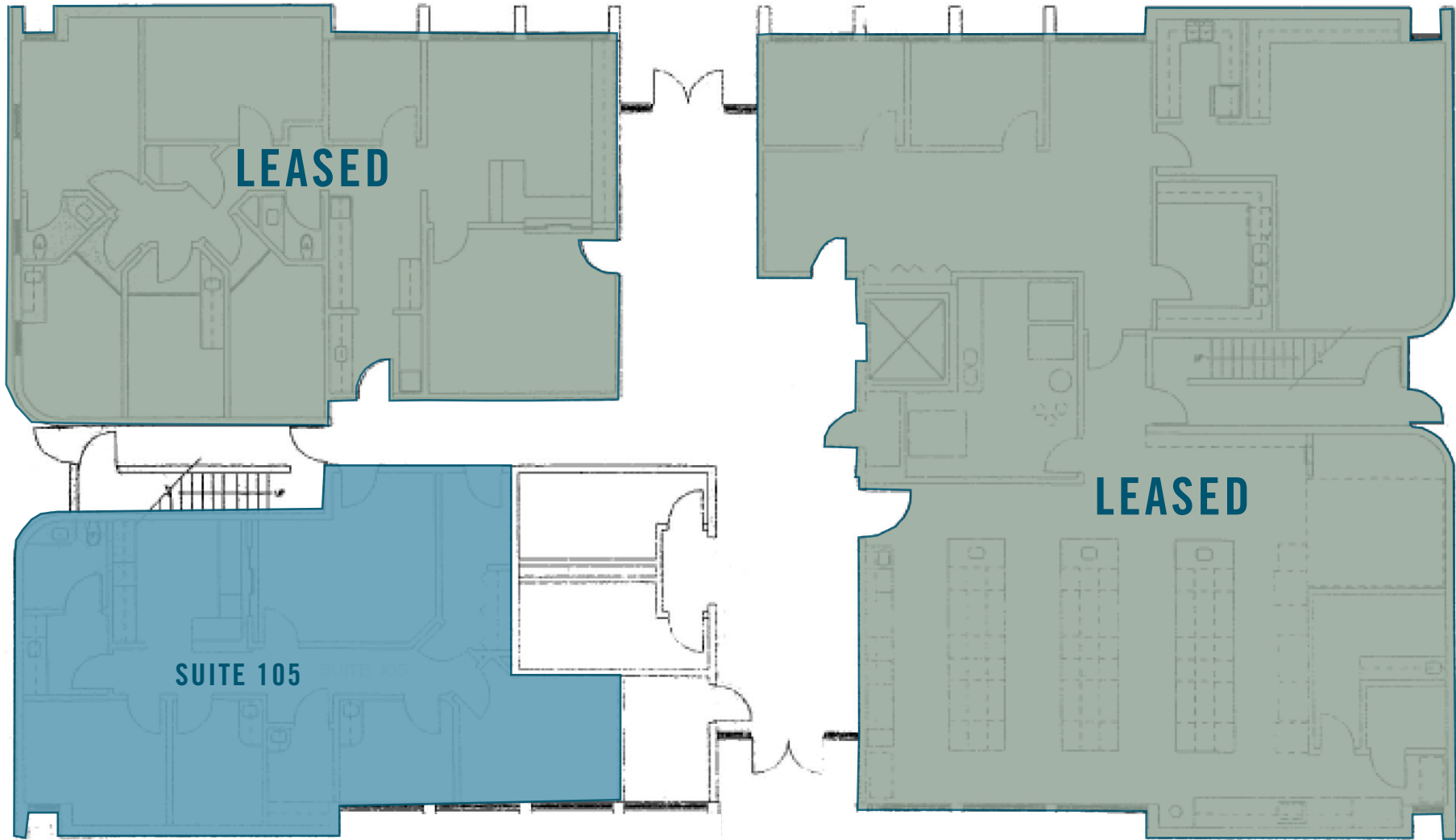
» Suite 206: 1,599 RSF

» Rate: \$17.50/RSF NNN

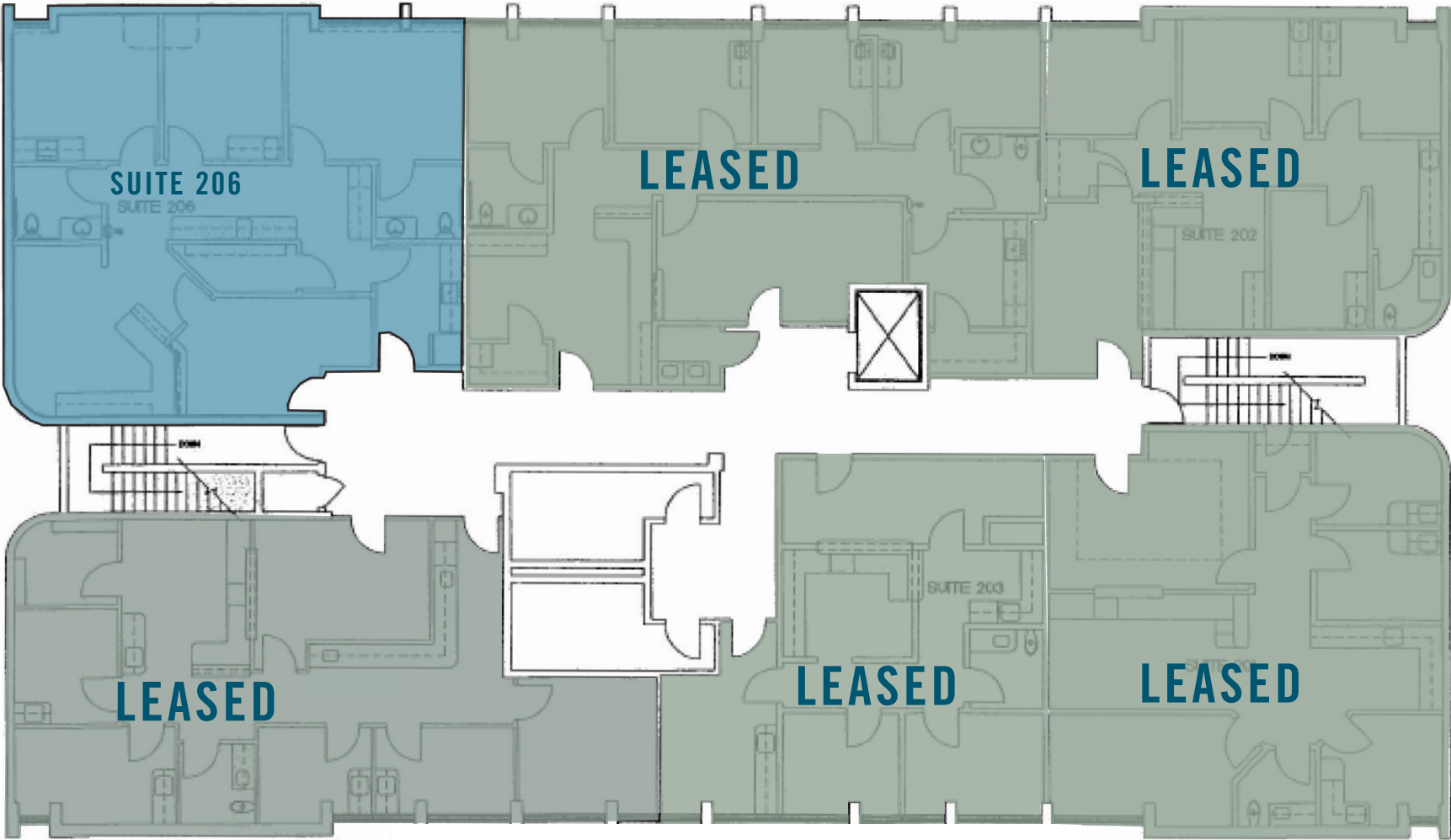
## PROPERTY HIGHLIGHTS

- » Located directly across from Advent Health's Altamonte Springs Hospital Campus
- » Monument signage available
- » Excellent Visibility and Exposure
- » Ample parking in surface lot

- AVAILABLE FOR LEASE
- LEASED



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DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
POPULATION			
Total Population	42,933	251,569	813,239
Employees	31,662	145,974	478,837
Average HH Income	\$79,633	\$87,327	\$87,091
Median Age	40	40	38

BUILDING SPECIFICATIONS

Class	B
Building Size	15,769 SF
Number of Floors	2
Year Built/Renovated	1972/2019
Zonin	CG









