

**FOR SALE: Medical / Professional Owner/ User with Income**

**± 15, 385 SF**

**801 Douglas Ave, Altamonte Springs, FL 32714**



**Newly completed First Floor Buildout available for Owner/User.**

**73% of the Building is Leased.**

**4,127 sf available for Owner/User.**







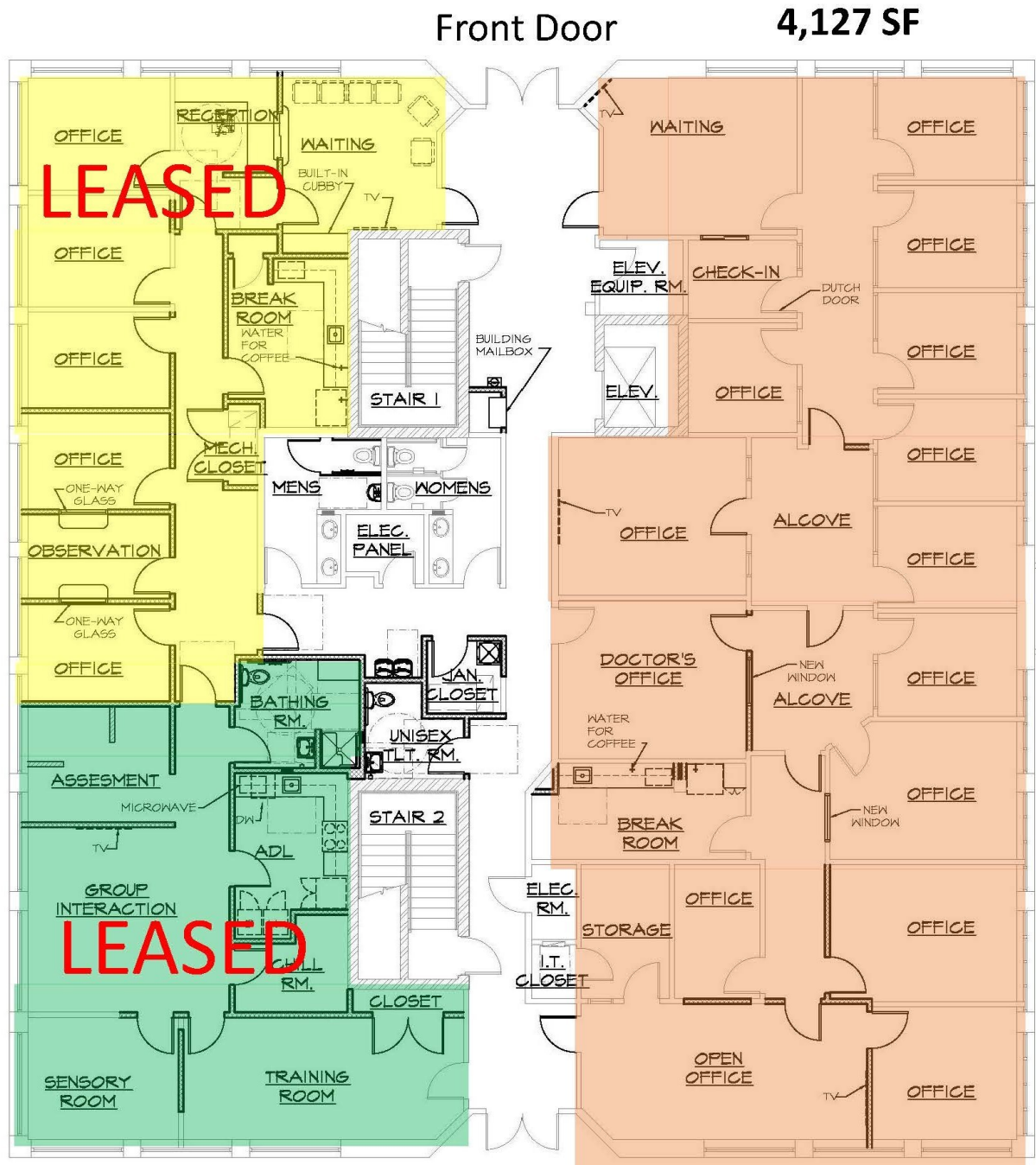
**Newly completed First  
Floor Buildout available  
for Owner/User.**



## First Floor

**4,127 sf  
available for Owner/  
User.**

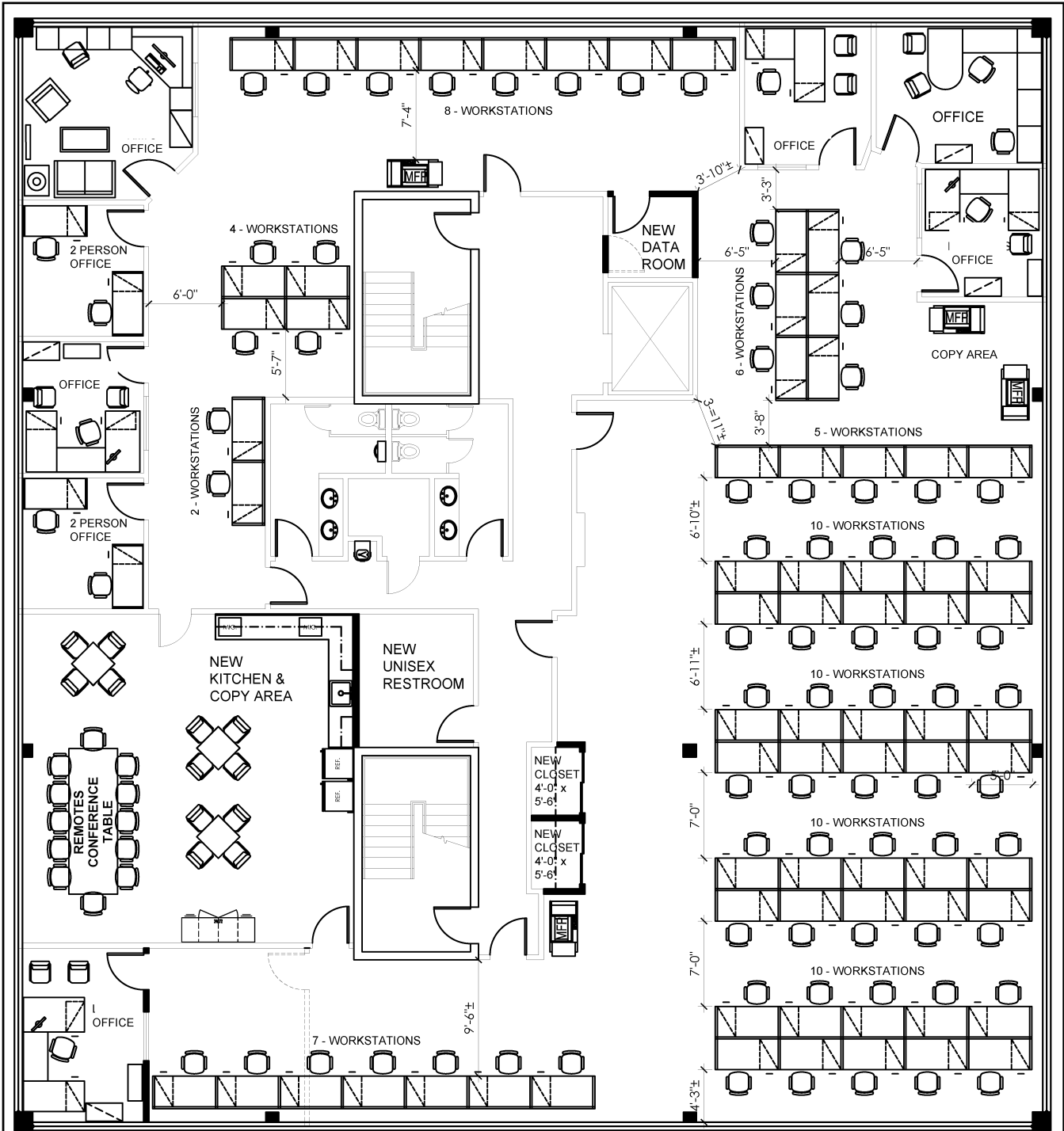
**Medical Impact Fees have been paid.**



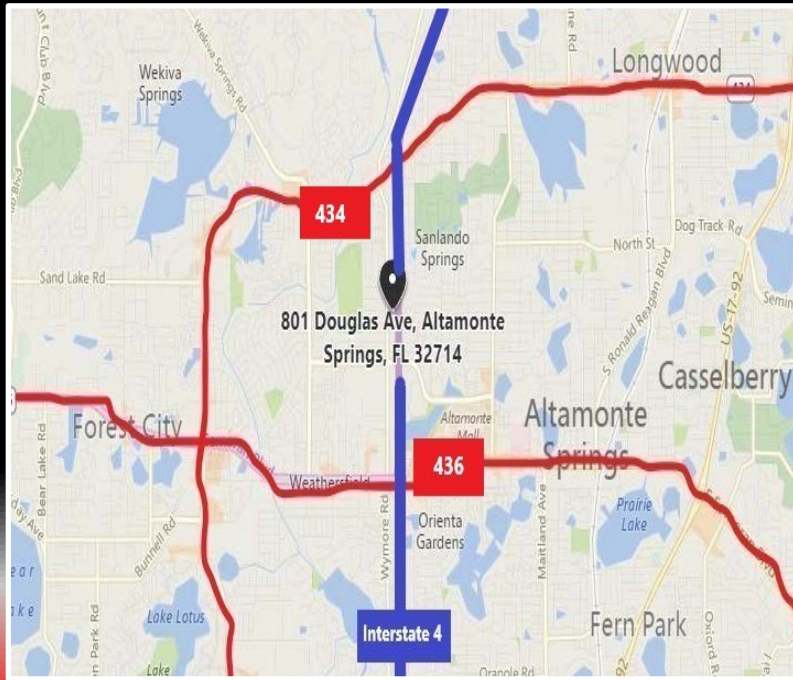
## Second Floor

Fully Leased

7,762 SF







**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.**

**100% of the Second Floor is Leased.**

**Price: \$3,510,000**



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