

**FOR
LEASE**

**TURN-KEY RENOVATED
MEDICAL OFFICE SPACE**

493 SR 436 CASSELBERRY, FL 32707



PROPERTY HIGHLIGHTS

- **11,746 SF of Renovated Medical Office Space. Everything new as of 2020 including all new electrical, plumbing, mechanical, roof, and HVAC.**
- 6.82 Acre Site Zoned GC (Casselberry), 6/1000+ Parking Ratio, Easy Access
- **Pylon and Building Signage Available**, 3 Phase Power, Fiber
- **Lots of windows for natural light, great exposure on SR 436**
- **VPD Traffic Count exceeds 50K VPD**
- Waiting Area, Reception Area, 13 Exam Rooms, Large Nurse Station
- Pharmacy, Laboratory, Acupuncture Room
- X-Ray Room, Treatment Room, Customer Optical Room
- (2) Admin Rooms, Doctors Office, Lockers, Employee Breakroom
- Conference Room, Training Room, Employee Break Room, Pantry
- (8) Bathrooms, and several office offices and storage areas

Lease Rate: \$30.00 NNN (OPEX is \$5.72)

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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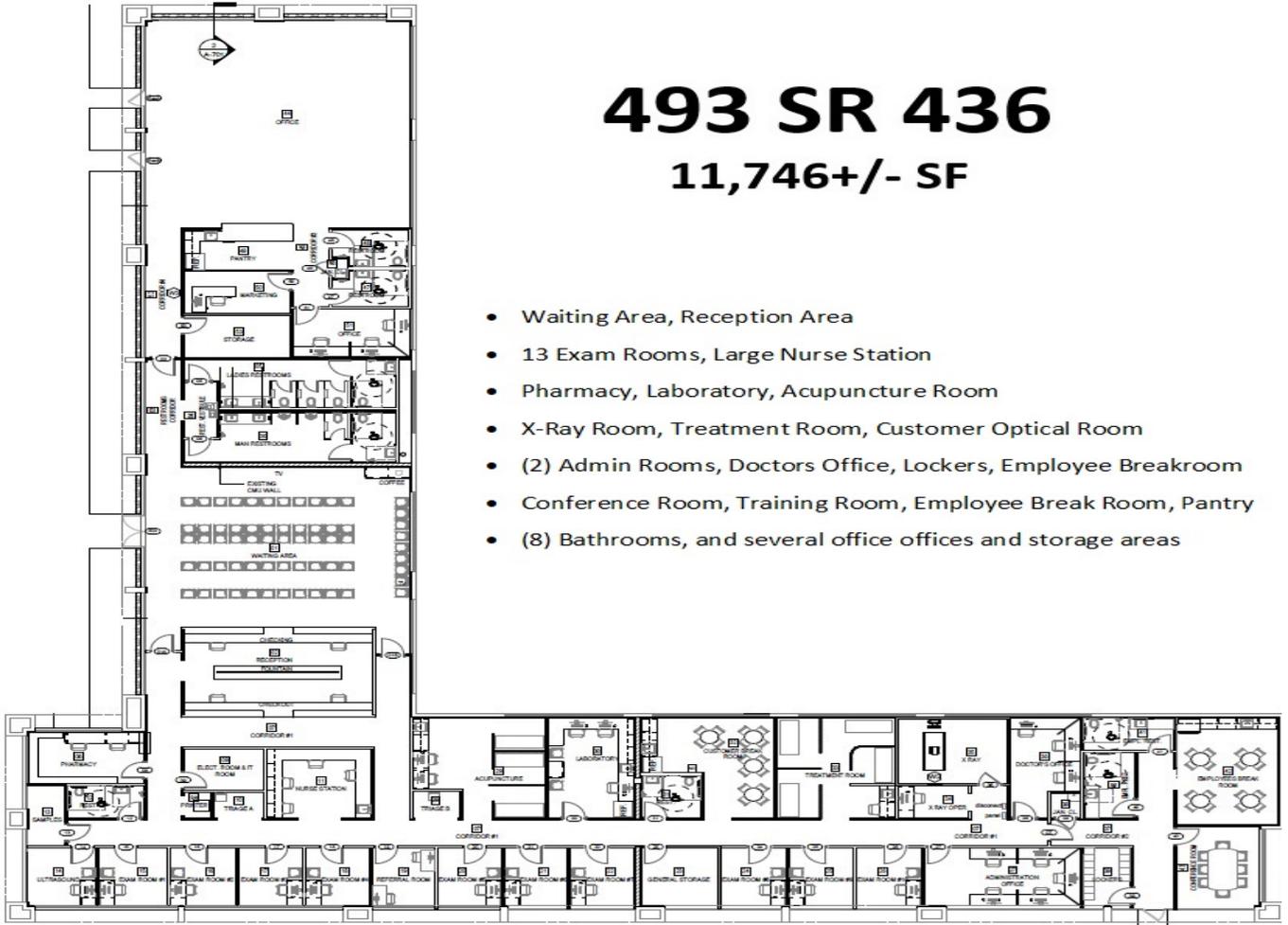
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11,746+/- SF



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