



FLEX BUILDING  
NNN INVESTMENT

2 PROFESSIONAL TENANTS

**FOR SALE**

**4122 METRIC DRIVE, WINTER PARK, FL**



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## STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY**

**CITY Commercial, LLC** has been engaged as the exclusive agent and representative of the Owner. No contact shall be made by any prospective purchaser or agents to the Owner, its personnel, related entities, or tenants. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CITY Commercial, LLC and should not be made available to any other person or entity without the written consent of CITY Commercial, LLC.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Neither CITY Commercial, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, CITY Commercial, LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or CITY Commercial, LLC, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

## METRIC PARK NORTH

Purchase Price	MARKET CONDITIONS
Property Type	Flex Building-Office & Warehouse
APN	02-22-30-1572-00-090
Building Size	36,957 SF
Parcel Size	3.25 acres
Signage	Monument & Fascia
Year Built	2002, Tilt-Wall Concrete Panels
Parking	4.5/1000 (approx 168 parks)

CITY Commercial, LLC is pleased to present:

4122 Metric Park North  
± 36,957 square feet

A fully leased, flex building in the affluent Winter Park, Florida submarket.

Tenant info:

INDUSTRIAL LASER MACHINES combines several decades of team experience and expertise, from simple to highly complex applications. The fundamental business of ILM is the manufacture and sale of industrial-grade solid-state lasers in North America, Europe, and Asia.

Tenant info:

HOPE AND HELP of CENTRAL FLORIDA, INC. is a not-for-profit health center, offering HIV/STD/HEP C testing, treatment, and primary medical care. For over 30 years, Hope & Help has provided health services, community outreach programs, and has launched HIV awareness campaigns to prevent new HIV transmissions.

The property is located just north of University Blvd (traffic count of more than 42,000 VPD) and proximate to the region's most-frequented highways:

- SR 417 (two miles east and 70,000 trips per day)
- SR 408 (five miles south and 141,000 trips per day)
- Interstate 4 (six miles west and 183,500 trips per day)



- A professional, fully leased office/flex building
- Suite 100: ± 20,592 RSF - is leased to Industrial Laser Machines
- Suite 800: ± 16,365 RSF - is leased to Hope and Help Center of Central Florida, Inc.
- Tilt-Wall construction | YB 2002
- New roof 2020, most A/C's replaced 2019, and new seal & stripe
- 3-phase heavy power, fully fire-sprinkled throughout
- Zoned I-2/I-3, Unincorporated Orange County
- 100% HVAC
- 18' clear height with 2 roll-up doors

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**FOR SALE**

**4122 METRIC DRIVE | WINTER PARK, FL 32792**

**Exterior**



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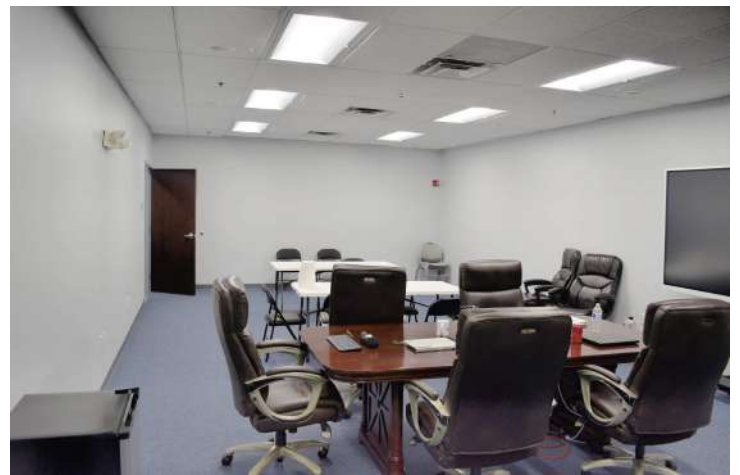
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**Industrial Laser - Tenant**



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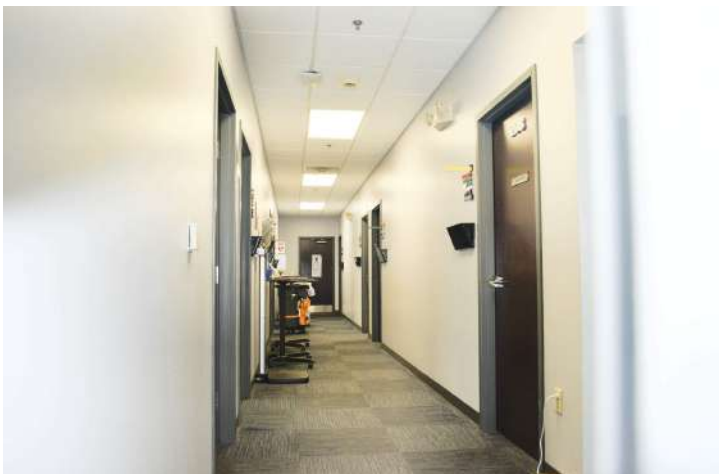




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**Hope & Help - Tenant**

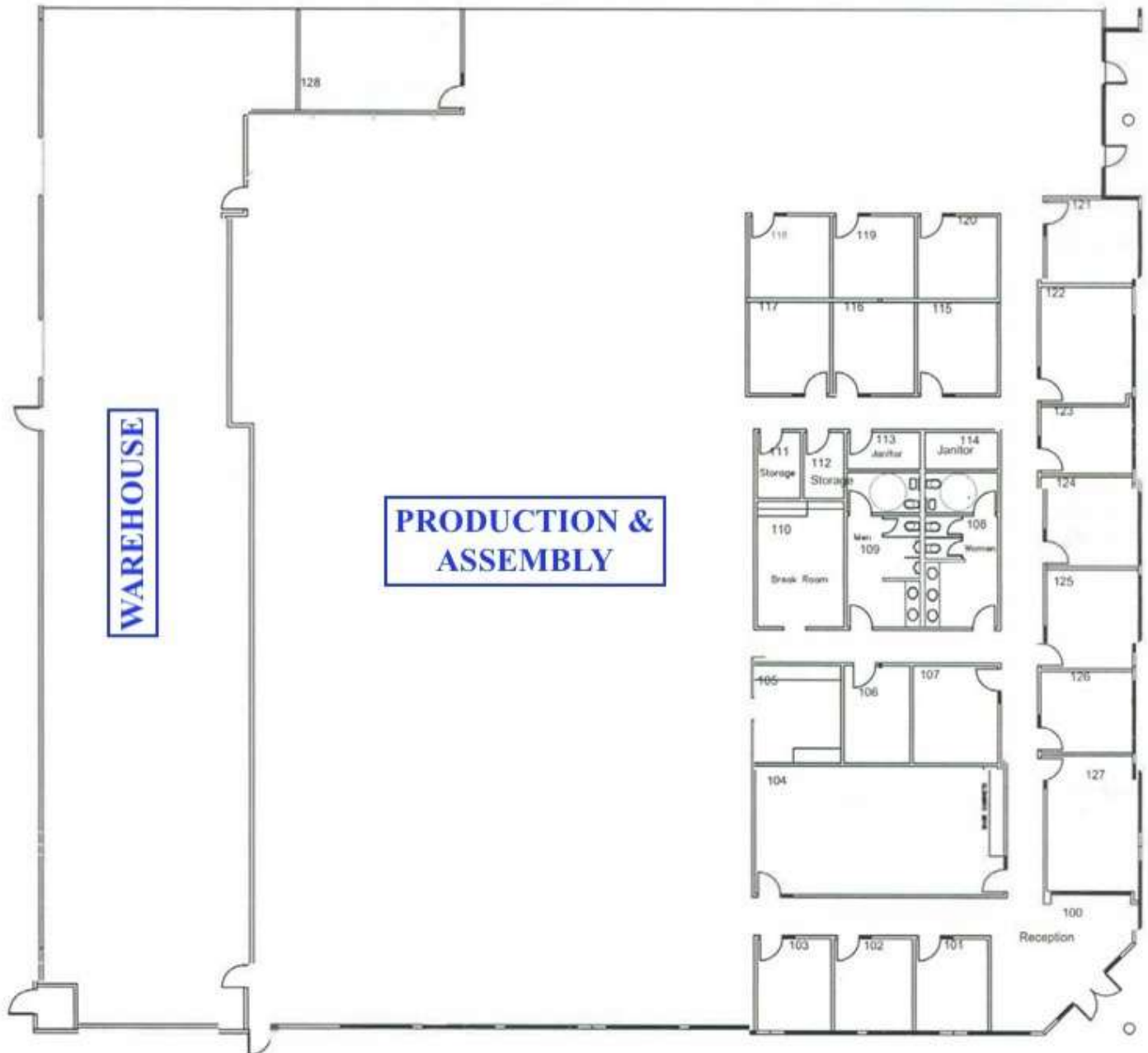


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METRIC PARK NORTH - Suite 100 - Industrial Laser - Space Plan

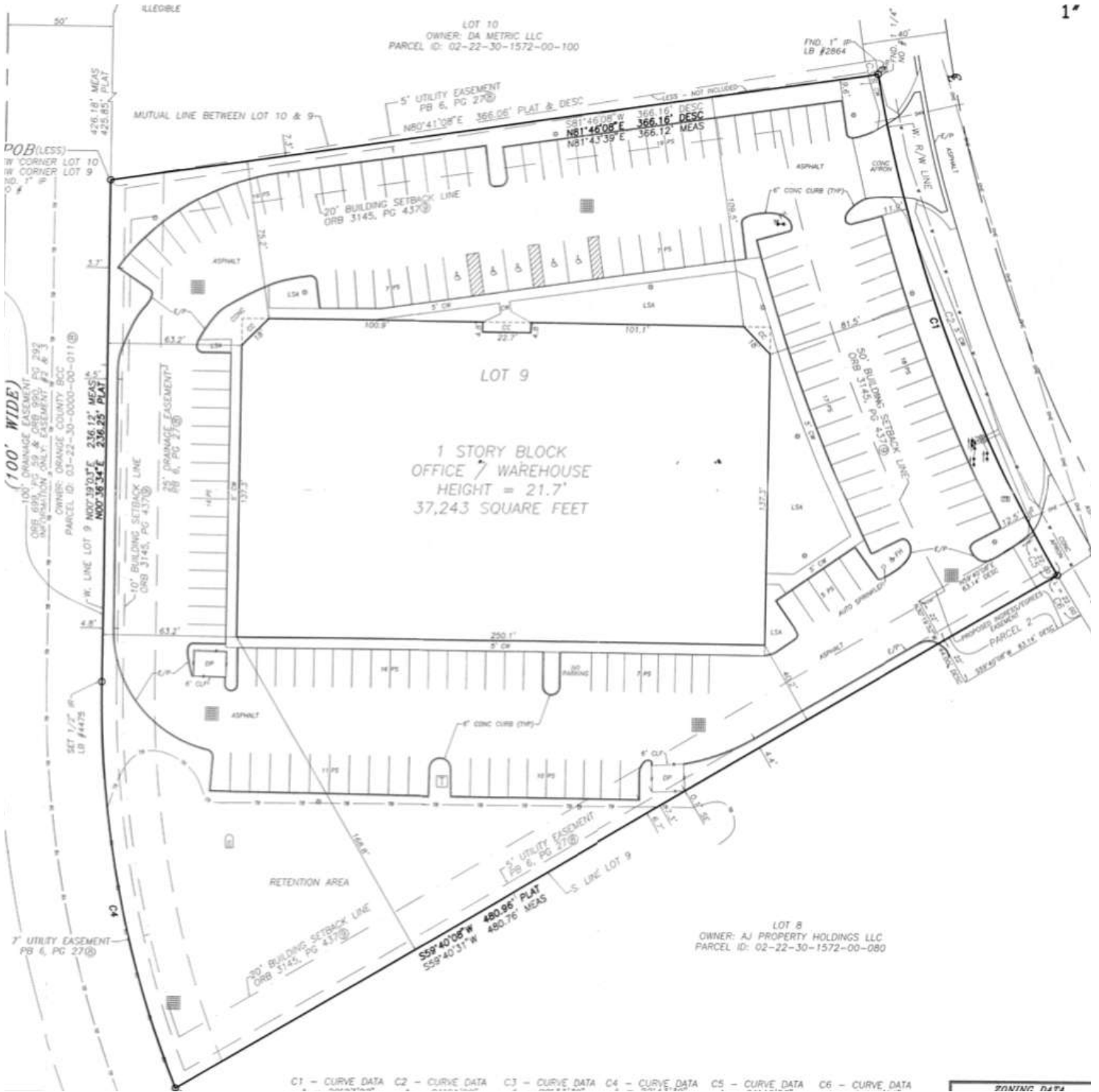


METRIC PARK NORTH - Suite 800 - Hope & Help of Central Florida - Space Plan





METRIC PARK NORTH - Site Plan



1"

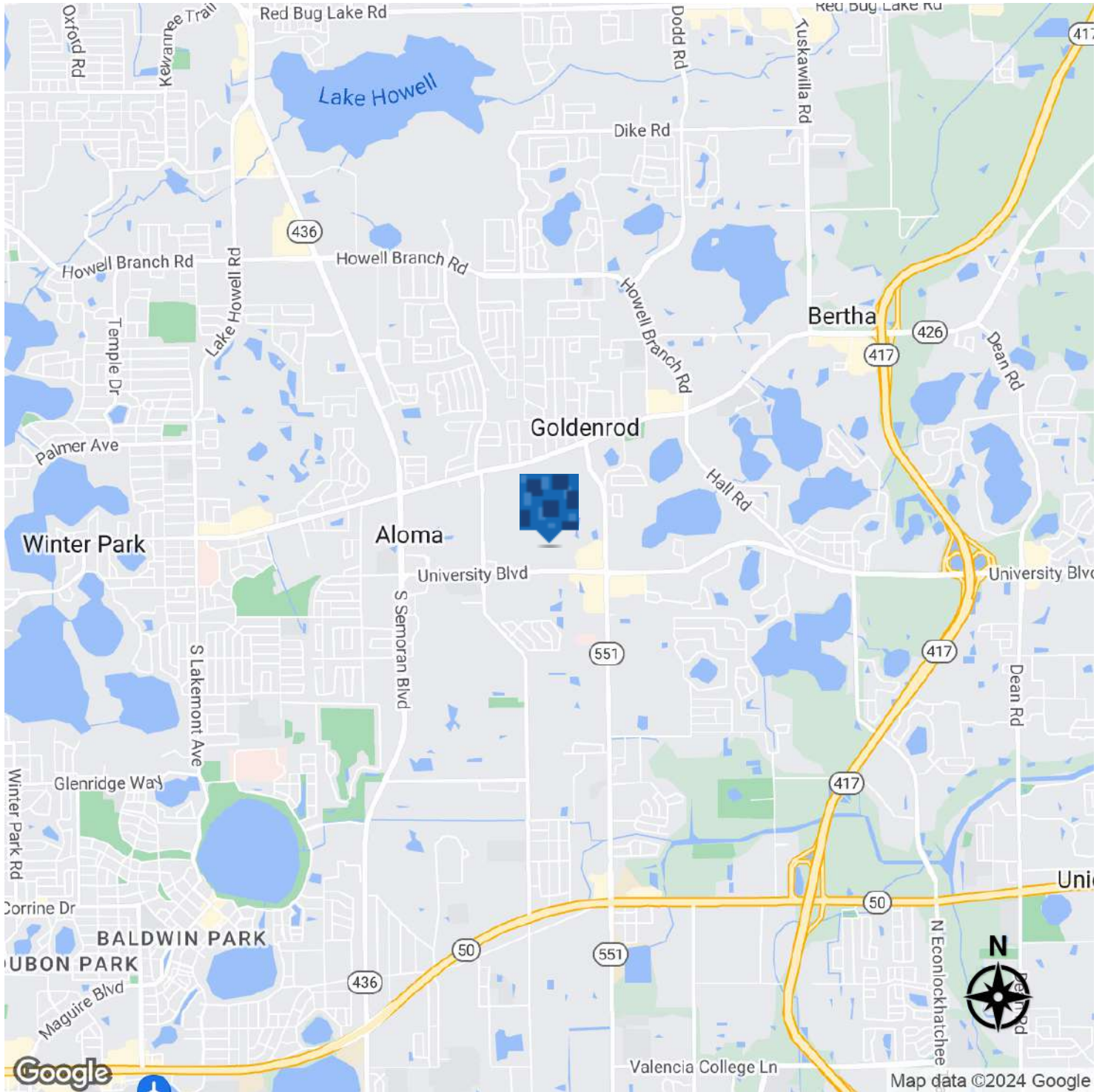


Aerial





**Location Map**



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METRIC PARK NORTH - Retailer Map - close proximity

