

FOR LEASE

PARKVIEW CENTER BUSINESS COMPLEX

489, 493, 495, & 497 SR 436 CASSELBERRY, FL 32707



CONTACT

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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

PROPERTY HIGHLIGHTS

- 65,448 SF (4) Building Tilt Wall Office Complex at SR 436 & HW 17-92 Area
- Former School with Campus Style Setting, Close to Banking and Restaurants
- 6.82 Acre Site Zoned GC (Casselberry), 6/1000+ Parking Ratio, Easy Access
- Pylon and Building Signage Available, 3 Phase Power, LED Lighting
- Fiber On Site, 497 Housed a Former Data Center (Some FF&E in place)
- ✚ **493 Building had a Multi-Million Medical Renovation (everything New)**
- ✚ Entire Complex received New Roofs and Landscaping Renovation in progress
- ✚ **Bld. 489:** Suite 109: 6,276 SF (Office/AC Warehouse) @ \$17.50 NNN
- ✚ **Bld. 493:** 11,746 SF Turn-Key Renovated Medical Space @ \$30 NNN
- ✚ **Bld. 495:** 13,396 SF Single Tenant Building (*Under Renovation*) @ \$15 NNN
- ✚ **Bld. 497:** Suite 135: 9,306 SF @ \$16 NNN (*Sublease Space*)

Lease Rate: Starting at \$15.00-30.00 NNN (OPEX is \$4.89)

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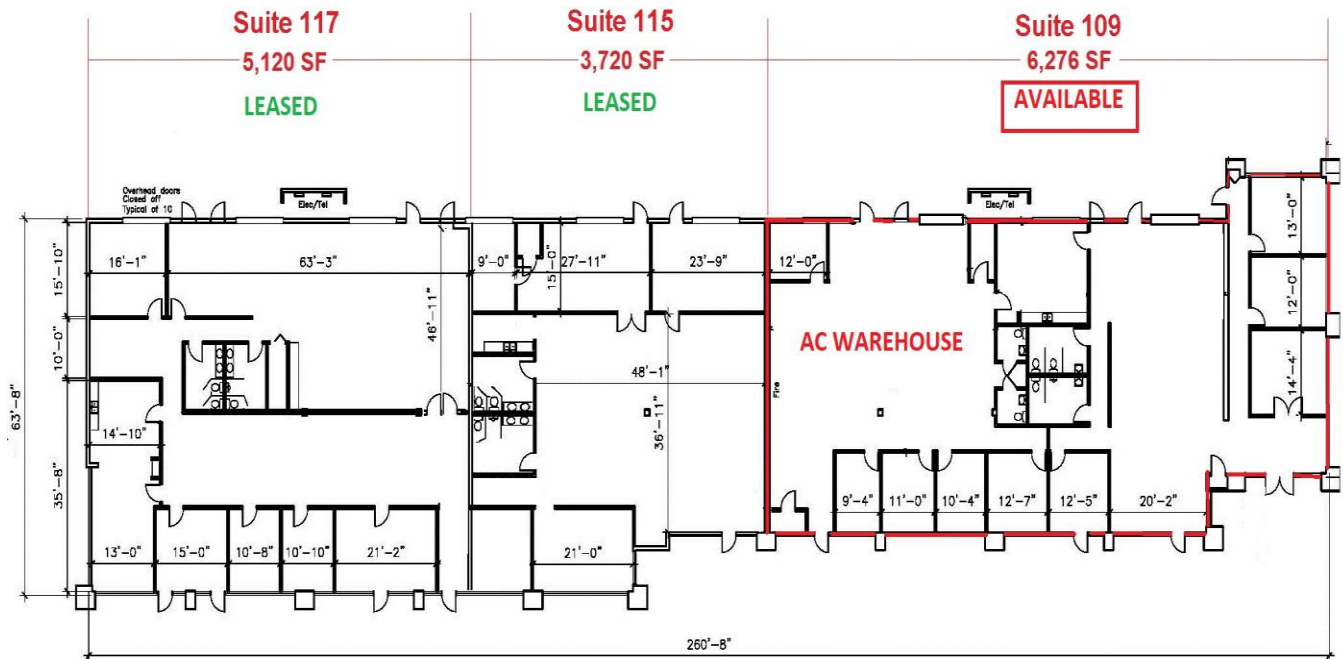
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489 SR 436: 15,116 SF



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493 SR 436

11,746+/- SF

- 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



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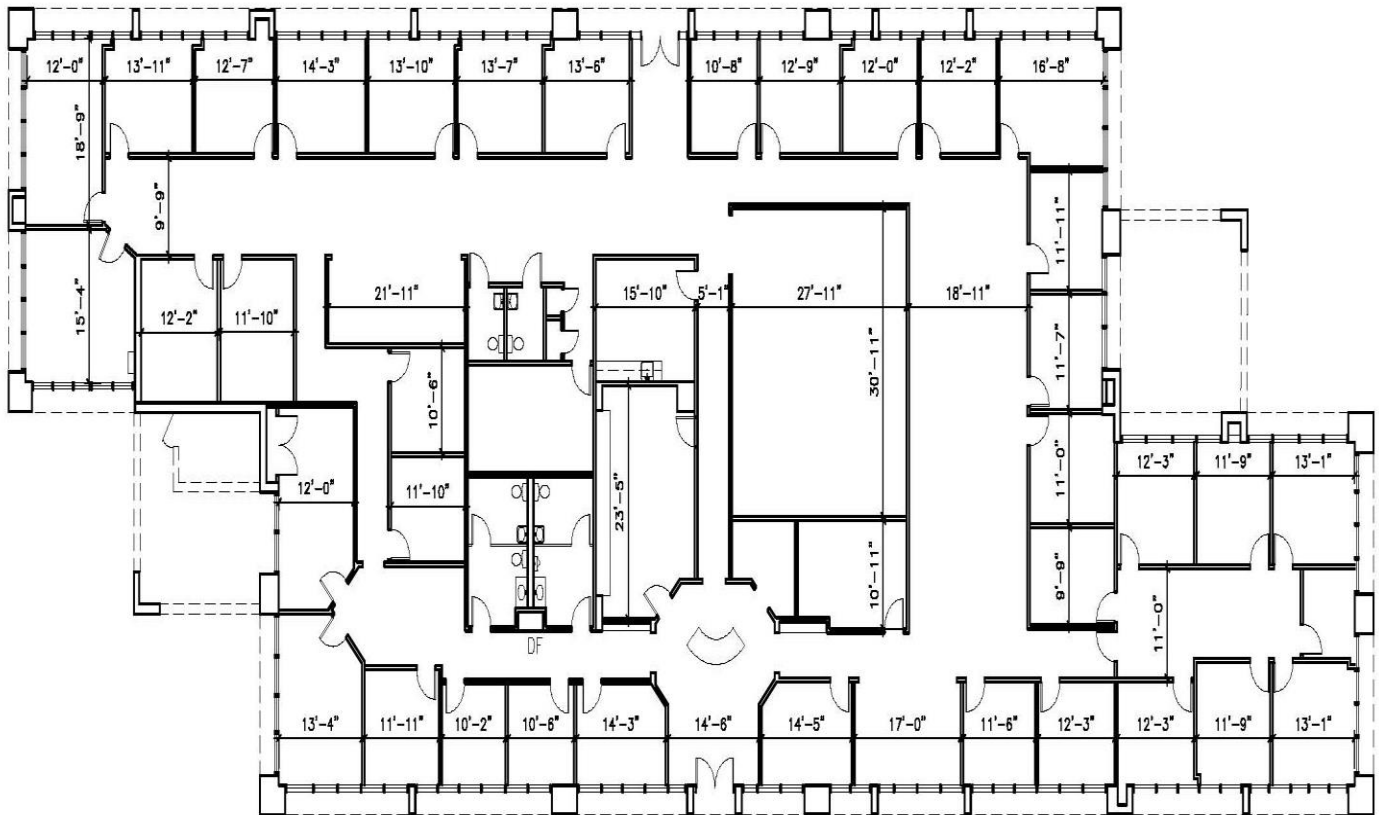
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495 SR 436: 13,396 SF



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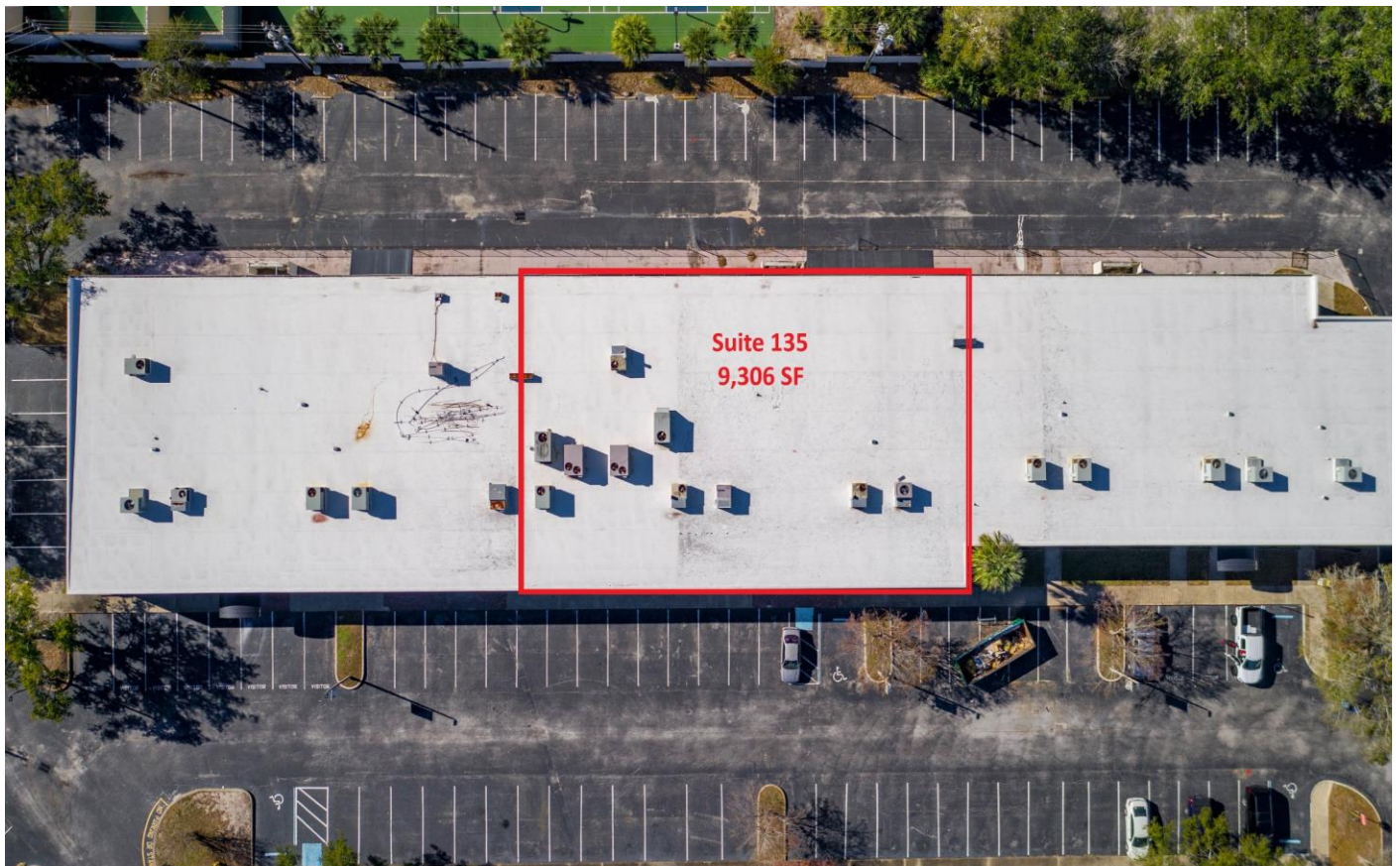
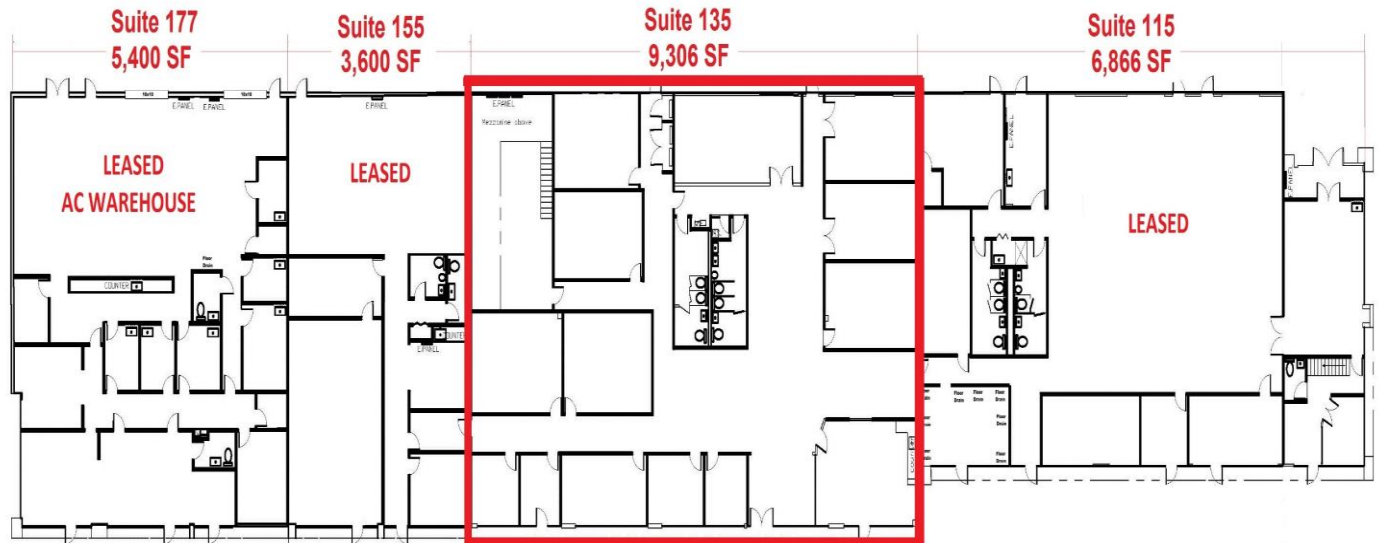
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497 SR 436: 25,172 SF



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