

## SMART OFFICE CLYDE PARK | OFFICE SUITE FOR LEASE



### PROPERTY DESCRIPTION

1,750 SF suite available For Lease in SMART Office Clyde Park.

A modern office suite in a prime location.

Suite 4B: 1,750 SF suite offers a private entry, two offices, conference room, restroom, and break area.

The suite includes a Nest learning thermostat, Nest Wi-Fi access system, and individual HVAC systems.

Exposure to Clyde Morris Boulevard with signage available on the pole sign and building.

Just north of LPGA Boulevard with quick access to Ormond Beach, Latitude Margaritaville, Tanger Outlets, Tomoka Town Center, and Interstate 95.

### LOCATION DESCRIPTION

Located north of Strickland Range Road and just east of Clyde Morris Boulevard.

Approximately 2.3 miles to Granada Boulevard, 0.9 miles to LPGA Boulevard, 2 miles to Interstate 95, and 1.5 miles to AdventHealth Daytona Beach Hospital.

### LOCATION ADDRESS

130 Integra Breeze Lane, Daytona Beach, FL 32117

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

### OFFERING SUMMARY

**LEASE RATE:** \$22.00 NNN

**AVAILABLE SF:** Suite 4B: 1,750 SF

**YEAR BUILT:** 2020

**TRAFFIC COUNT:** 15,000 AADT

**ZONING:** PD-G, Planned Development-General

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,561	23,380	49,252
TOTAL POPULATION	3,296	53,345	114,168
AVERAGE HH INCOME	\$78,522	\$70,414	\$72,700

### OFFICE SUITE FOR LEASE | 130 Integra Breeze Lane Daytona Beach, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.





## ADDITIONAL PHOTOS



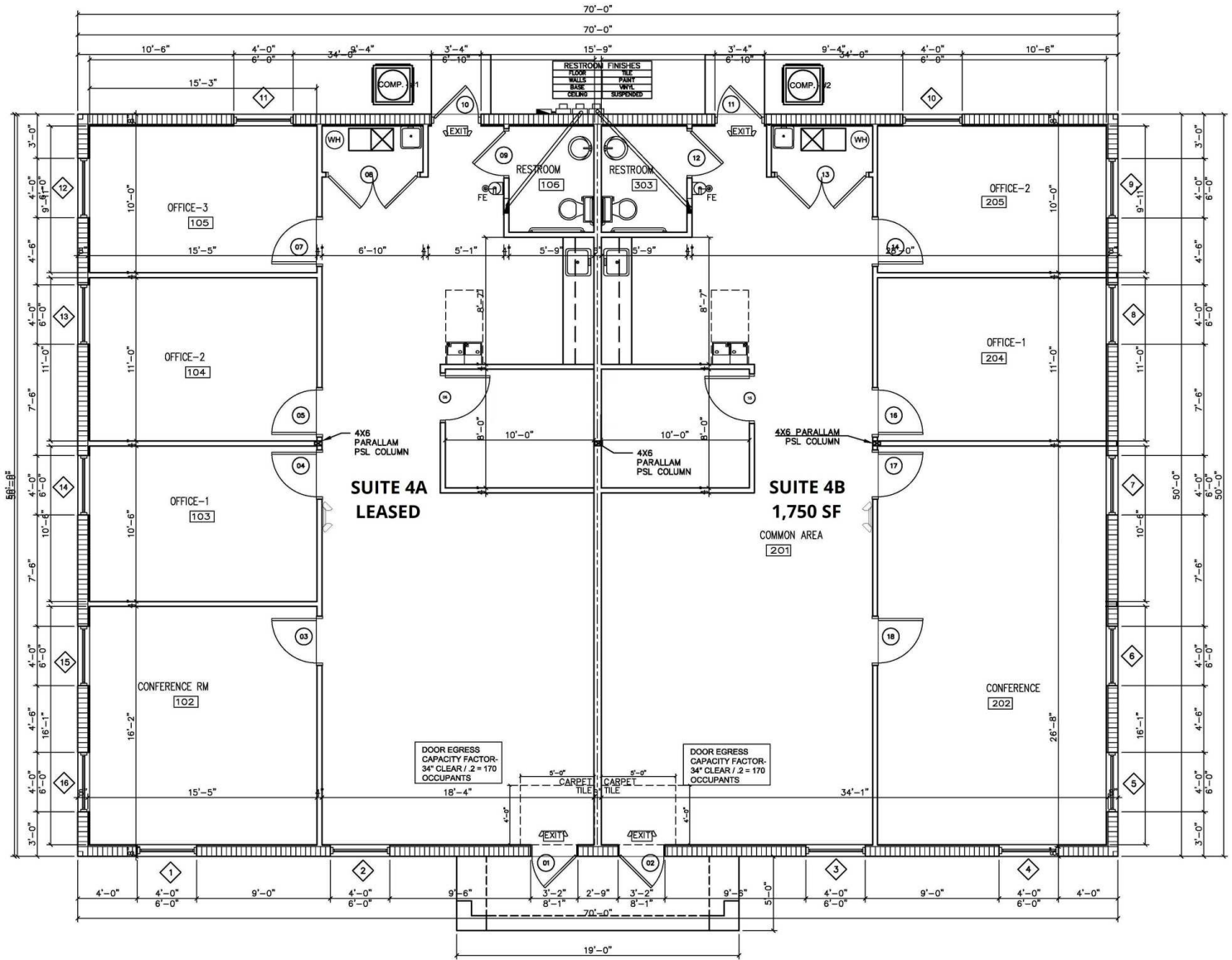
**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
[john.trost@svn.com](mailto:john.trost@svn.com)

**OFFICE SUITE FOR LEASE** | 130 Integra Breeze Lane Daytona Beach, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# SUITE 4B FLOOR PLAN



## JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

**OFFICE SUITE FOR LEASE** | 130 Integra Breeze Lane Daytona Beach, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.





## LOCATION MAPS



**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

**OFFICE SUITE FOR LEASE** | 130 Integra Breeze Lane Daytona Beach, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

