

FOR SALE - INVESTMENT OPPORTUNITY MEDICAL OFFICE



CONTACT BROKER FOR ADDITIONAL INFORMATION

**616 E ALTAMONTE DRIVE
ALTAMONTE SPRINGS, FL 32701**

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LICENSED REAL ESTATE BROKER



616 E Altamonte Drive, a 15,769 SF medical office building, sits on 0.65 acres of Land (per the Seminole County Tax Rolls) is being offered for sale. The building was originally constructed in 1972 with major renovations since the most recent acquisition in 2018. The entire make-up of the building is medical office tenants and is currently 72.5% occupied with a few rolling vacancies which are currently under consideration to be back-filled my medical office users in the market.

The Regency Medical Center, 616 E Altamonte Drive, is located across the street from the Florida Hospital – Altamonte Springs Campus. Just over 1 mile West of the property is Interstate 4 (I-4). To the east, US Highway 17/92 is only 2 miles away. A well-known landmark, the Altamonte Mall, built in 1974 is right around the corner as well for reference. With multiple public bus stops, the Sunrail, major thoroughfares, and the Hospital within ear shot, this location provides an excellent opportunity for both general and medical office users.

PROPERTY OVERVIEW

FOR SALE:

INVESTMENT OPPORTUNITY

Please contact broker for additional information

Total Building Size (SF)	15,769
Land Area	0.65 Acres
Year Built / Renovated	1972 / 2022
Parking Spaces	40 * Plus cross easement with adjacent property*
Zoning	Professional Office
Current Occupancy	72.5%
Tenancy	Multiple
Building Class	B

616 E. Altamonte Drive has been renovated over the course of 2018-2022 in the hands of the new ownership group. Improvements to include:

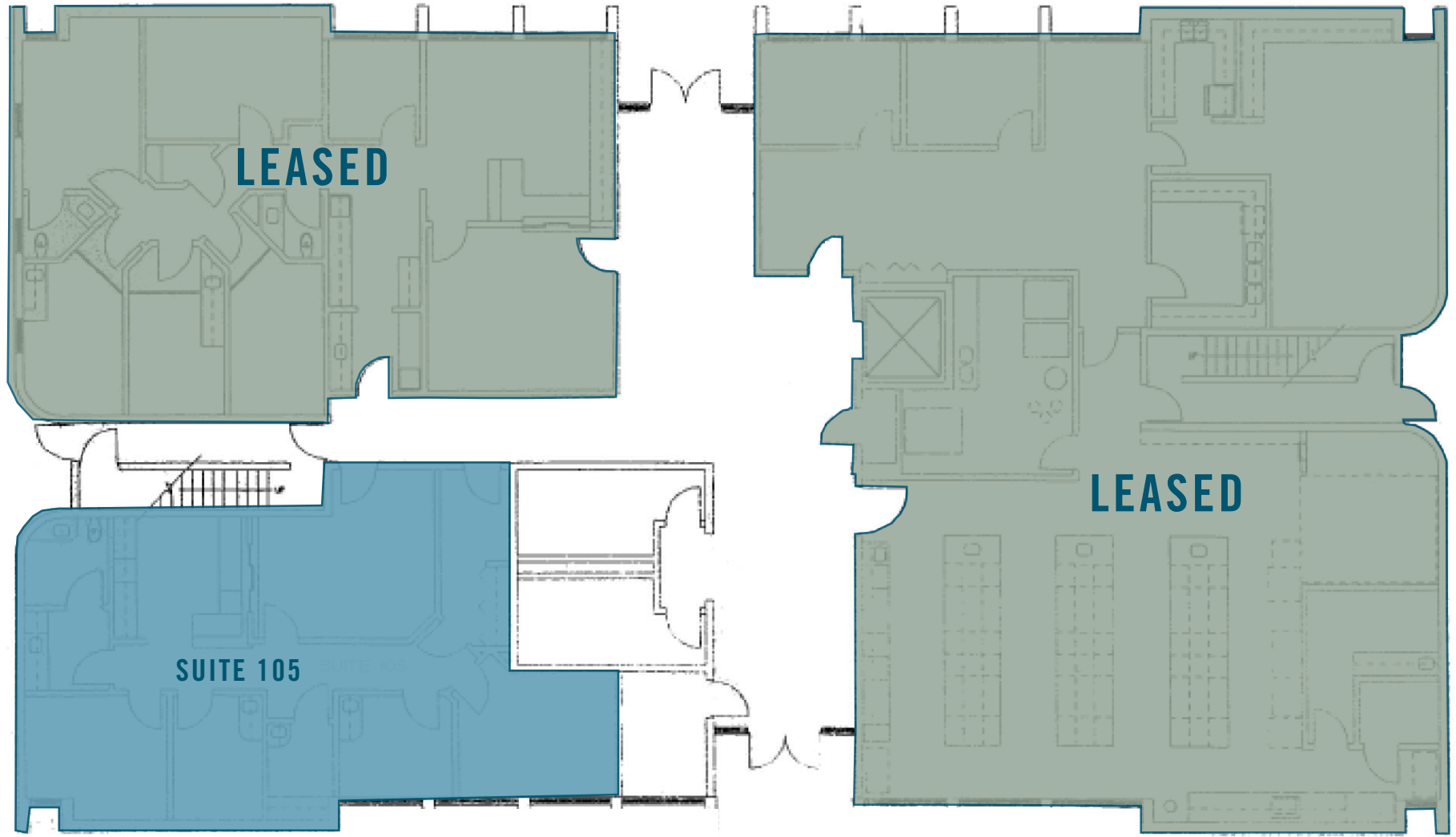
EXTERIOR

- The roof was re-done in 2022 and is under a 10 year warranty
- Exterior paint
- Parking lot resurfaced & restriped
- New parking lot LED light pole installed
- Landscape upgrades
- New monument sign installed
- High res security system with cameras installed
- New exterior awnings installed
- Entrance door system upgraded
- Glass window tinting (3M tint)

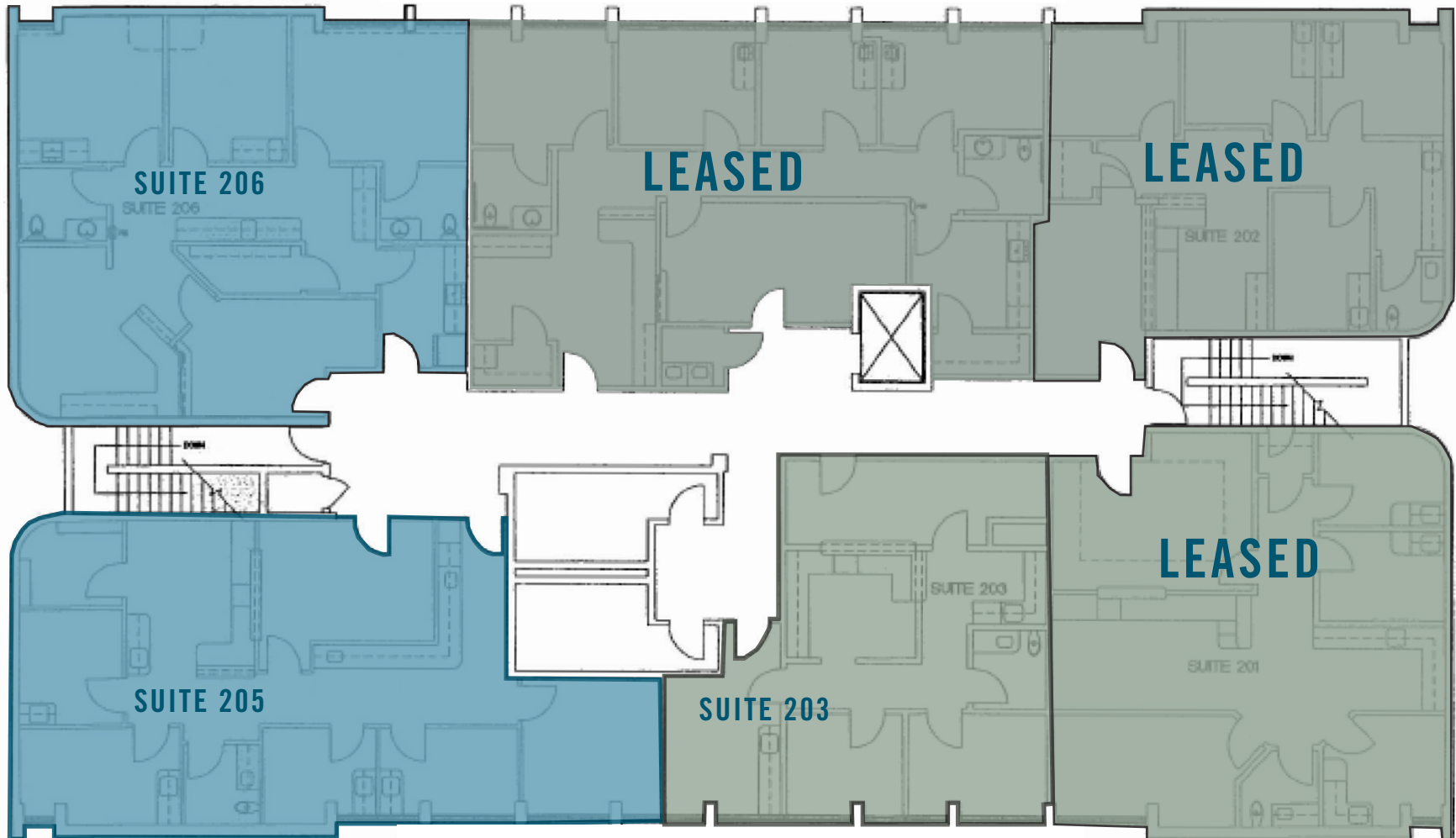
INTERIOR

- All office suite renovated (except for suite 202) including new ceiling tiles, LED light fixtures, counter top refinishing, painting of walls & cabinets, bathroom upgrades, tile floor renovations, tenant signage, HCAV as needed, etc.
- New ceiling LED lights throughout common areas
- New ceiling tiles installed
- Interior paint throughout
- New tenant roster signage
- Interior doors refinished
- Common area flooring upgrades
- Elevator cab renovated
- Lobby furniture & art work

- AVAILABLE FOR LEASE
- LEASED

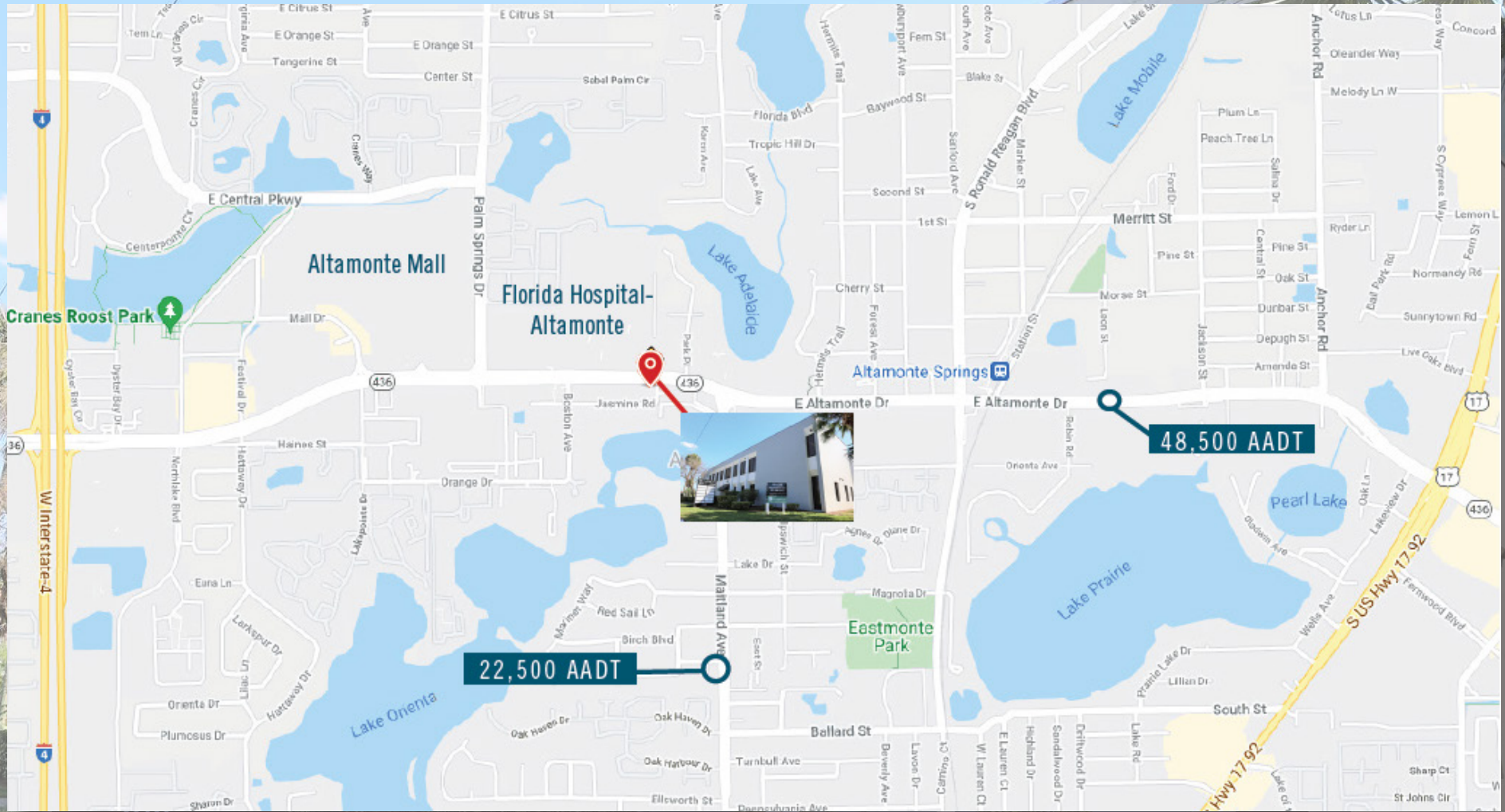


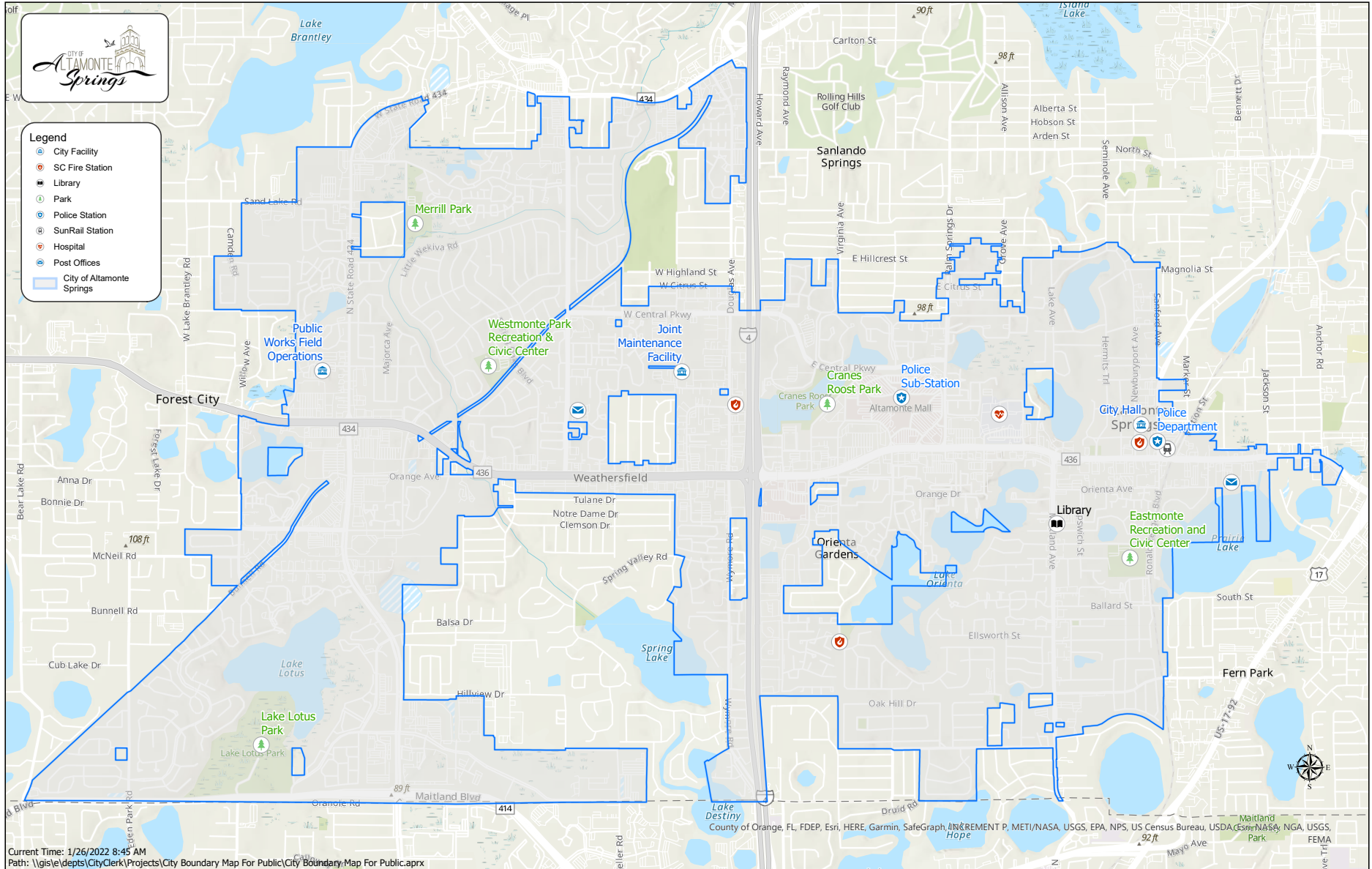
- AVAILABLE FOR LEASE
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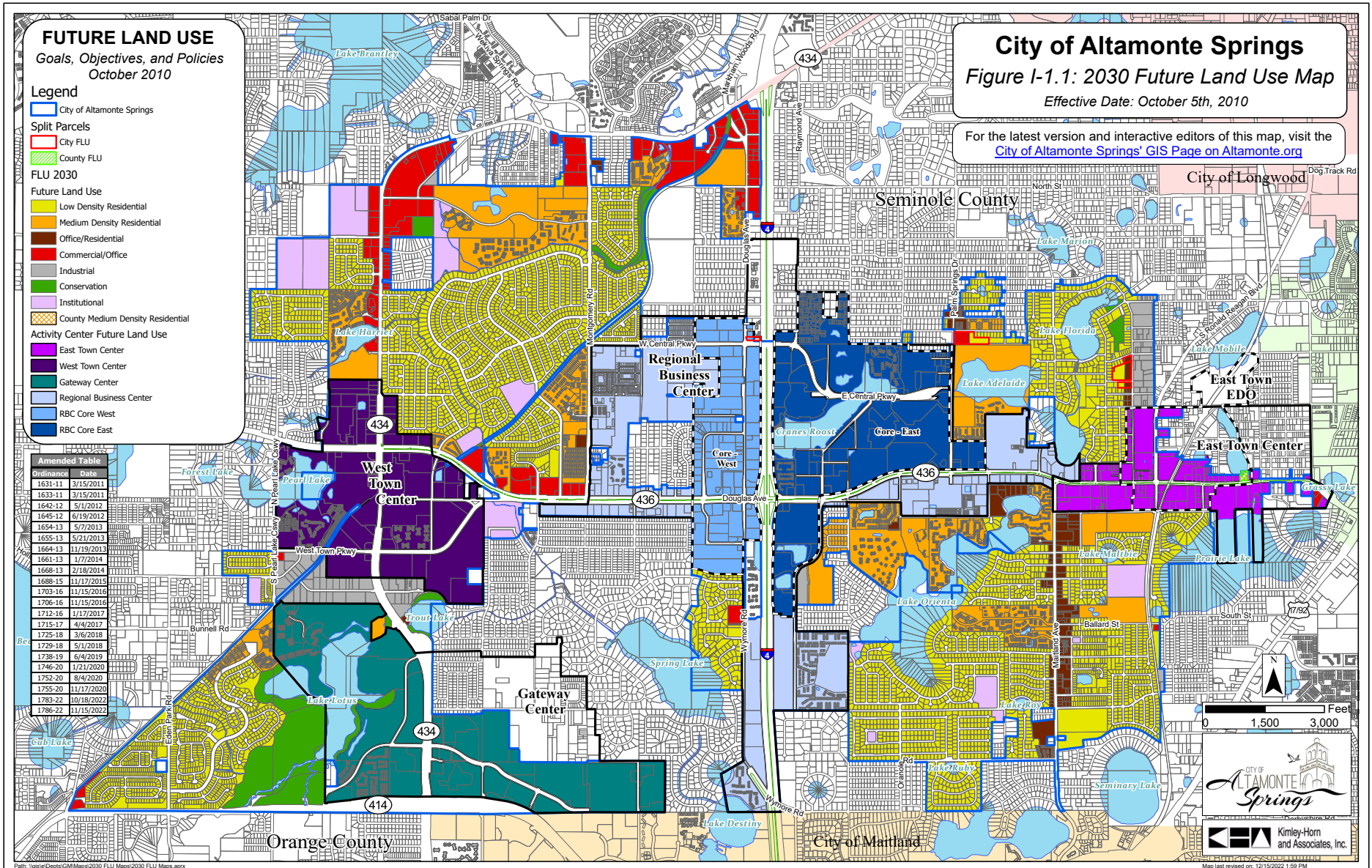












DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
POPULATION			
Total Population	42,933	251,569	813,239
Employees	31,662	145,974	478,837
Average HH Income	\$79,633	\$87,327	\$87,091
Median Age	40	40	38

BUILDING SPECIFICATIONS

Class	B
Building Size	15,769 SF
Number of Floors	2
Year Built/Renovated	1972/2022
Zonin	CG

