



FOR SALE

1661 Sandspur Rd.

MAITLAND, FL

Owner/User or Investment For Sale

\$2,100,000


STREAM



HIGHLIGHTS:

Owner/User or Investment Scenarios Possible

7,542 SF Class A Office
BUILDING BUILT IN 1999

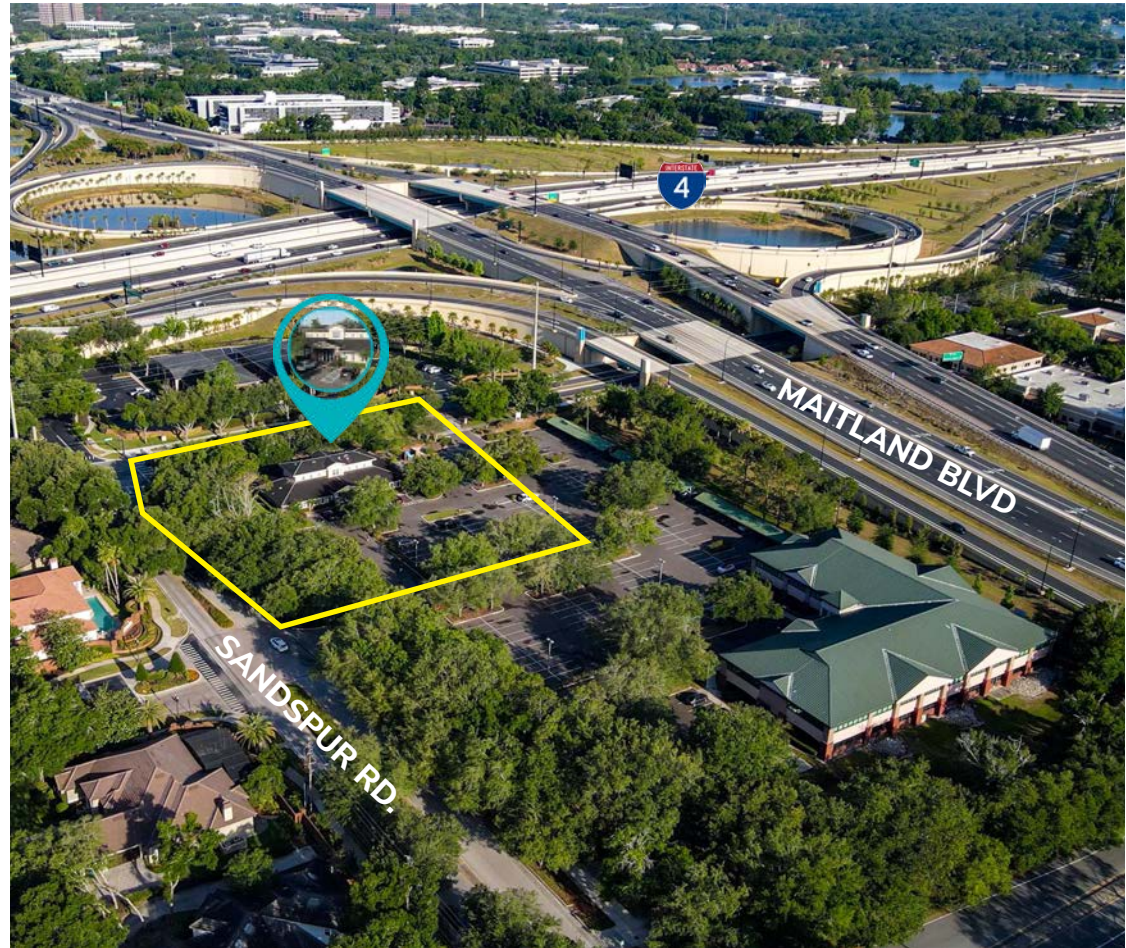
57 Parking Spaces
7.5/1,000 PARKING RATIO

Prominent Signage Opportunity
WYMORE/SANDSPUR INTERSECTION

Can be conveyed vacant
FOR AN OWNER USER

Can be conveyed as an
investment property with
Seller (Law Firm Tenant)

WILLING TO SIGN A SIX (6) YEAR LEASE
AT MARKET RATES



1661 Sandspur Rd.

1661 Sandspur is a 7,542 SF Class A office building located at the identifiable interchange of Maitland Boulevard and I-4 in Metro Orlando. The building is just seconds to I-4 and Downtown while also allowing for

easy access to the residential neighborhoods of Maitland and Winter Park.

Built in 1999, the building has ample parking and can accommodate both traditional and medical office functions.



Floor Plan

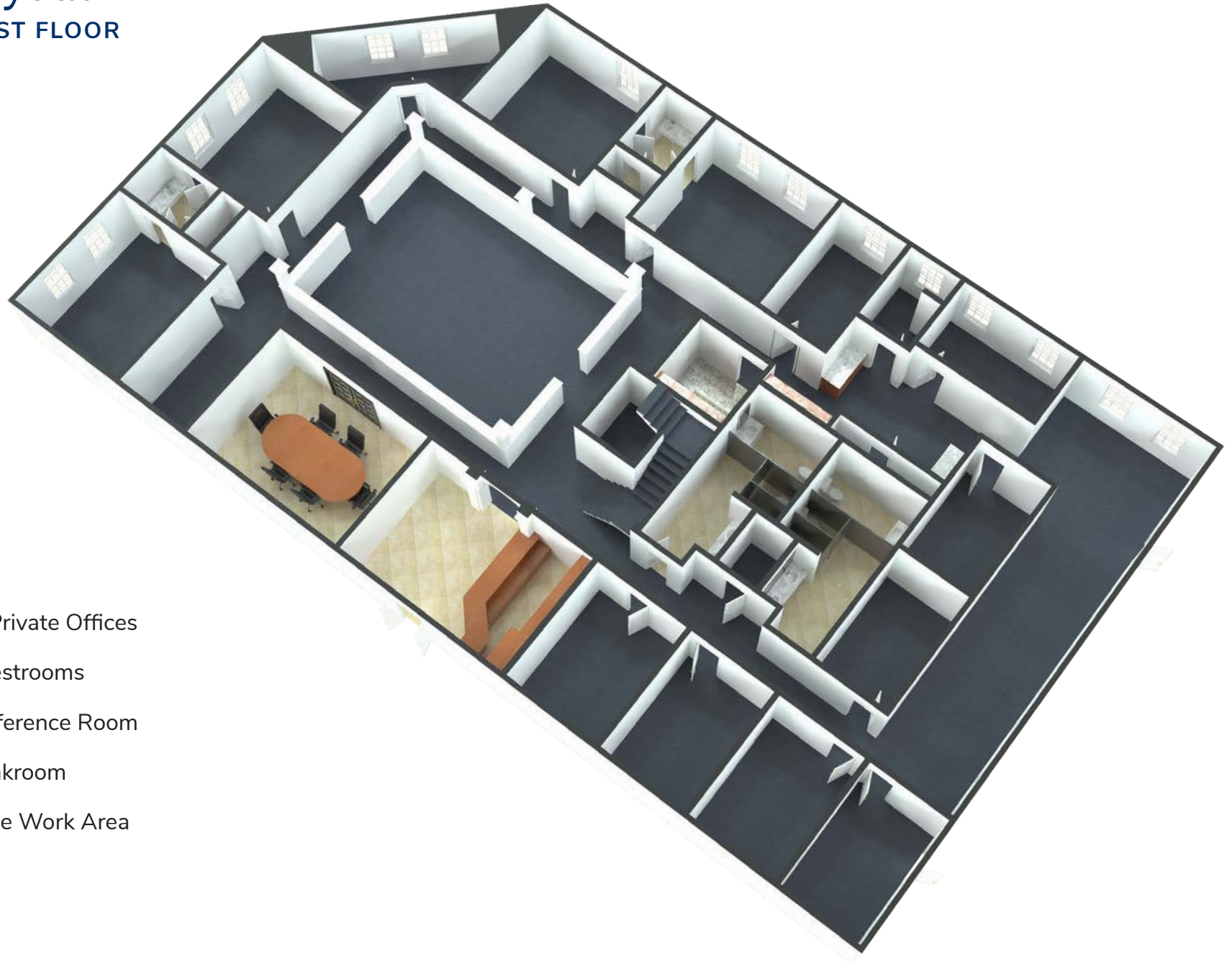
FIRST FLOOR





Layout

FIRST FLOOR



- 13 Private Offices
- 4 Restrooms
- Conference Room
- Breakroom
- Large Work Area

Interior Photos

FIRST FLOOR



RECEPTION



CONFERENCE



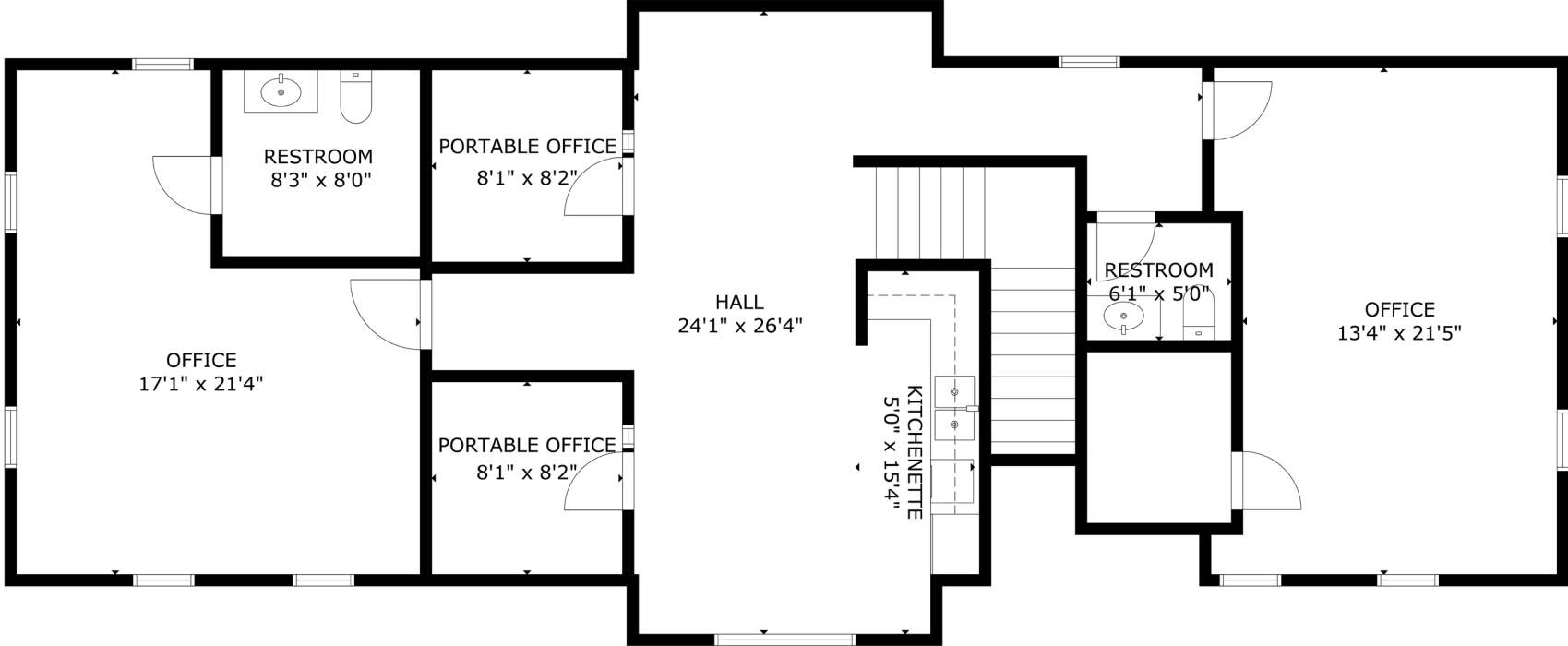
BREAK



OFFICE

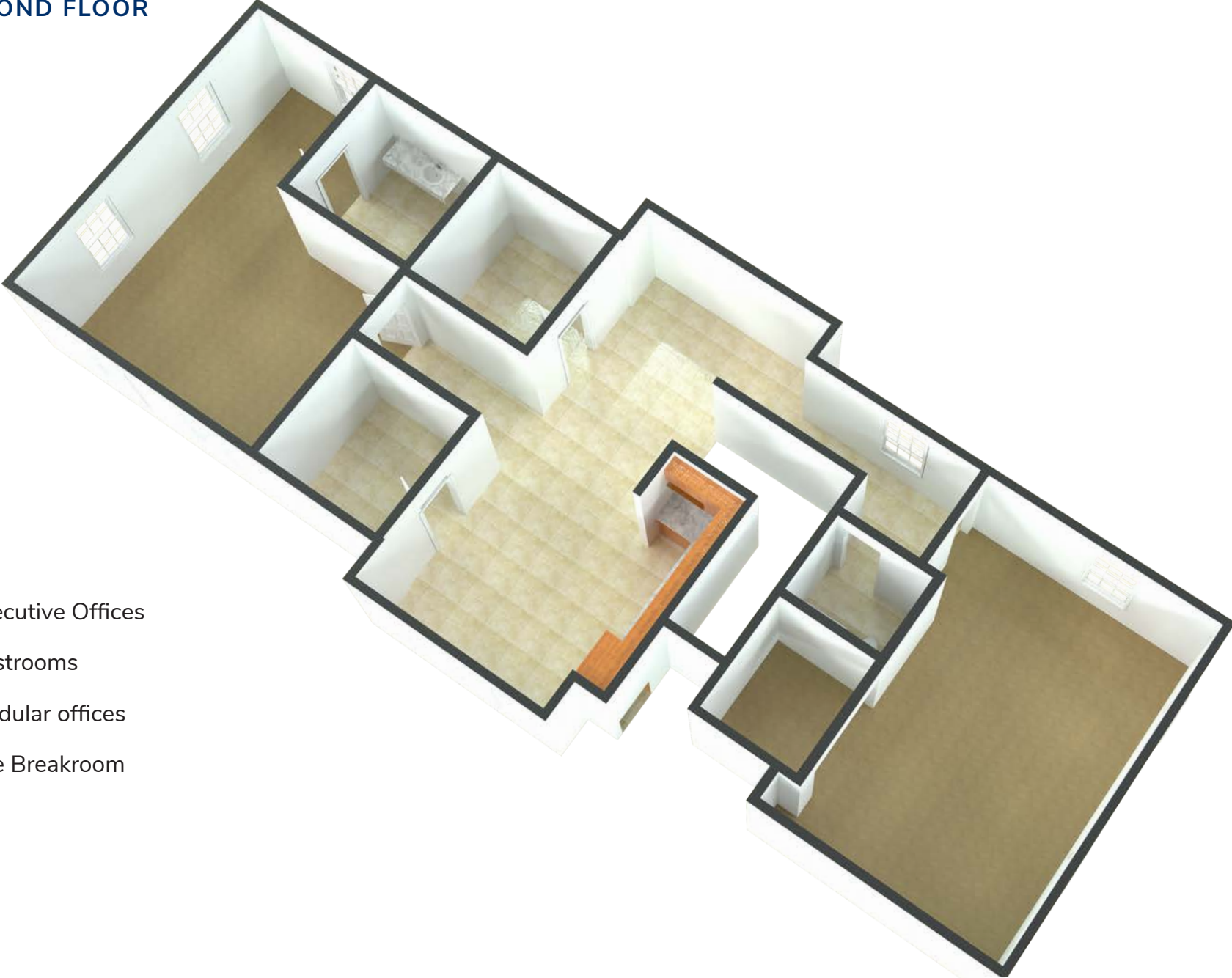
Floor Plan

SECOND FLOOR



Layout

SECOND FLOOR



- 2 Executive Offices
- 2 Restrooms
- 2 Modular offices
- Large Breakroom

Interior Photos

SECOND FLOOR



BREAK



MODULAR OFFICES



BREAK



OFFICE



Let's Connect

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