

LEASE

ORMOND BEACH PROFESSIONAL CENTER

298 S Nova Rd Ste E & Ste G Ormond Beach, FL 32174



298 S. Nova Road, Ormond Beach, FL 32174

Lease Rate

\$12 - 14 SF/YR

OFFERING SUMMARY

NNN:	\$6.60/SF/YR
Available SF:	2,006 - 2,070 SF
NNN:	\$6.60/SR/YR
Lot Size:	2,002 SF
Year Built:	2006
Zoning:	PBD

PROPERTY OVERVIEW

Two spaces available... 2,070 SF of office space. Formerly used as medical office. Nicely built out with offices, break room, two spacious bathrooms, reception area and more. AND Fully built-out former hair salon available for lease, complete with all FF&E and ready for immediate operation. The space includes six hair stations, three wash stations, two nail technician stations, two pedicure chairs, and one private esthetician room, along with one restroom, a kitchen/breakroom area, and a dedicated storage room. A washer and dryer are also included, providing full operational functionality. Units are located in a busy professional center with plenty of parking. Conveniently located next to Dunkin Donuts, in a location with high traffic volume.

LOCATION OVERVIEW

Located on busy Nova Road south of Granada Boulevard. Next to Dunkin Donuts, in a location with high traffic volume.

PROPERTY HIGHLIGHTS

- 2 Spaces Available
- Former Salon Space
- Former Medical Space
- Great Location

C. Courie Woodard
Comm Sales Associate
O: (386) 672-8530 | C: (386) 481-4801
cwoodard@cbcbenchmark.com

Scott Harter
Commercial Broker/Associate
O: (386) 672-8530 | C: (386) 290-6994
dscottharter@gmail.com

G.G. Galloway
Commercial Advisor/Partner
O: (386) 672-8530 | C: (386) 295-0839
ggalloway@cbcbenchmark.com



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,006 - 2,070 SF	Lease Rate:	\$12 - \$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit E	Available	2,070 SF	NNN	\$12.00 SF/yr	2,070 SF of office space. Formerly used as medical office. Nicely built out with offices, break room, two spacious bathrooms, reception area and more. Unit is located in a busy professional center with plenty of parking.
Unit G	Available	2,006 SF	NNN	\$14.00 SF/yr	2,006 SF - Former Beauty Salon. Great Opportunity.

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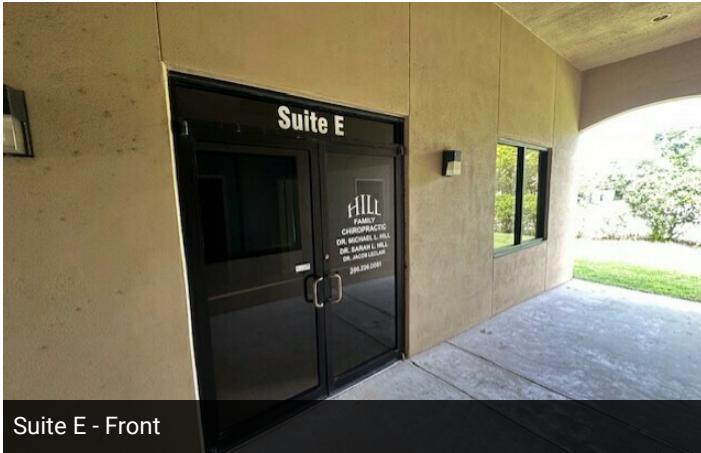


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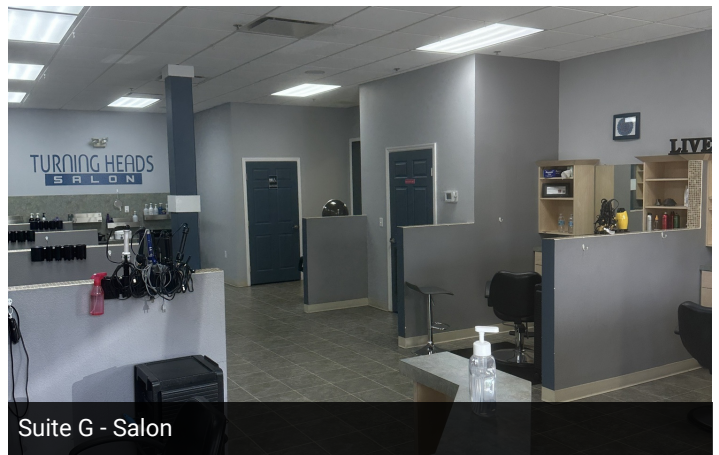
Suite E - Front



Suite E - Medical



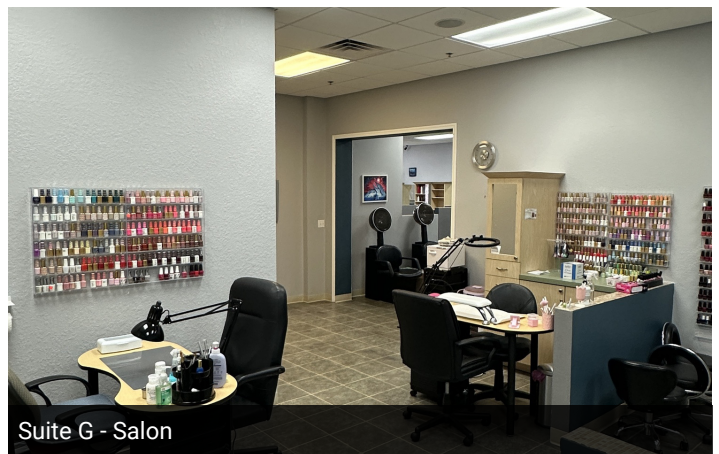
Suite G - Salon Front



Suite G - Salon



Suite G - Salon



Suite G - Salon

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