

LEASE

PROFESSIONAL OFFICES AVAILABLE

298 S Yonge St Ormond Beach, FL 32174



LEASE RATE

\$14.00 SF/yr

G.G. Galloway

Commercial Advisor/Partner

O: (386) 672-8530 | C: (386) 295-0839

ggalloway@cbcbenchmark.com

Scott Harter

Commercial Broker/Associate

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dscottharter@gmail.com

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

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PROPERTY DESCRIPTION

29,400 SF of office space. Formerly used as medical billing offices. Nicely built out with offices, conference rooms, break room, reception area and more. 112+ parking spaces. Full Building Generator.

PROPERTY HIGHLIGHTS

- Ormond Beach Offices
- Easy Access
- High Traffic Count
- Great Business Address

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	29,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,614	44,603	88,339
Total Population	5,831	98,663	195,648
Average HH Income	\$68,571	\$76,543	\$75,060

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PROPERTY DESCRIPTION

There is over 29,400 SF of office space. This Ormond Beach Professional Building was used as medical billing offices in the past. Nicely built out with offices, conference rooms, break room, reception area and over 112+ parking spaces. Full building generator.

LOCATION DESCRIPTION

Located in the vibrant coastal city of Ormond Beach, FL, the area surrounding the property offers a perfect balance of work and leisure. With an array of dining options like Hull's Seafood Market Restaurant and popular coffee spots such as Starbucks within a short distance, tenants can enjoy convenient breaks from the office. The Ormond Beach area also boasts tranquil parks like Bailey Riverbridge Gardens and cultural attractions such as The Casements, providing ample opportunities for relaxation and exploration. Additionally, the location offers easy access to major highways, making the commute to and from the property a breeze for office tenants.

SITE DESCRIPTION

Former Duva-Sawko medical billing offices. High profile corner on busy US Hwy 1 with easy access and ample parking.

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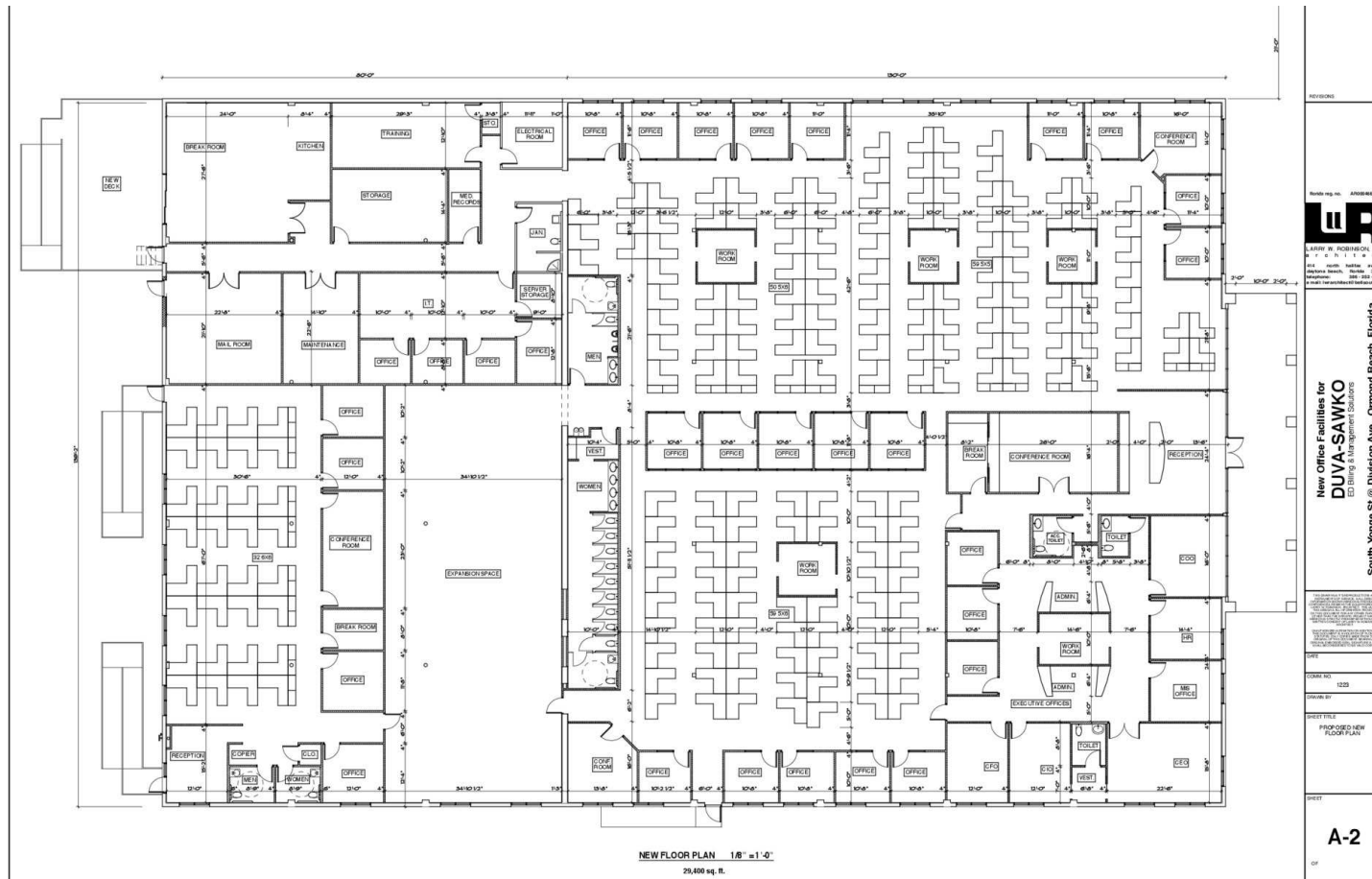


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FLOOR PLAN

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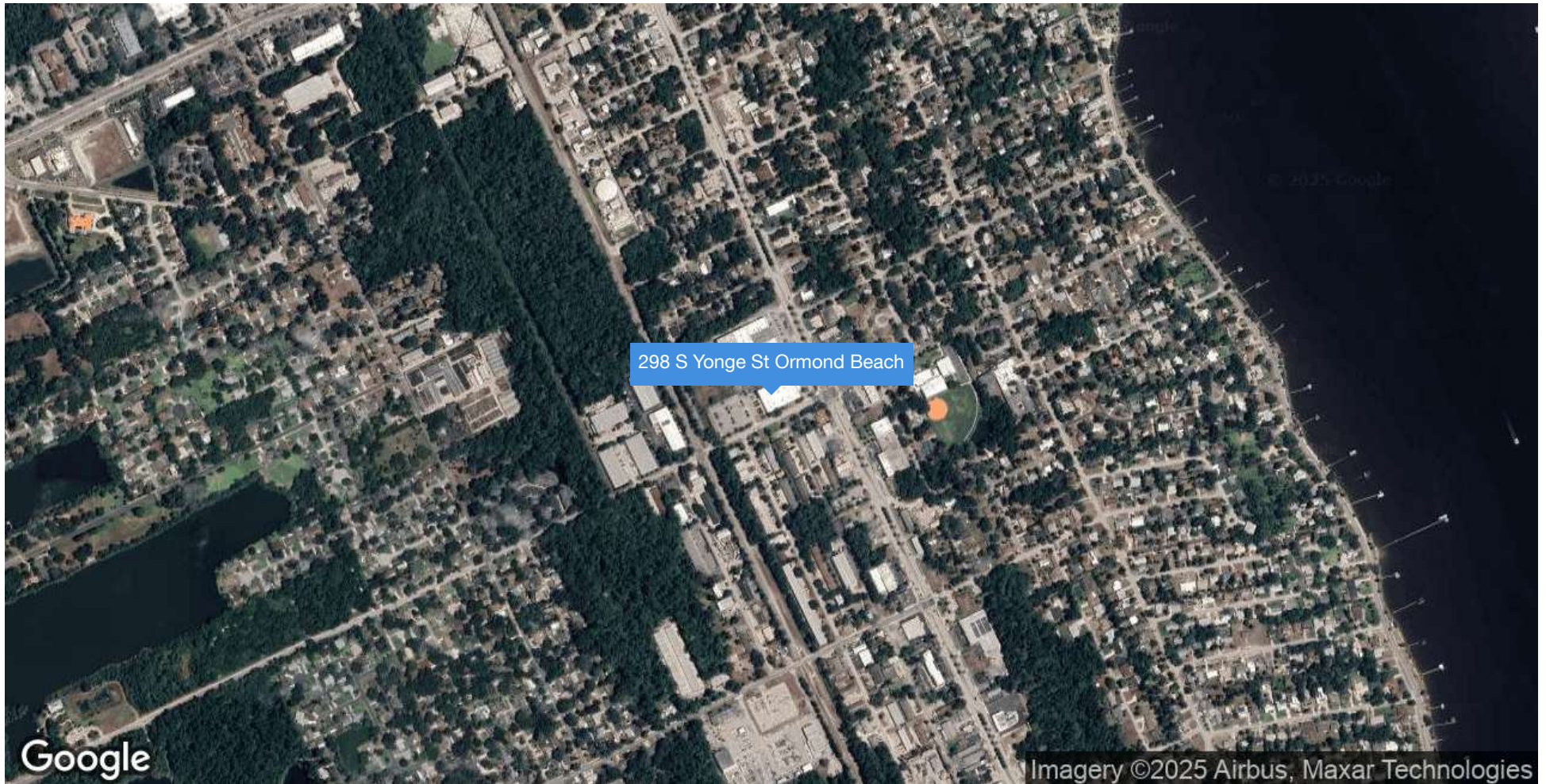


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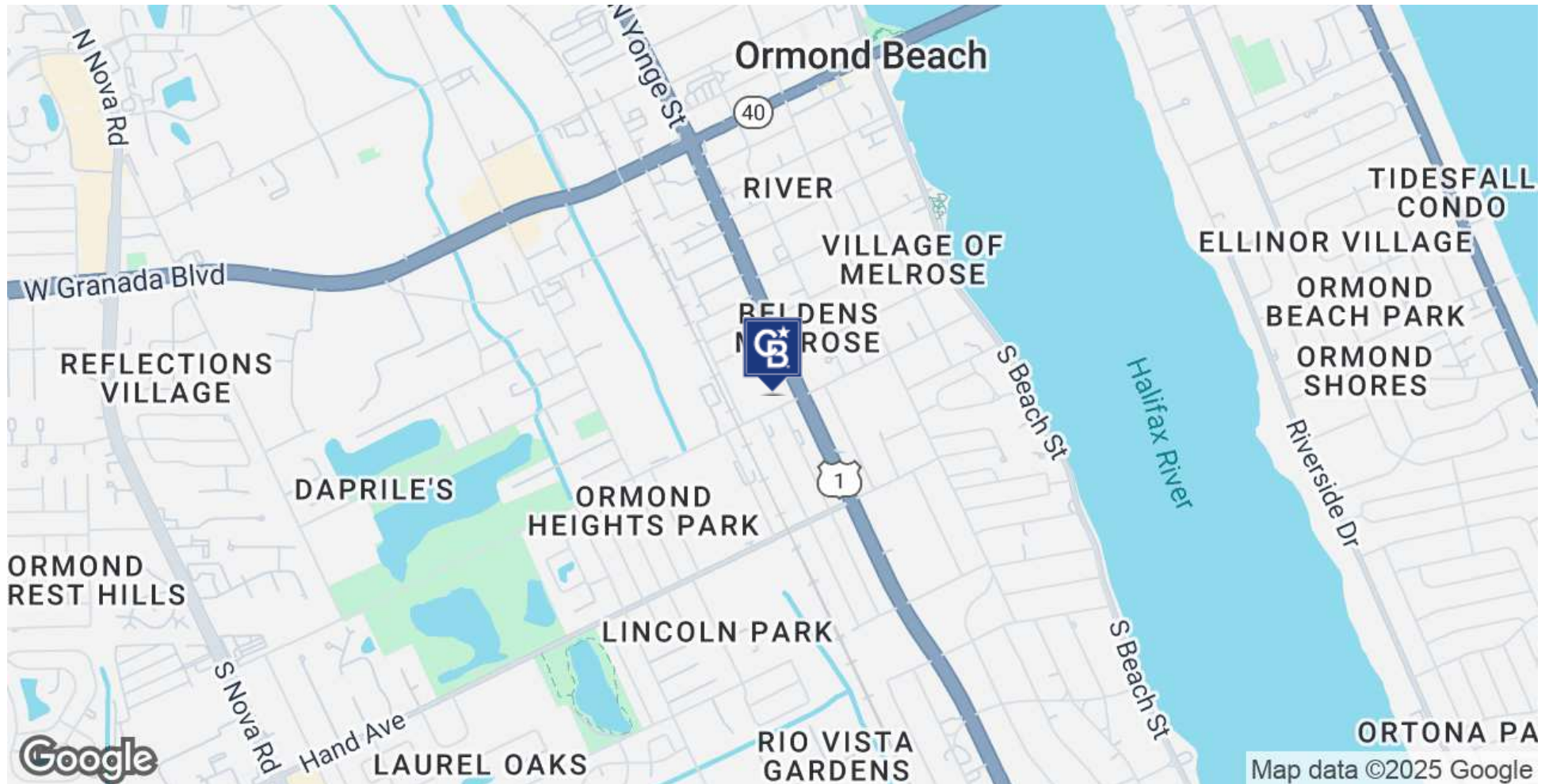


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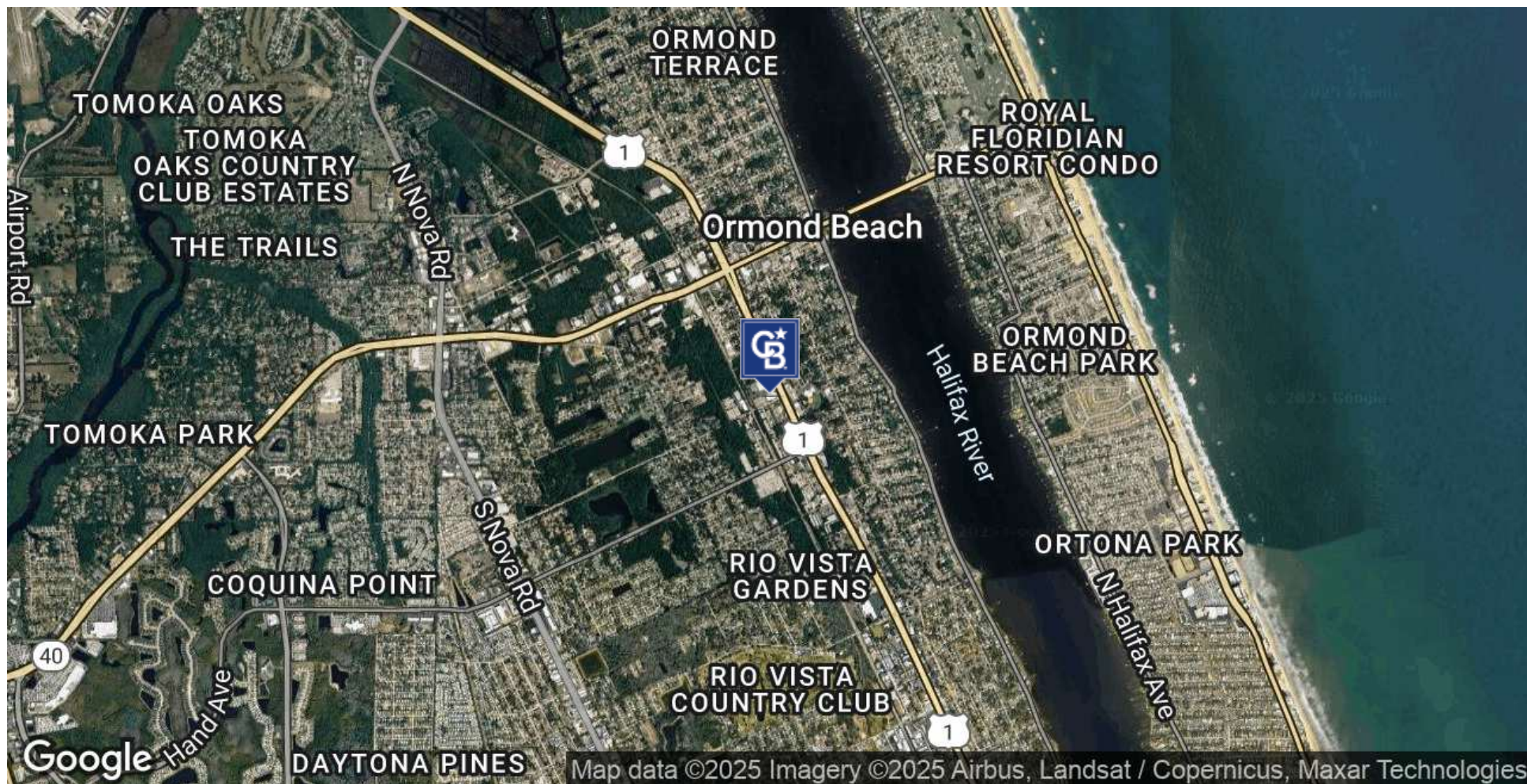


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,831	98,663	195,648
Average Age	48	48	48
Average Age (Male)	46	47	46
Average Age (Female)	49	49	49

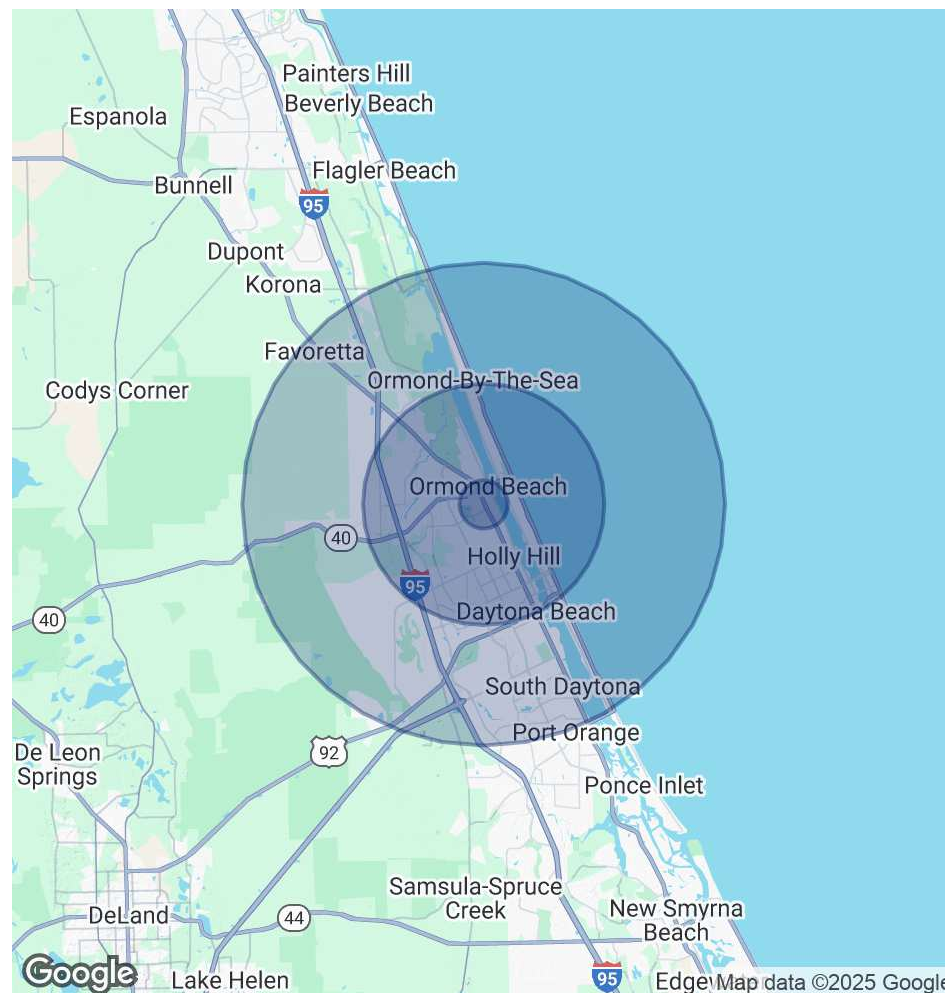
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,614	44,603	88,339
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,571	\$76,543	\$75,060
Average House Value	\$333,549	\$297,225	\$295,738

TRAFFIC COUNTS

11,500/day

Demographics data derived from AlphaMap



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FL #SL488121

PROFESSIONAL BACKGROUND

One of east central Florida's premier commercial real estate "guru" professionals with over 36 years of real world commercial real estate experience. G.G. Galloway has been recognized by his peers and performance 5 different times as the top producer of commercial real estate in the area and two times earning the level of Circle of Distinction from Coldwell Banker Commercial Corporate.

G.G. Galloway's full-service attitude, tenacity, and integrity allows him and his team to be on the cutting edge of what is happening in today's ever-changing world of commercial real estate. The first in his company to go to teaming is his personal business platform of his success. Being able to adapt to changes and having a can-do attitude allows the opportunity for all to be successful in all teaming transactions. His can do attitude has been extremely contagious with giving back to his community with hundreds of hours of volunteering time to the various community organizations as well as local, state, and national professional organizations. Galloway has never been selfish with his time and commitment to his team, company, community, or professional associations. G.G.'s professional record, service record, and personal accomplishments speak for itself as to his integrity and commitment on behalf of whomever he or his team is working for. Galloway's number one goal is to always protect his client's best interest; the bottom line is we must always do what is right regardless of the consequences.

G.G.'s 110 % effort that he expects from his team, himself, and company is a direct reflection of understanding his commitment to his team, his company, and his family. You must be "ALL IN" every day and every second you step on to the field of play. His clientele, former teammates, sphere of influence, and repeat business clearly understands his commitment to being "ALL IN."

G.G. Galloway has been involved in some of the area's largest land and warehouse deals. He has stood the test of time and has weathered the storm during the downturn years by being creative and being able to find and identify those golden nuggets that are always out there but just need to be "rediscovered."

MEMBERSHIPS

G.G. is actively involved in his community & believes in giving back to his community. He has been President of the Daytona Beach Area Association of Realtors, Ormond Beach Rotary Club, Main Street USA Ormond Beach, Chairman of the Board of the Ormond Beach YMCA, has also served on numerous committees throughout Ormond Beach, Daytona Beach and Volusia County. Previously served as one of 8 Coldwell Banker Commercial owner/operators who served on the National Advisory Board for Coldwell Banker Commercial. Ran for United States Congress District 6 in 2016. G.G. is presently Vice Chairman for Florida's Realtor Association RPAC and serves as federal political coordinator of Congressman Michael Waltz, 6th congressional District of Florida. G.G. presently serves on the planning board for the City of Ormond Beach actively involved with Team Volusia and VCARD, Volusia County Area of Responsible Developers, and Daytona Beach Board of Realtors Commercial Investment Division.

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SCOTT HARTER

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FL #BK3041405

PROFESSIONAL BACKGROUND

Scott Harter has worked for Coldwell Banker Commercial Benchmark since 2007 and made a partner in 2017. Scott has brokered all property types and classes including working extensively with several lenders handling their troubled assets and REO disposition leading to over 125 transactions totaling over \$50 million. Scott believes in teaming which results in the customer receiving specialized treatment.

Scott started his career in 1989 in southern California, specializing in Apartment sales, management and consulting. He relocated to Florida in 1994 where he owned and operated a small manufacturing company giving him the knowledge of how small manufacturing companies operate and utilize space. After Scott's brief hiatus from real estate he obtained his Florida Real Estate license in 2002 and brokerage license in 2005.

Scott specializes in applying his expertise, attention to detail and market knowledge to broker warehouse, flex, office, land, multifamily, retail, and investment properties. He is an expert in leasing warehouse, office and retail space as well. Scott represents Sellers, Buyers, Landlords and Tenants.

MEMBERSHIPS

REALTOR, National Association of REALTORS

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