



421 Montgomery Rd

421 Montgomery Rd, Altamonte Springs, FL 32714



Sheldon Simpson

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421 Montgomery Rd

\$34.12 /SF/YR

Prime Professional Office Condo for Lease | First Full Month FREE | Wekiva Springs Office Park | Altamonte Springs, FL

Elevate your professional image with a turnkey office suite in one of Altamonte Springs' most established business parks.

Now available for lease, this 510 SF professional office condo at 421 Montgomery Road, Suite 161, Altamonte Springs, FL offers an exceptional opportunity...

- First Full Month FREE for qualified tenants
- 510 SF Efficient Layout – Maximize productivity without paying for unnecessary space
- Move-In Ready – Start operating immediately
- Professional Business Environment – Ideal for meeting clients and growing your brand
- Ample Parking – Convenient access for employees and visitors
- Excellent Location – Immediate access to major roadways, restaurants, retail, and business services



Rental Rate:	\$34.12 /SF/YR
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Property Type:	Office
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Property Subtype:	Medical
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Building Class:	B
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Rentable Building Area:	510 SF
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Year Built:	1985
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Walk Score ®:	60 (Moderately friendly)
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Transit Score ®:	20 (Somewhat friendly)
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Rental Rate Mo:	\$2.84 /SF/MO
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1st Floor Ste 161

Space Available	510 SF
Rental Rate	\$34.12 /SF/YR
Date Available	July 15, 2026
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	2 Years

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- Low-Maintenance Occupancy – Shared building amenities reduce management responsibilities and operating hassles

Ideal Uses This versatile office space is well suited for:

- Real Estate Professionals
- Insurance Agencies
- Accountants & Tax Professionals
- Attorneys & Legal Services
- Consultants & Business Advisors
- Financial Planners
- Recruiters & Staffing Firms
- Mental Health Counselors
- Therapists & Coaches
- Chiropractors
- Sales Offices
- Satellite Corporate Offices
- Startups & Entrepreneurs
- Other Professional Service Businesses

Property Features:

- Open and flexible floor plan
- Professional office park setting
- Shared men's and women's restrooms maintained by the association
- Well-maintained common areas
- Strong curb appeal and professional atmosphere
- Established business community
- Easy client access and wayfinding

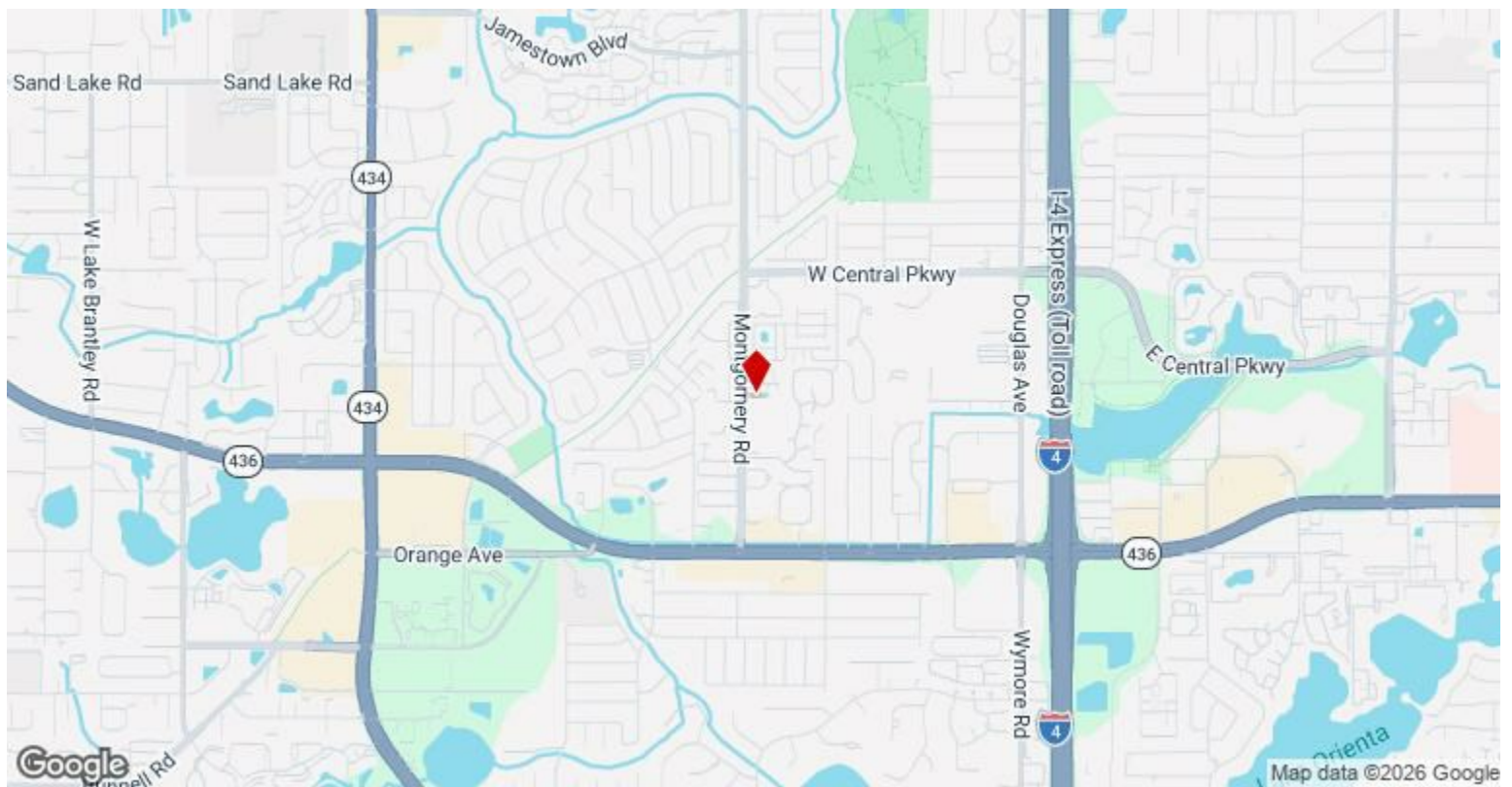
Lease Terms Rent: \$1,450 per Month
Special Incentive: First Full Month FREE for qualified tenants

Location Advantages Altamonte Springs continues to be one of Central Florida's most desirable suburban business hubs, benefiting from strong population growth, excellent transportation access, and a thriving local economy. This location places your business near major employers, retail centers, restaurants, healthcare facilities, and affluent residential neighborhoods, providing outstanding visibility and convenience for both clients and employees.

Professional Space. Prime Location. Immediate Availability. Whether you're launching a new practice, relocating from a home office, or expanding into Seminole County, this office condo provides a cost-effective opportunity to establish your presence in a premier professional environment. Spaces of this size and price point rarely remain available for long. Schedule your private tour today and take advantage of the First Month FREE promotion.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
A Center For Wellness And Light	-	
Acupuncture & Pain Control	-	
Infinity Financial Group	-	
Integrative Health/Marisa Burkhart, LMT	-	
Jewish Pavillion	-	
Sackett Investment Co Inc	-	
Sullivan Investigation	-	
Zellwood Fruit Distributors	-	



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Property Photos



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