



**\$17.50 - 20.00 PSF - Full Service**

## Property highlights

- Utilities and M-F in-suite janitorial included
- Recently renovated office buildings - interior and exterior
- Four-building office park located off Douglas Avenue in Altamonte Springs
- Interstate-4 frontage with building and monument signage available
- On-site management office and building engineer



Ample parking surface and covered



On-site management



Signage Available

**For further  
information**

**Nathan Eissler, CCIM, SIOR**  
Principal  
407 440 6658

**Gunner Leslie**  
Associate  
407 440 6642

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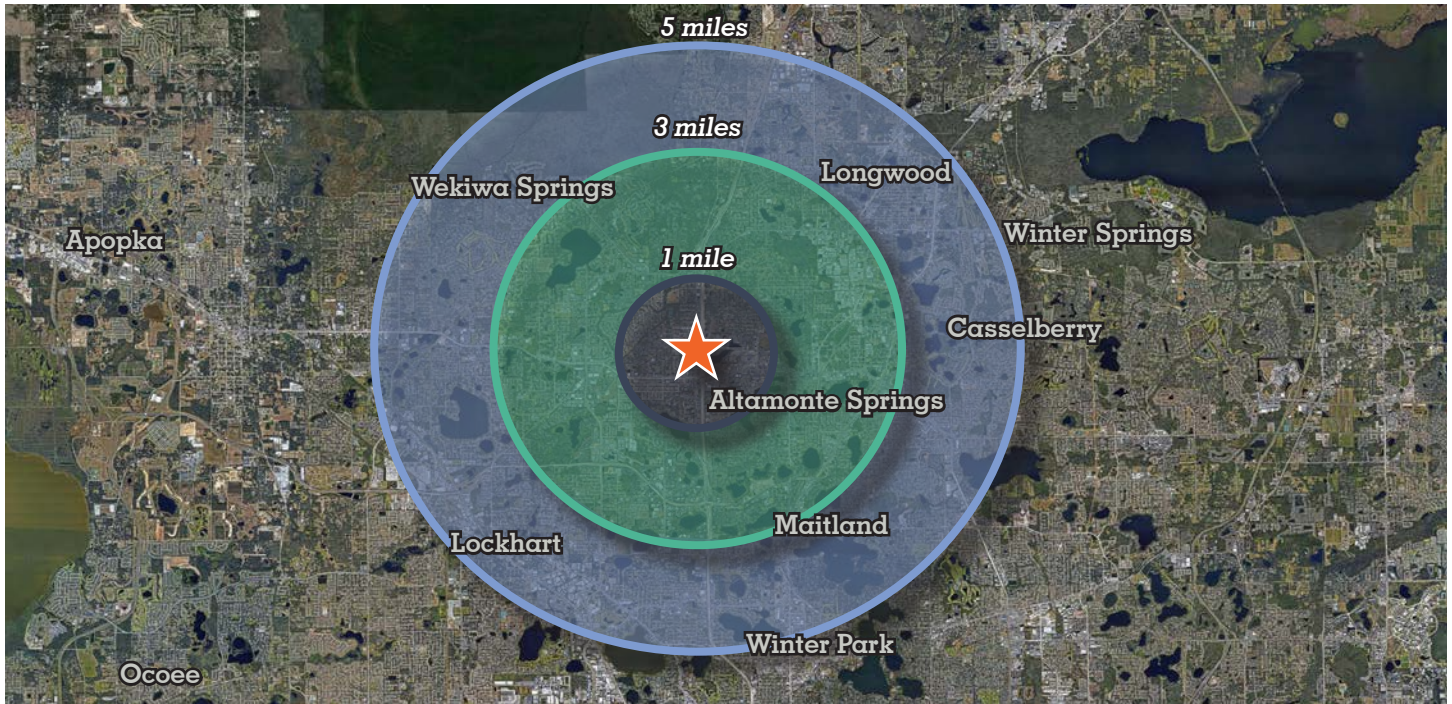


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**1-3-5 Mile Demographics**

Population	1 mile	3 miles	5 miles
2021 Estimated population	16,605	94,013	233,101
2026 Estimated population	16,914	99,747	248,546
Projected annual growth 2021 to 2026	0.7%	1.2%	1.3%
Households	1 mile	3 miles	5 miles
2021 Estimated households	7,857	41,123	96,194
2026 Estimated households	8,157	43,554	102,540
Projected household growth 2021 to 2026	0.7%	1.2%	1.3%
Household income	1 mile	3 miles	5 miles
2021 Estimated average household income	\$73,078	\$84,279	\$89,498
2021 Estimated median household income	\$56,325	\$61,114	\$63,786
Business and employees	1 mile	3 miles	5 miles
2021 Total businesses	1,686	6,915	13,870
2021 Total employees	16,858	73,058	130,606
Employee / Residential Ratio (per 100 residents)	103	78	56

**5 Mile Highlights**



**Population**  
233,101



**Growth by 2026**  
1.3%



**Total employees**  
130,606



**Avg. HH income**  
\$89,498

Data provided by ESRI

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**Nearby Amenities**

**FIVE GUYS** BURGERS and FRIES   
**Bank of America**

**I-4 Express Ramps**

- General Use Lanes (Non-Tolled)
- I-4 Express Managed Lanes
- I-4 Express Entrance Ramp
- I-4 Express Exit Ramp

- 1 East of State Road 434**  
WB I-4 Express begins. EB I-4 Express ends.  
I-4 Express traffic merges with EB I-4 general use lanes.
- 2 Central Parkway**  
Direct connect entrance ramp from Central Parkway to WB I-4 Express  
Direct connect exit ramp from EB I-4 Express to Central Parkway
- 3 West of State Road 436**  
I-4 Express entrance from WB I-4 general use lanes to WB I-4 Express  
I-4 Express exit from EB I-4 Express to EB I-4 general use lanes

\* Direct connect ramps allow direct access to and from I-4 Express via surface streets and other highways.



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