

Colliers

BANK OF AMERICA 

Office/Medical For Lease

Altamonte Oaks

460 E. Altamonte Dr. | Altamonte Springs, FL

Asking Rent:

\$22
PSF

Contact Us:

Jorge Rodriguez, CCIM

Executive Vice President
+1 407 362 6141
jorge.rodriguez@colliers.com

Christopher Alders

Vice President
+1 407 362 6142
chris.alders@colliers.com

Joe Rossi, CCIM

Executive Vice President
+1 407 362 6139
joe.rossi@colliers.com

Property Highlights

- 749 SF 2nd floor office/medical space available for lease.
- 1,499 SF 2nd floor office/medical space available for lease.
- 10,738 SF 3rd floor (entire floor) office/medical space coming available.
- 6 drive-thru lanes (covered), with 2 ATMs and exclusive parking adjacent to the branch entrance.
- Parking ratio of approximately 4.7/1,000 SF.
- Excellent visibility and exposure to 62,000 AADT from SR-436 (E. Altamonte Drive).
- Located across from the 1.15M SF Altamonte Mall and AdventHealth's Altamonte Springs location.
- SunRail's Altamonte Springs Station is located less than a 1.2 mile down the road, with pedestrian connectivity improvements underway.



Area Demographics



Population

1-Mile: 14,241
 2-Mile: 41,996
 3-Mile: 95,753
 5-Mile: 243,922



Daytime Population

1-Mile: 18,228
 2-Mile: 50,060
 3-Mile: 136,934
 5-Mile: 275,887



Households

1-Mile: 7,318
 2-Mile: 19,025
 3-Mile: 42,071
 5-Mile: 102,976



Average HH Income

1-Mile: \$95,898
 2-Mile: \$96,805
 3-Mile: \$106,771
 5-Mile: \$110,005

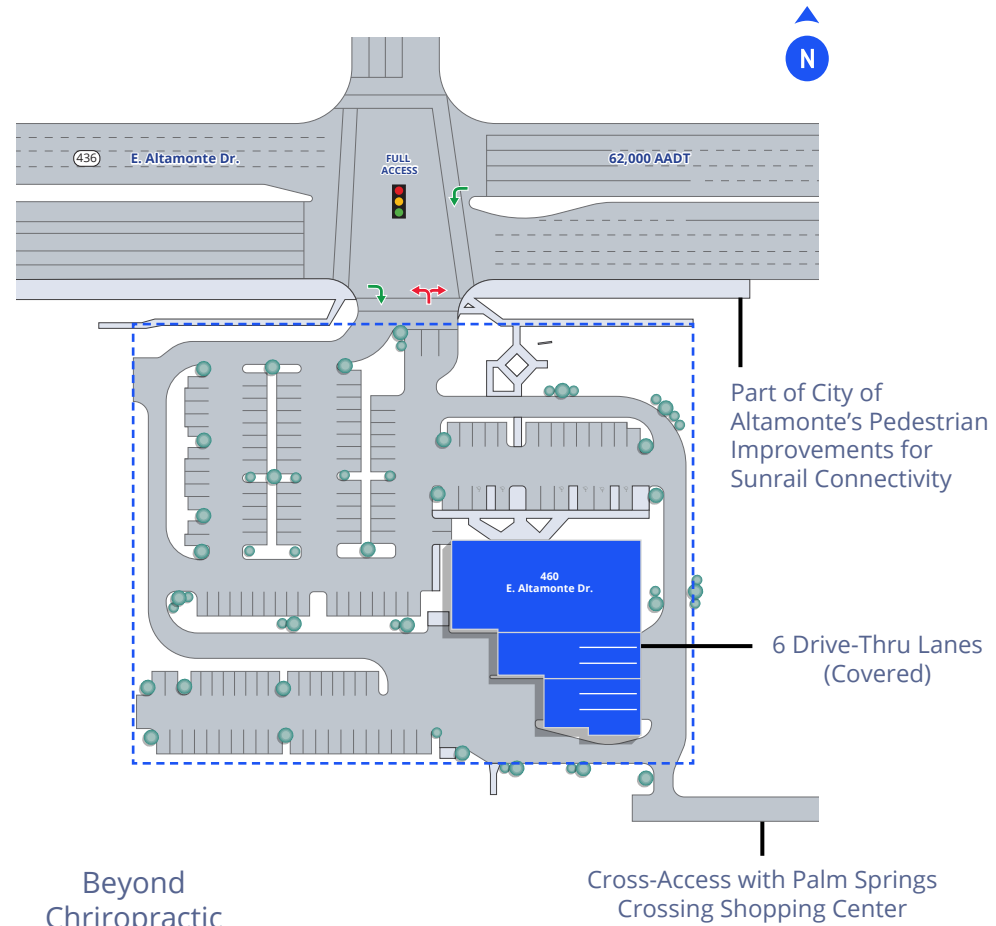


Nestled in the heart of Central Florida, **Altamonte Springs** offers a perfect blend of urban amenities and natural beauty. With its **vibrant community**, top-rated schools, and easy access to Orlando's attractions, it's an ideal place for families and professionals alike. Visitors and residents can enjoy shopping at the **Altamonte Mall**, relaxing in the scenic Cranes Roost Park, and exploring a variety of dining and entertainment options. Altamonte Springs combines the charm of a small town with the conveniences of a bustling city, making it a great place to **live, work, and play**.

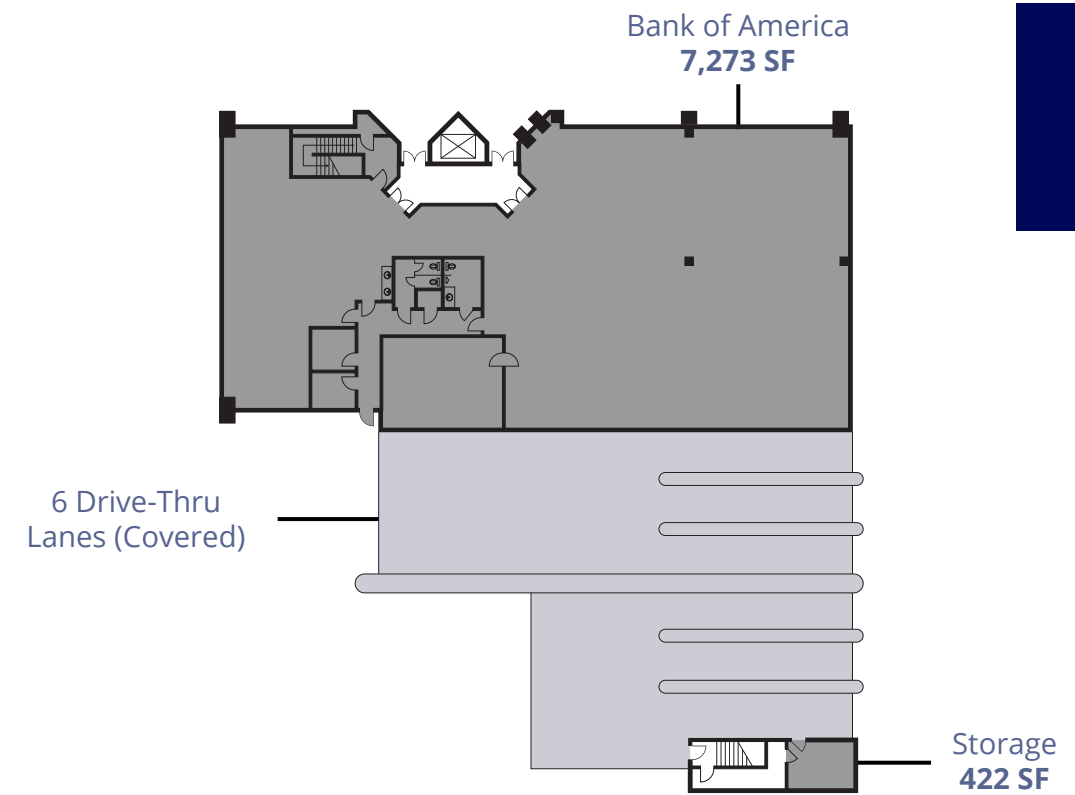


Drive-Thru Lanes

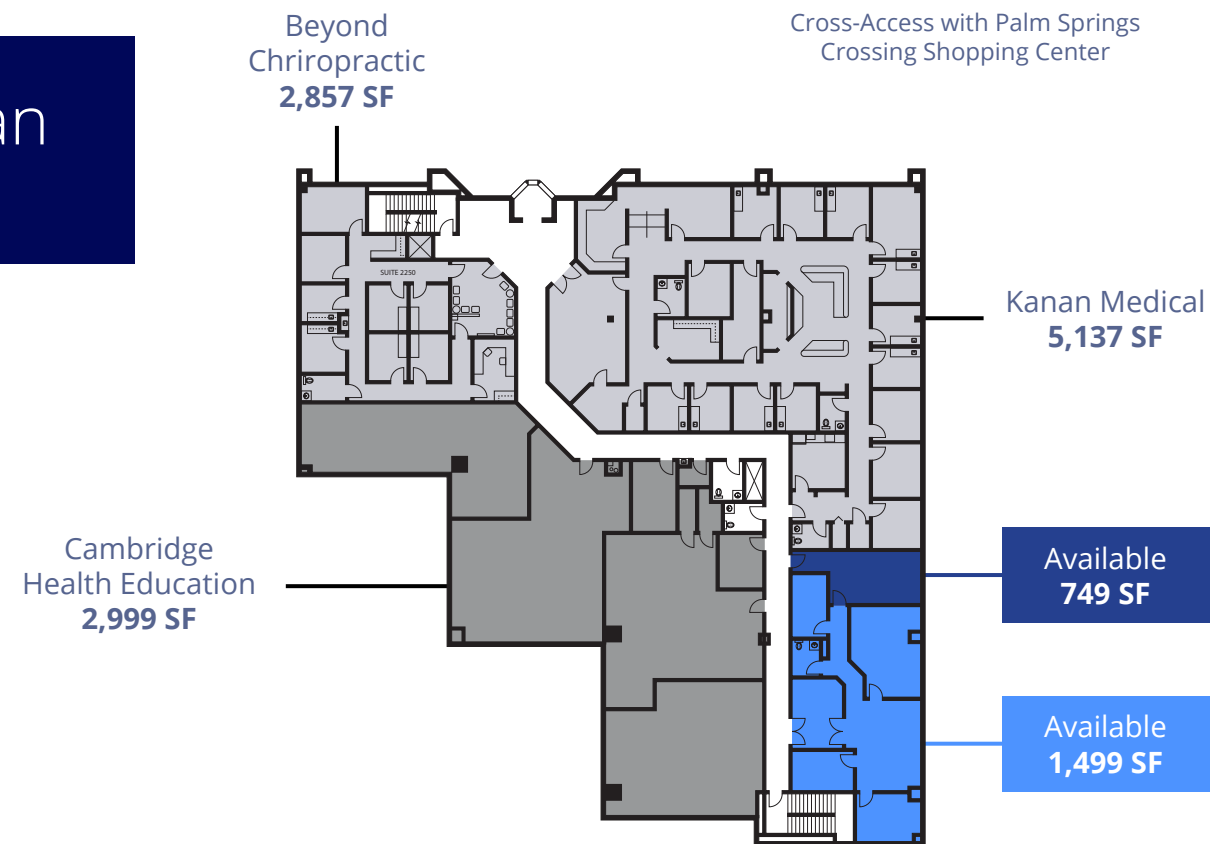
Site Plan



Floor Plan 1st Floor



Floor Plan 2nd Floor



Floor Plan 3rd Floor





The Subject Site is located in **Altamonte Springs, FL** – one of four activity centers in the city designated as major business districts. **The Vision Plan** for the center encompasses the **120 acres** surrounding the **new Altamonte Springs SunRail commuter rail station**, with a focus on providing a dense, pedestrian-oriented urban area with safe and accessible pedestrian facilities, reduced parking to foster transit use, and mixed housing.





This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.

