

FOR LEASE



PROFESSIONAL OFFICE
400 W SR 434, OVIEDO, FL, 32765

INQUIRE ABOUT RATE

FREE STANDING BUILDING



PROPERTY HIGHLIGHTS

- **Suite 1016 & 1024: two each, contiguous, 2,500 SF ea, Free Standing Office Bldg: 348 W SR 434, Oviedo, FL**
- **5,000 SF Pro Office space available** (combining Suite 1016 & 1024)
- **See Floor Plans for each Suite pages 5 & 6 enclosed**
- **Left In, Median Turn Lane, along Eastbound SR 434**
- **Frontage: 173 FT frontage along US Hwy 434**
- **Land Size: 2.3 acres Zoned: C-1**
- **Excellent Space for: Architect, Accountant, Law Firm, Insurance Agency, Real Estate Professional, etc**
- **Monument Sign with Space Available**
- **Parking Ratio: 4.88 per 1,000 SF (*61 +/- Pking Spaces)**
- **Close to: Under 7/10 Mile from SR 417, Fronts SR 434, UCF, SR 408 EAST WEST Expressway, I-4, DWNTN Orl**
- **Lease Rate: \$19.95 NNN (NNN = \$4.04 PSF)**

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

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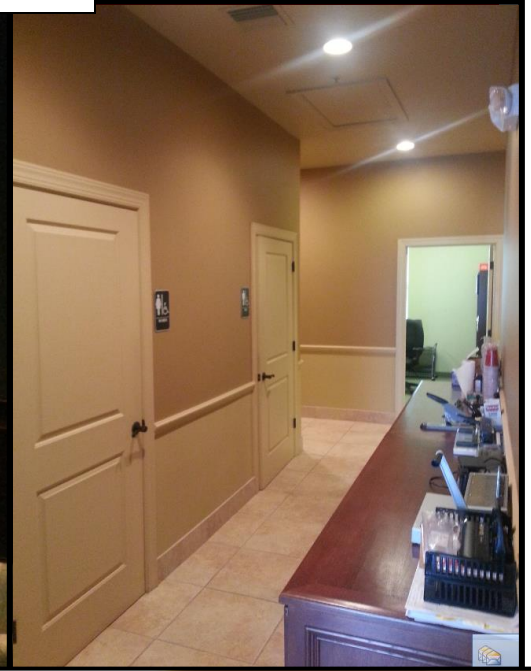
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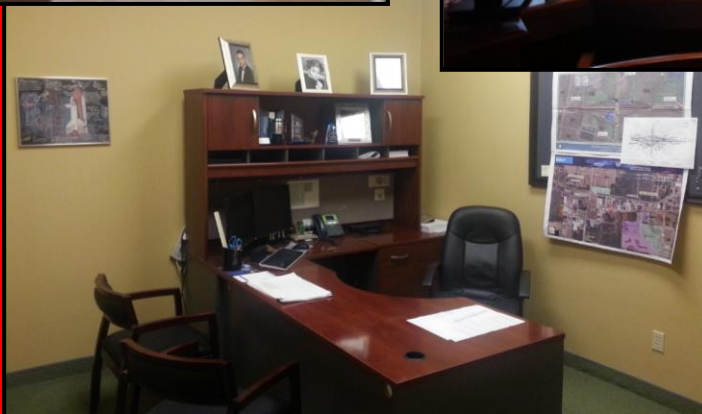
SELECT INTERIOR PICS
DEMONSTRATING INTERIOR IMPROVEMENT



*Executive Conference Room
Suite 1016*



Guest/Receptionist Station



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AERIAL OVERVIEW



TWO LARGE PARKING FIELDS
ONE ON THE NORTH SIDE
AND ONE ON THE SOUTH
SIDE OF THE PROPERTY

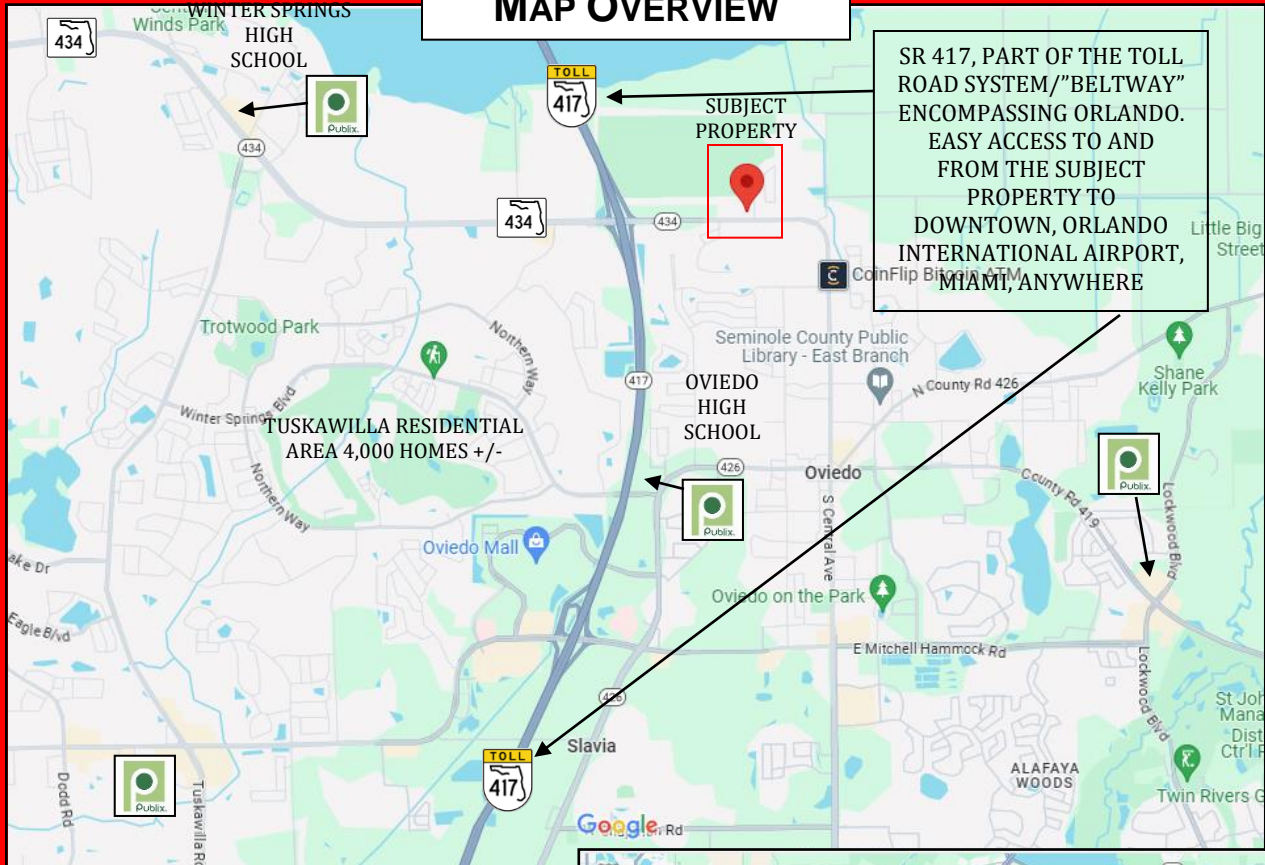


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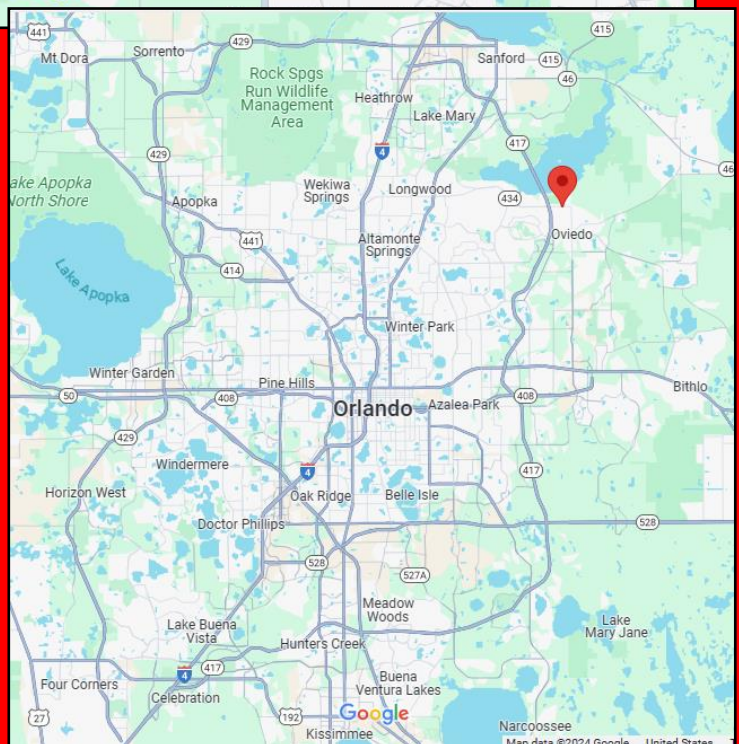
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MAP OVERVIEW



SR 417, PART OF THE TOLL ROAD SYSTEM/"BELTWAY" ENCOMPASSING ORLANDO. EASY ACCESS TO AND FROM THE SUBJECT PROPERTY TO DOWNTOWN, ORLANDO INTERNATIONAL AIRPORT, MIAMI, ANYWHERE



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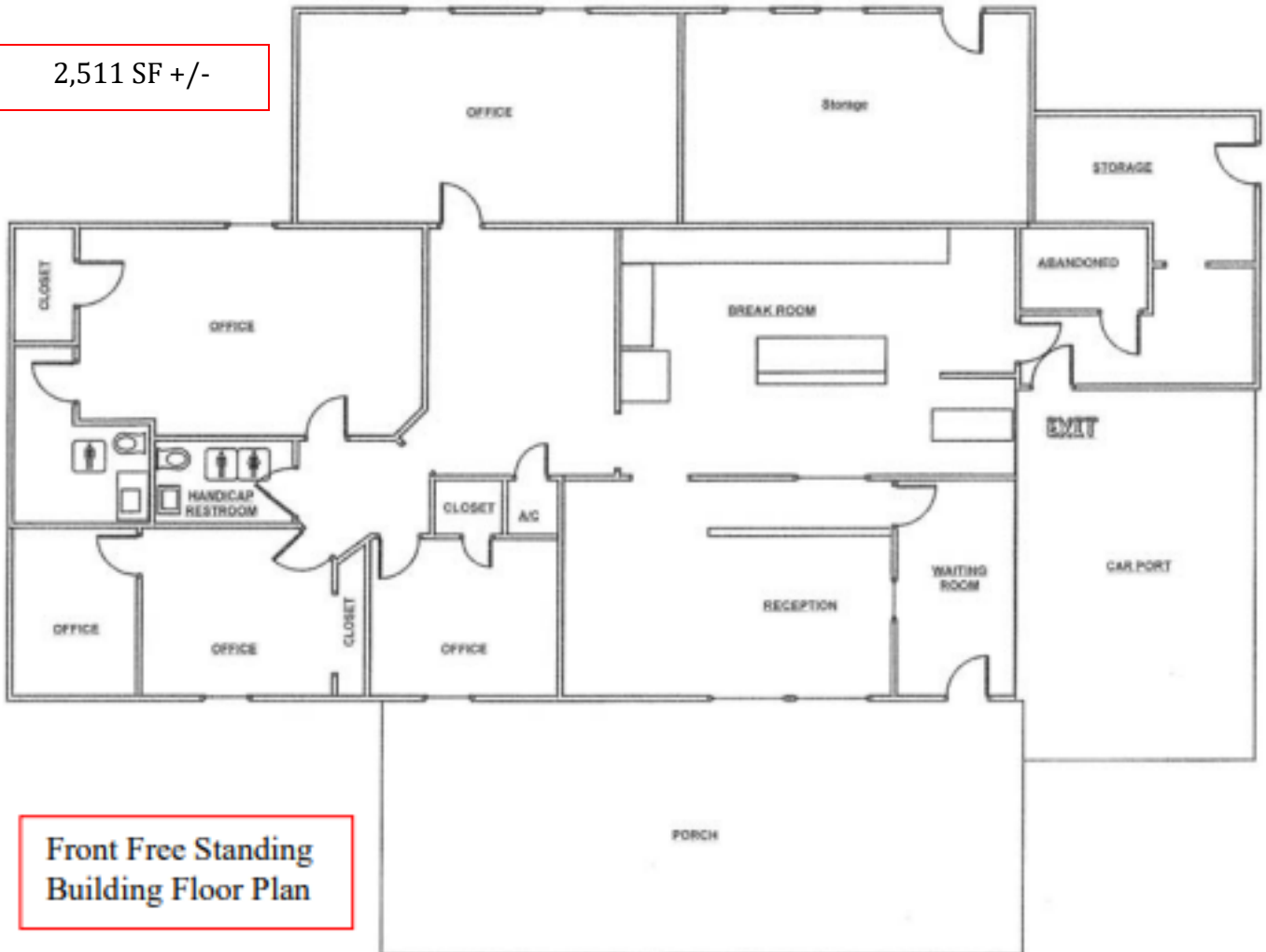
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FLOOR PLAN: FREE STANDING BUILDING
FRONTS SR 434, 348 W SR 434, OVIEDO

2,511 SF +/-



**Front Free Standing
Building Floor Plan**

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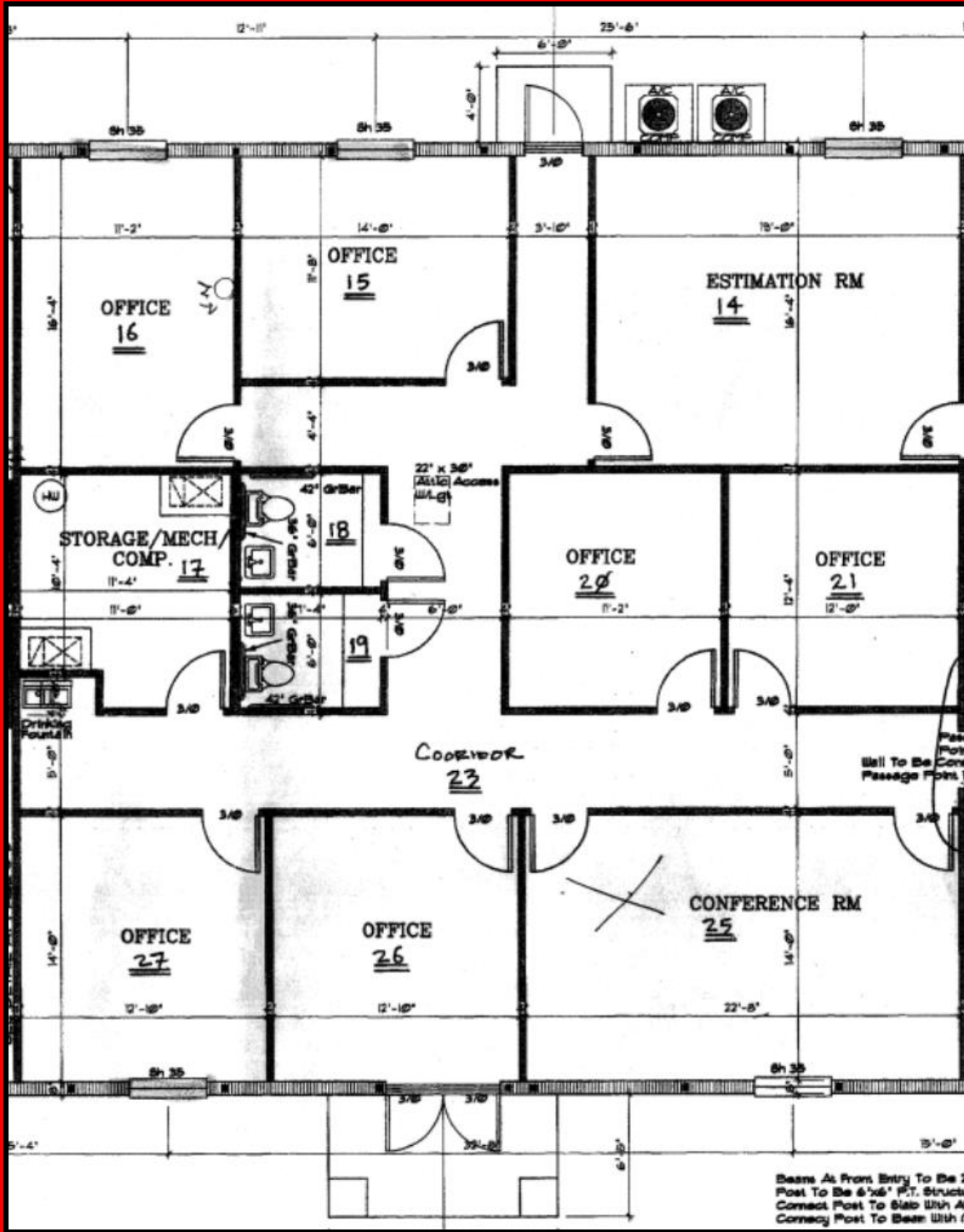
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FLOOR PLAN: SUITE 1016

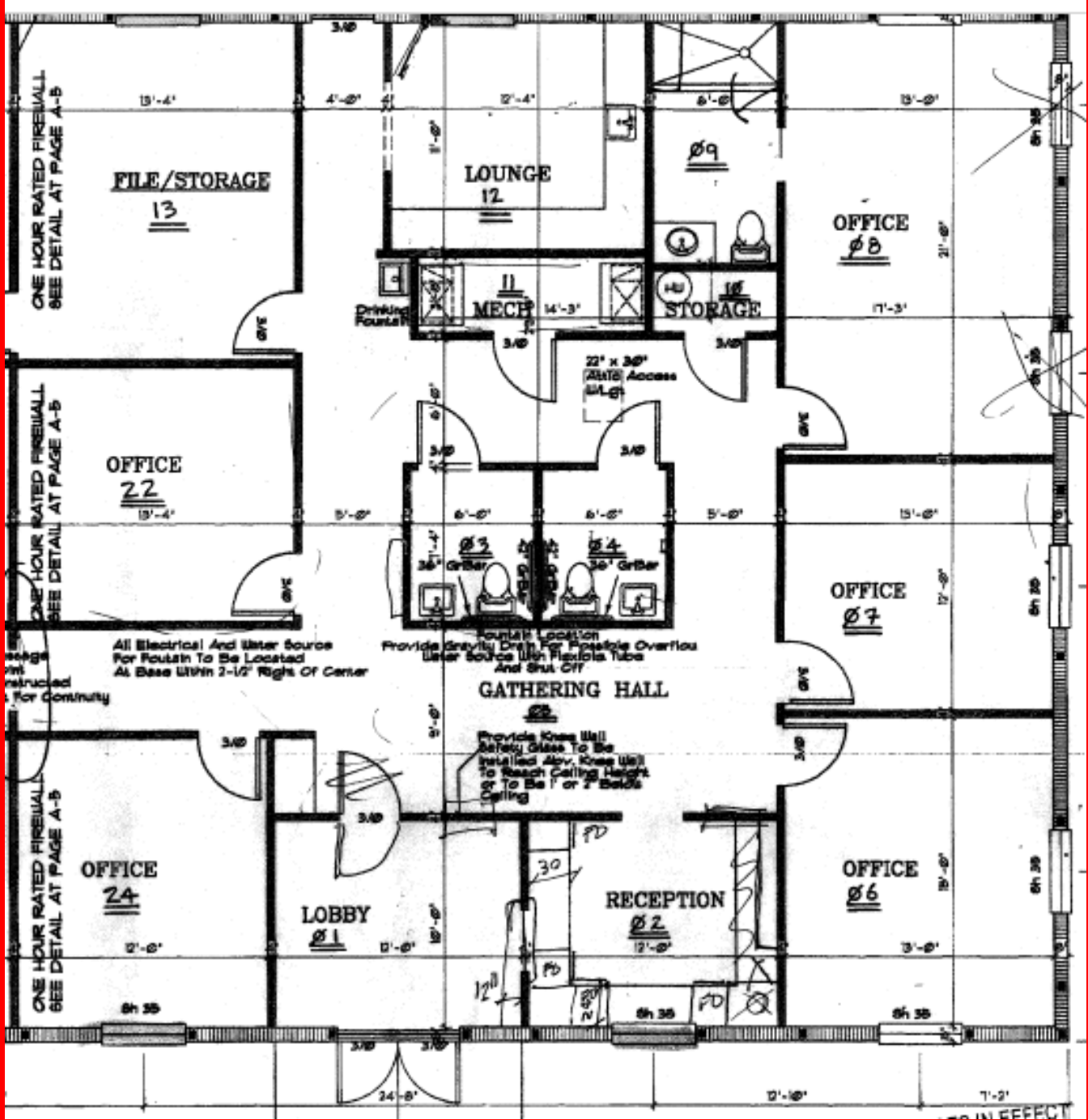


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FLOOR PLAN: SUITE 1024

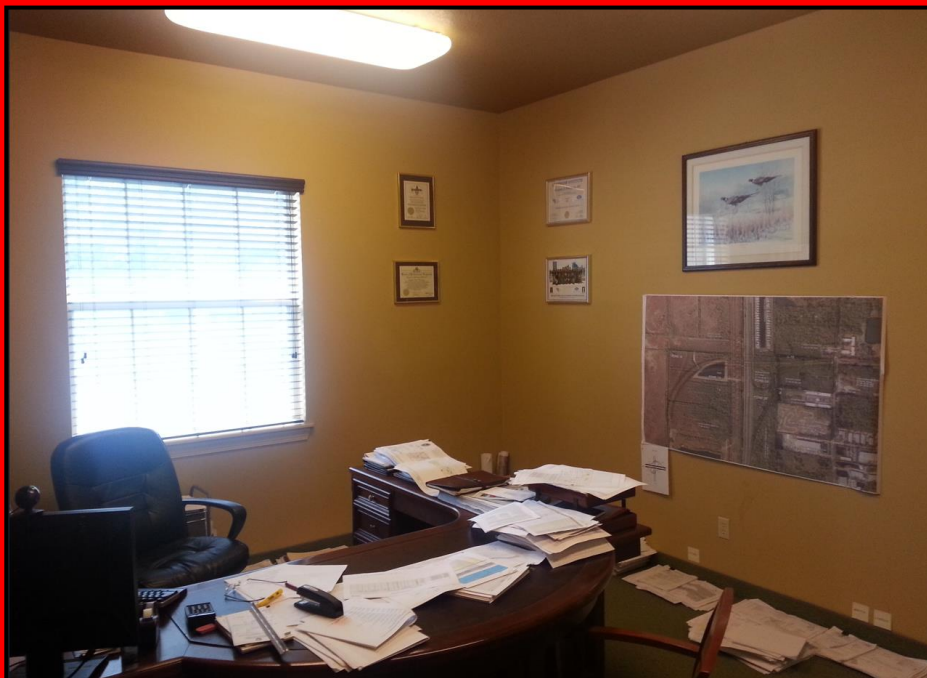
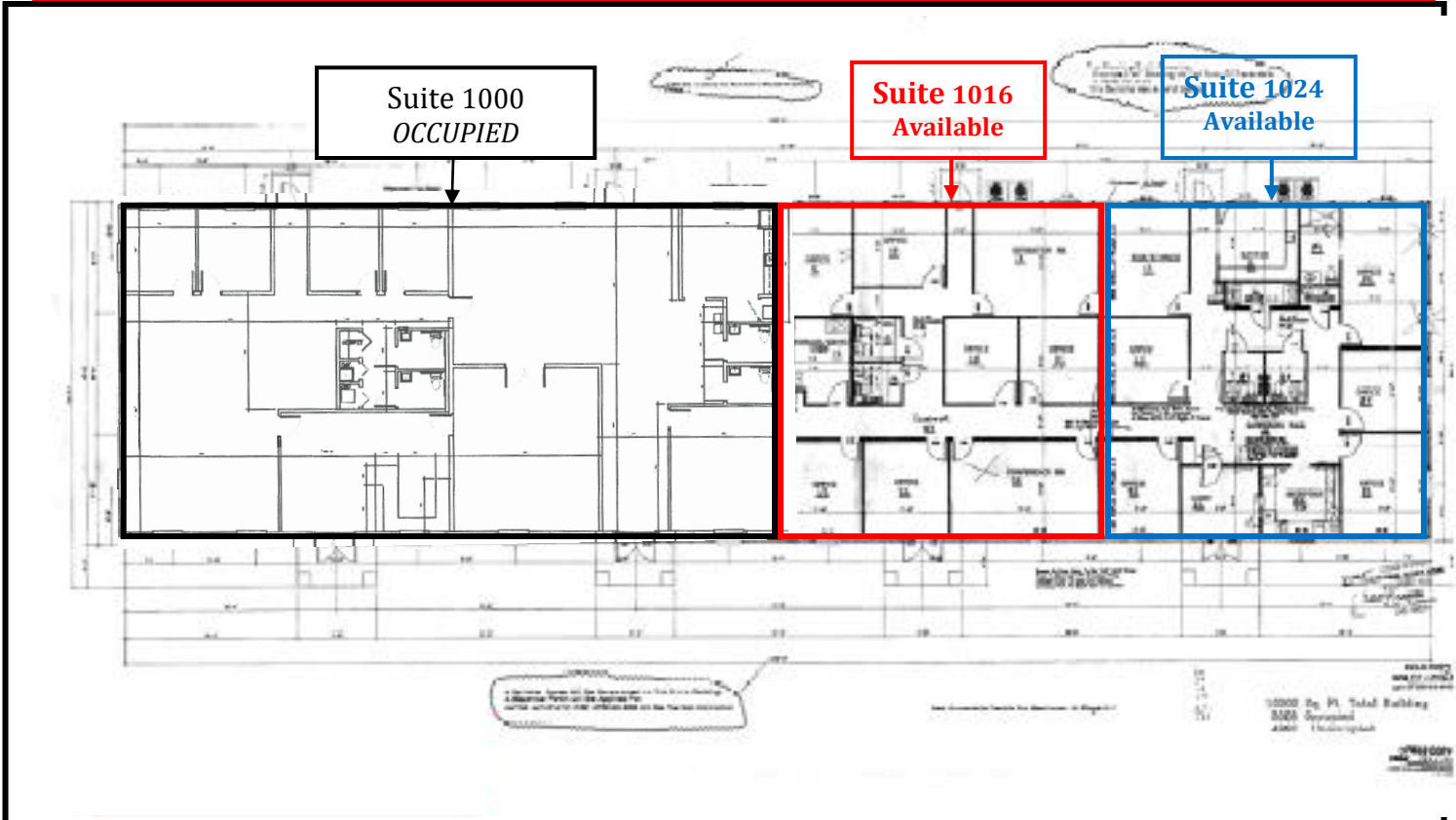


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FLOOR PLANS



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