



### VIDEO

### OFFERING SUMMARY

**LEASE RATE:** \$13.00 SF/yr (NNN)

**AVAILABLE SF:** 660 - 2,000 SF

**LOT SIZE:** 482,850 SF

**BUILDING SIZE:** 107,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,855	23,745	45,061
<b>TOTAL POPULATION</b>	6,180	52,846	102,355
<b>AVERAGE HH INCOME</b>	\$43,730	\$51,555	\$54,766

### PROPERTY DESCRIPTION

Flex Space in a Clean Industrial Park

1,000 SF - 2,000 SF Flex Spaces with 12ft Roll Up Doors and High Ceilings

660 SF Office Spaces with a Bathroom, A/C Throughout

\$3.90/sf NNN Expenses

### PROPERTY HIGHLIGHTS

- Unit IIBC : 1,320 SF Office with Two Entry Doors, Private Offices and an IT Room.
- II-A : 660 SF Office/Garage Space with 10ft Drop Ceilings.
- Unit I-GH: 1,320 SF Office with Two Private offices and a Large Open Room
- Unit 4F+4Q: 2,000 SF Office/Warehouse.
- Unit 4-IN: 2,000 SF
- Unit 4O: 1,000 SF Warehouse with a Small Office.

**Carl W. Lentz IV, MBA, CCIM**

Managing Director

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FL #BK3068067



# Flex Spaces

**Oak Center - Port Orange**

413 Oak Place, Port Orange, FL 32127



4-O - 1,000 SF



4-D - 1,000 SF

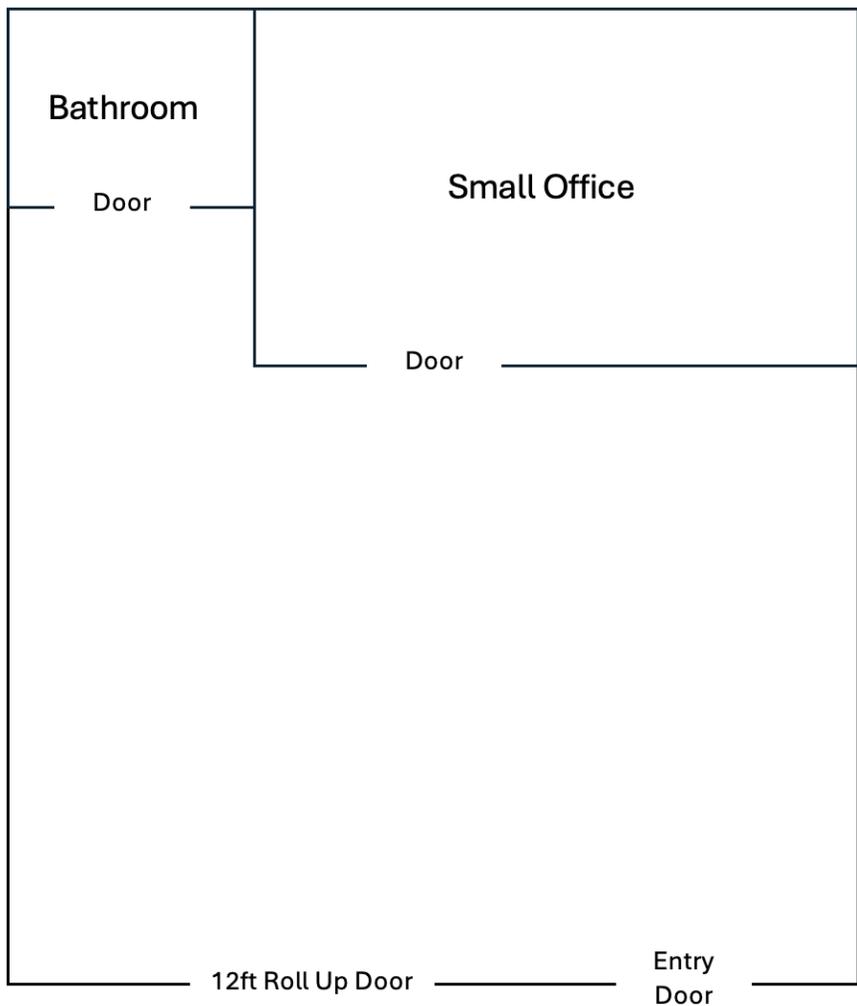


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# Unit 4-0 Floor Plan

**Oak Center - Port Orange**

413 Oak Place, Port Orange, FL 32127



1,000 SF

413 Oak Pl, Unit 40  
Port Orange FL 32129



# Unit II-BC : 1,320 SF

## Office Space

4251 Spruce Creek Rd, II-BC, Port Orange, FL 32127



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