

FOR LEASE

**106 Boston Avenue
Altamonte Springs, FL 32701**

\$16.00 - \$19.50/ RSF NNN

ALTAMONTE MEDICAL CENTER

Associates in Dermatology	Sterling Medical Group
Center for Urology and Wellness	Community Care Resources of Florida
Florida Cancer Specialists & Research Institute	General & Forensic Psychiatry
LabCorp	Amore Medical
Professionally Managed By	Avison Young 407.831.1400

**New, Motivated
Ownership!**

Significant Improvements
Completed and More Underway!



**1,785 - 5,877 RSF
Suites Available**

Fully Renovated 2nd Generation
Medical Office Suites



**Excellent proximity
to the Florida
Hospital Altamonte
Springs Campus**

Lynx bus stop within walking
distance, great access to major
thoroughfares

 **FranklinStreet**

FSOI, LLC | A LICENSED FLORIDA BROKER # CQ1048040
www.FranklinSt.com



KATHERINE SCATUORCHIO
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Katherine.Scatuorchio@FranklinSt.com

PROPERTY OVERVIEW



Come see the Building Improvements for yourself!

16,789 Total RSF available.



New and Modern Finishes

Leasing Incentives and Tenant Improvement Provided!



Abundant Parking & Monument Signage

More than 5/1,000 Parking Available



Suite Availabilities

Suite 105: 4,895 RSF

Suite 202: 2,512 RSF

Suite 203: 3,365 RSF

Suites 202 & 203 can be combined for 5,877 RSF

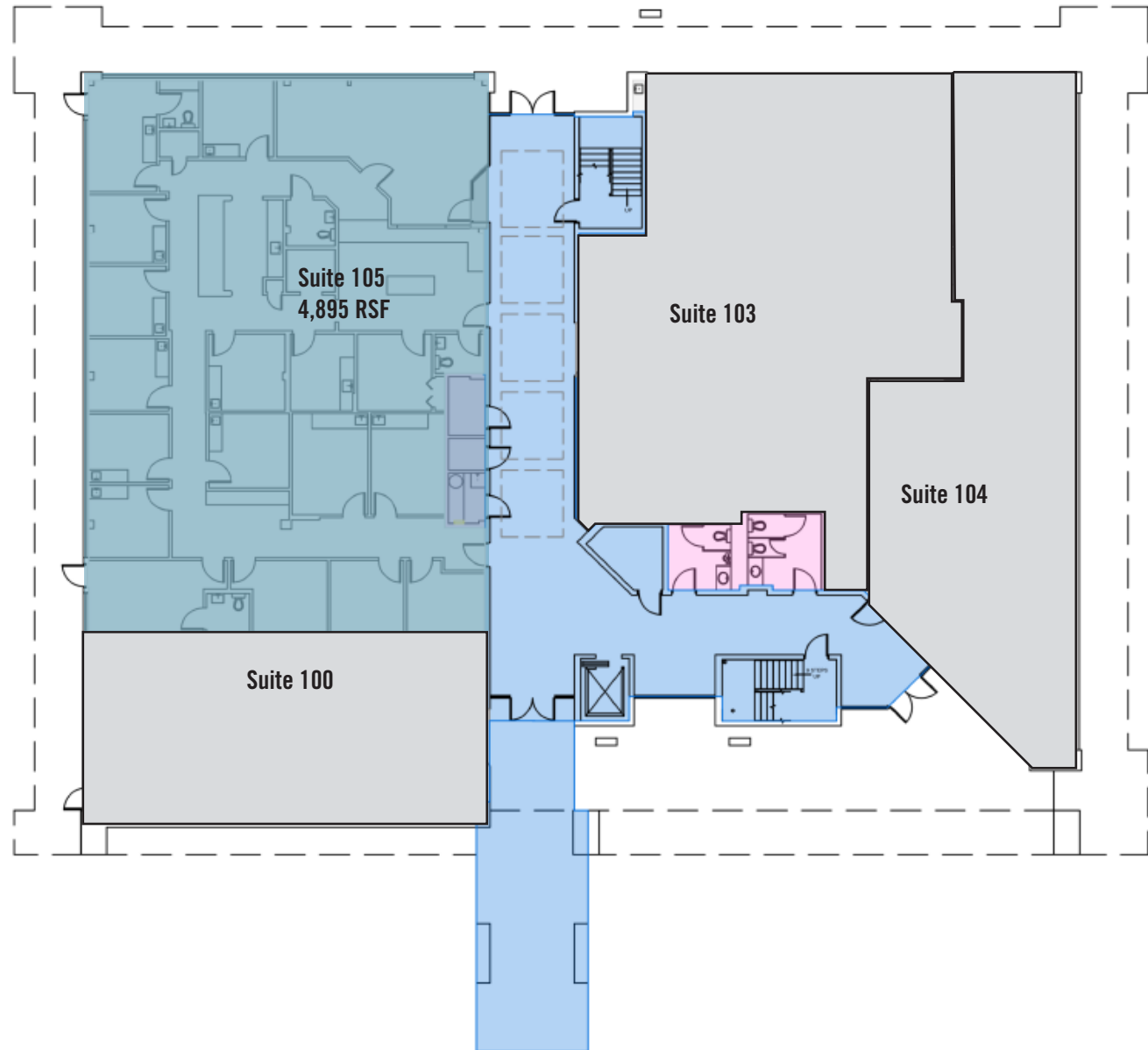
Suite 206: 1,785 RSF

Suite 208: 2,773 RSF

FLOORPLAN FIRST FLOOR

\$19.50/ RSF NNN

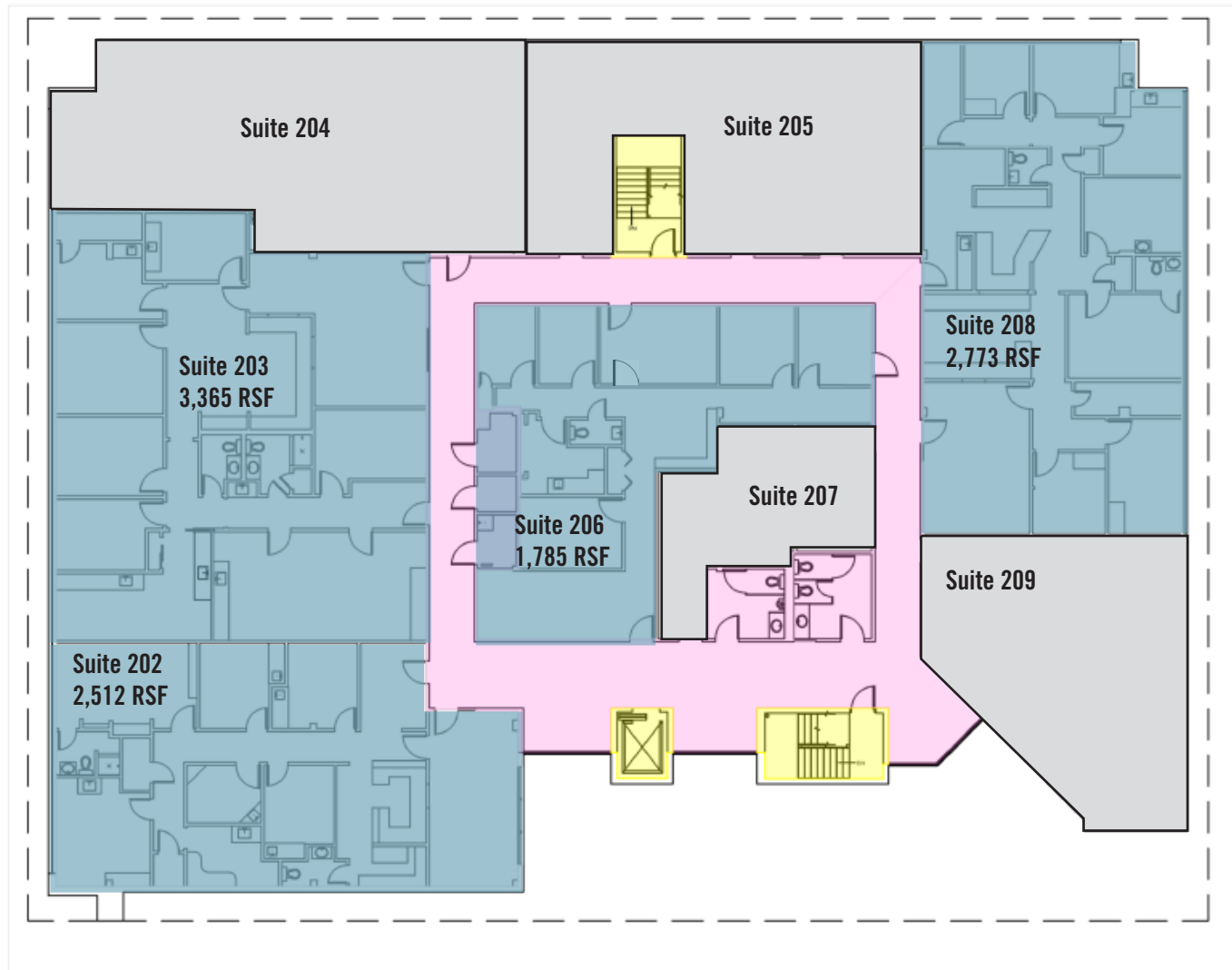
- Leased
- Vacant Suite



FLOORPLAN SECOND FLOOR

\$16.00/ RSF NNN

-  Leased
-  Vacant Suites



*Suites 202 & 203 can be combined

INTERIOR PHOTOS



DEMOGRAPHICS



Population

1 Mile: 14,739
3 Mile: 94,906
5 Mile: 246,226

Daytime Population

1 Mile: 11,064
3 Mile: 78,970
5 Mile: 146,119

Households

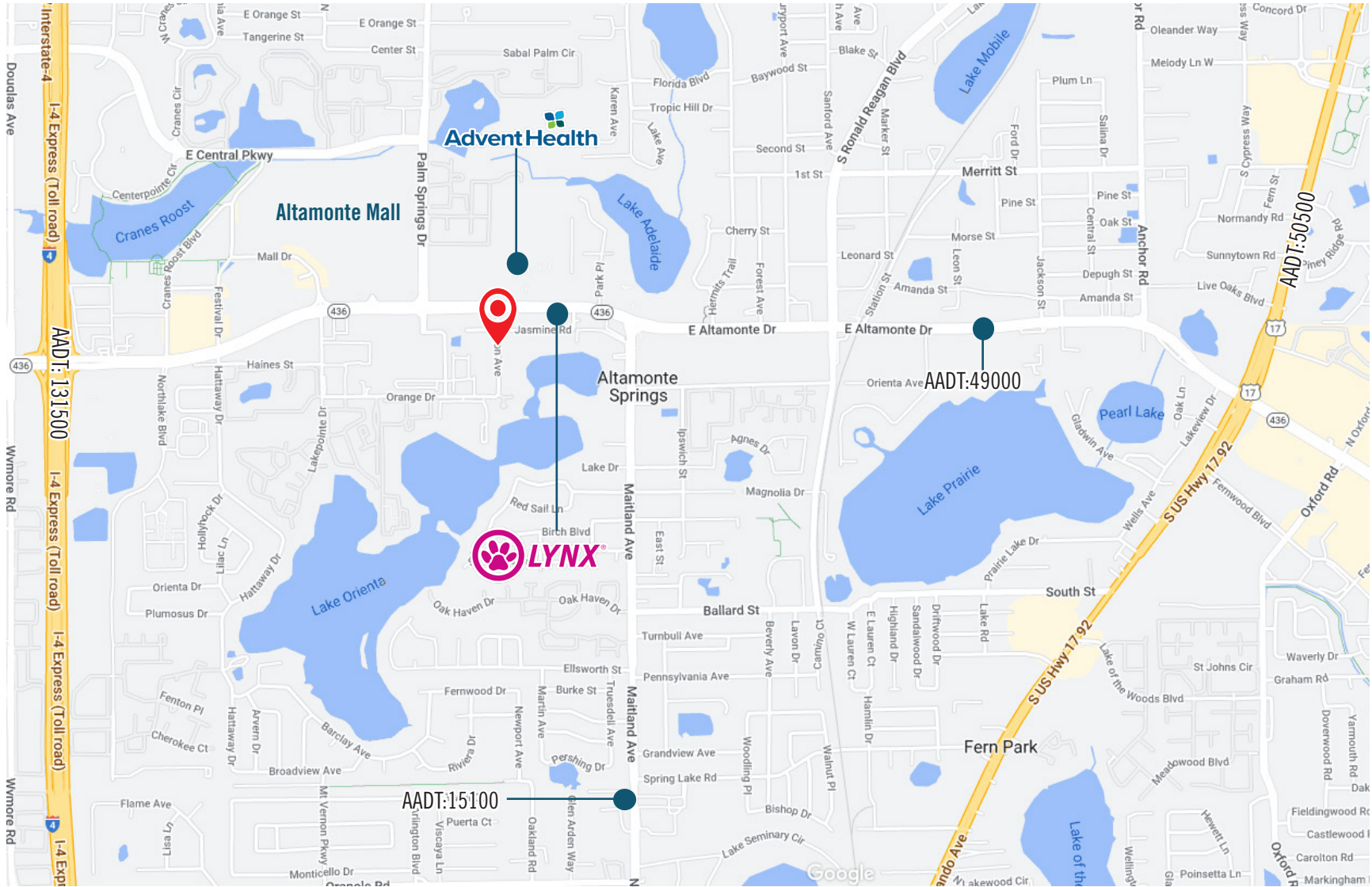
1 Mile: 7,374
3 Mile: 40,635
5 Mile: 102,050

Avg. Household Income

1 Mile: \$77,812
3 Mile: \$85,307
5 Mile: \$87,413

Building Size	28,538 SF
Zoning	MOR-2
Stories	2
Year Built/ Renovated	1976 / 2022&2023
Parking Available	Abundant

AREA OVERVIEW





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