

180

N WESTMONTE DR



Rare Full-Building Office Lease

±7,488 SF Available



180 N WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714



**THE
PROPERTY**

Lease Rate:	Call For Details
Building Size:	±7,488 SF
Primary Type:	Office
Zoning:	GO
Year Built	2006
Parking Spaces	5.01/1,000

PROPERTY OVERVIEW

Positioned in the heart of Altamonte Springs, 180 N Westmonte Drive offers a rare opportunity to lease a full-building, two-story office totaling ±7,488 square feet. This standalone property provides tenants with complete control of their environment—ideal for professional services, medical users, or corporate offices seeking identity, privacy, and efficiency.

The building features a functional layout across two floors, allowing for a mix of private offices, collaborative areas, and support space. With ample on-site parking and immediate access to SR 436 and I-4, the property offers both convenience and accessibility for employees and clients alike.

Surrounded by a strong mix of national retailers and established residential communities, this location benefits from a highly amenitized trade area while maintaining a quiet, campus-like setting. The space is available for immediate occupancy, presenting a turnkey opportunity for tenants looking to establish or expand their presence in Central Florida.

HIGHLIGHTS

- 7,488 SF Standalone Office Building Available for Lease
- Full-Building Opportunity - Ideal for tenants seeking identity, privacy, and control
- Two-Story Layout with flexible mix of private offices, open workspace, and support areas
- Immediate Occupancy - Existing buildout allows for minimal downtime
- Dedicated On-Site Parking (±52 spaces across campus)
- Building & Monument Signage Opportunity for strong visibility and branding
- Convenient Access to I-4 & SR 436 - Less than 2 minutes to I-4 Located in Amenity-Rich Corridor with nearby national retailers and dining options
- Zoned General Office (GO) - Suitable for a variety of professional and medical users



GARRETT GLEITER
407.539.4514
GARRETT@4ACRE.COM

JACOB FLAHERTY
386.747.4353
JACOB@4ACRE.COM

THE LOCATION



CONTACT: GARRETT GLEITER: 407.539.4514 | JACOB FLAHERTY: 386.747.4353



EXTERIORS



CONTACT: GARRETT GLEITER: 407.539.4514 | JACOB FLAHERTY: 386.747.4353



INTERIORS | 1ST FLOOR



CONTACT: GARRETT GLEITER: 407.539.4514 | JACOB FLAHERTY: 386.747.4353



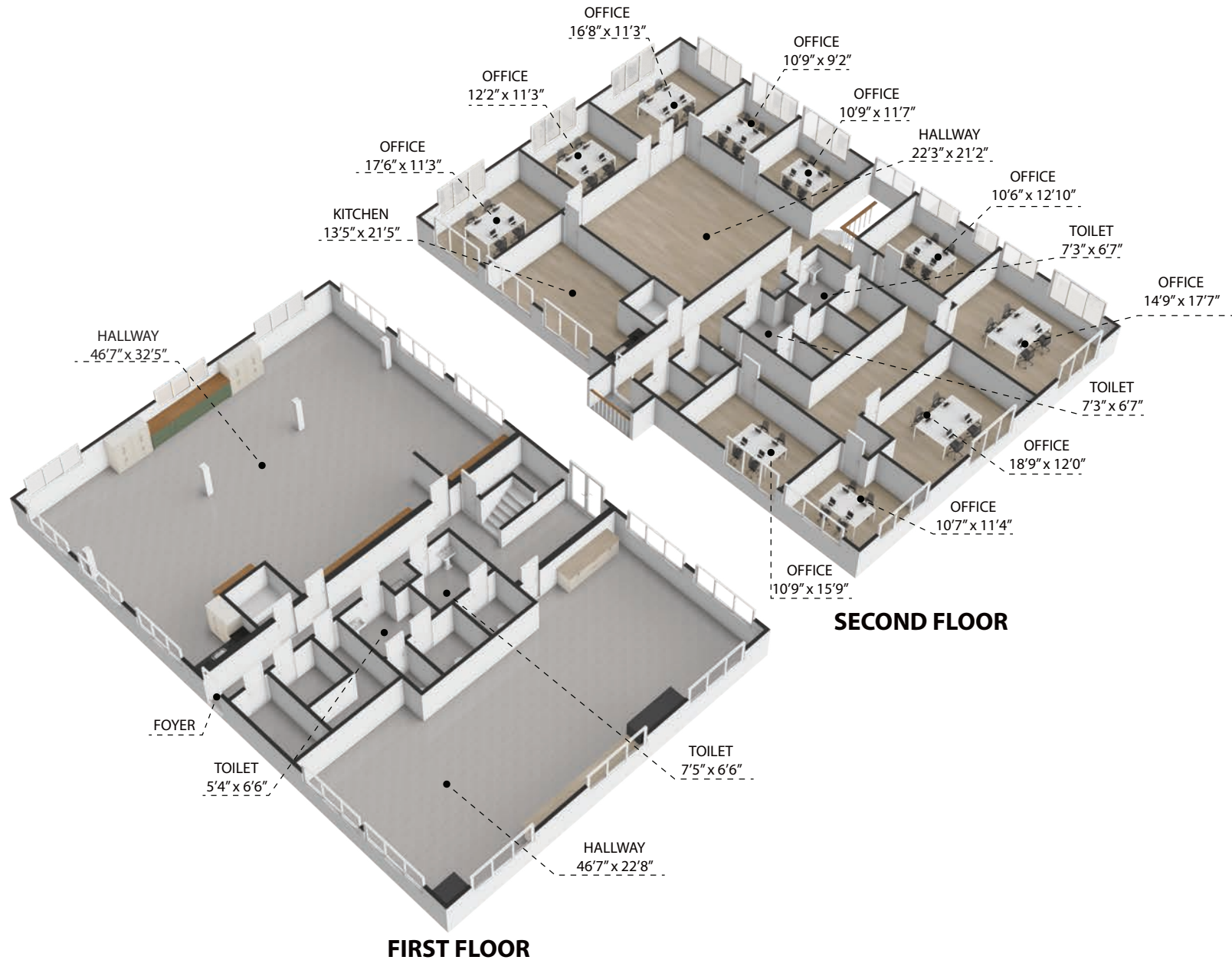
INTERIORS | 2nd FLOOR



CONTACT: GARRETT GLEITER: 407.539.4514 | JACOB FLAHERTY: 386.747.4353



SPACE LAYOUT



SPACE LAYOUT



FIRST FLOOR



SECOND FLOOR



GARRETT GLEITER
GARRETT@4ACRE.COM
407.539.4514

JACOB FLAHERTY
386.747.4353
JACOB@4ACRE.COM

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.