



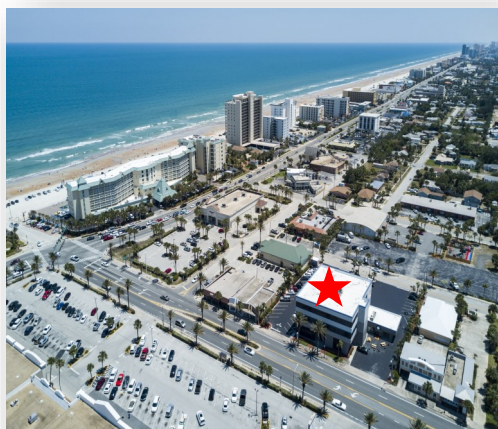
**Kyle Selby, MSRE**  
kselby@selbyrealty.com  
(386) 295-3313 C

## OFFICE / RETAIL SPACE FOR LEASE GRANADA BEACHSIDE



**SELBY  
REALTY**

200 E. Granada Blvd., Suite 207  
Ormond Beach, FL 32176  
(386) 238-4456 O  
(386) 238-8377 F



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**200 E. Granada Blvd., Suite 102**  
**Ormond Beach, FL 32176**

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### **Property Details**

- Site:** Property is 200 yards from the Atlantic Ocean and features 200 ft. of frontage on Granada Blvd in the walkable beachside business district.
- Building:** Three-story, multi-tenant office building. Join Swillerbee's Craft Donuts, Selby Realty, Sprout Media Lab, RT Specialty, PlanetBids, Sentry Management & Others
- Parking:** On-site and off-site parking available
- Premises:** 2,275 SF space on the first floor. \$18/SF Base Rent
- Signage:** Monument signage included, building signage possible.
- Zoning:** B-4, Central Business, City of Ormond Beach
- Traffic:** 22,500 (AADT 2023)
- CAM:** Approximately \$6.55/sf/yr
- Parcel ID:** 4214-12-01-0050
- Location:** Granada Blvd (St. Rt. 40), 1 block West of A1A
- Food Nearby:** Swillerbee's Craft Donuts Jimmy Hula's, First Watch, Larry's Subs, Starbucks, Sushi99, Outback Steak House,

### **Suite Description:**

- Enter off of Granada Blvd into 2,275sf of open office/retail space. The space feels grand with 16' clear ceiling height and brand new large hurricane impact windows. The building was recently renovated including the whole interior and exterior and a new roof in 2023. Your employees and customers will appreciate the convenient location walking distance to many other locally frequented businesses and the Atlantic Ocean.

# SUITE 102 PHOTOS





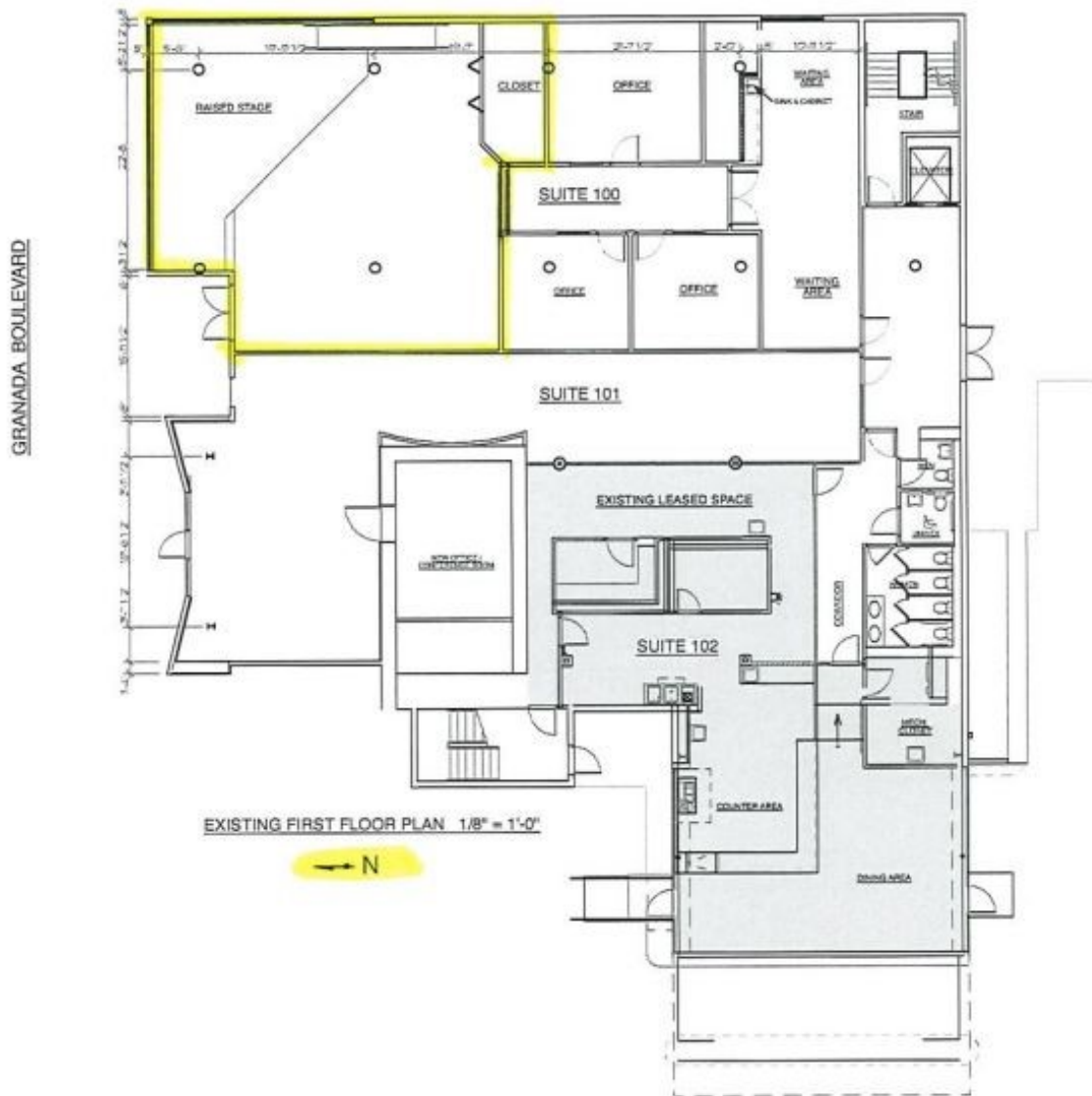
# SUITE 102 FLOOR PLAN



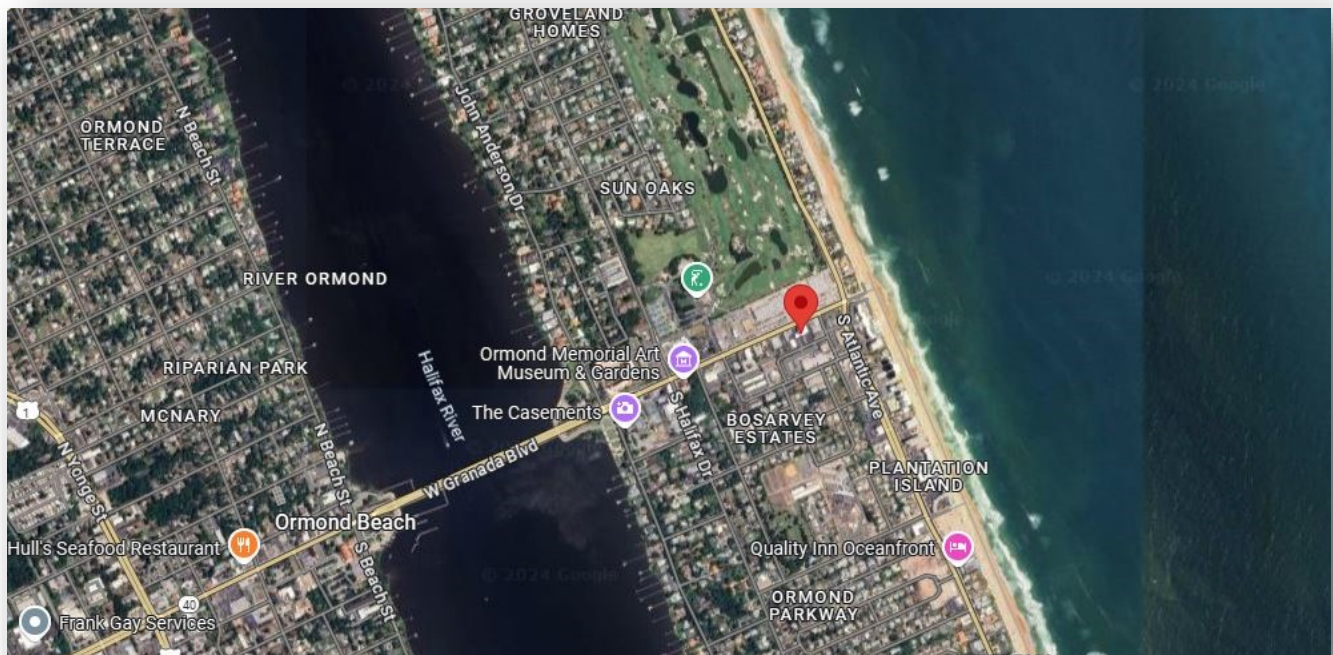
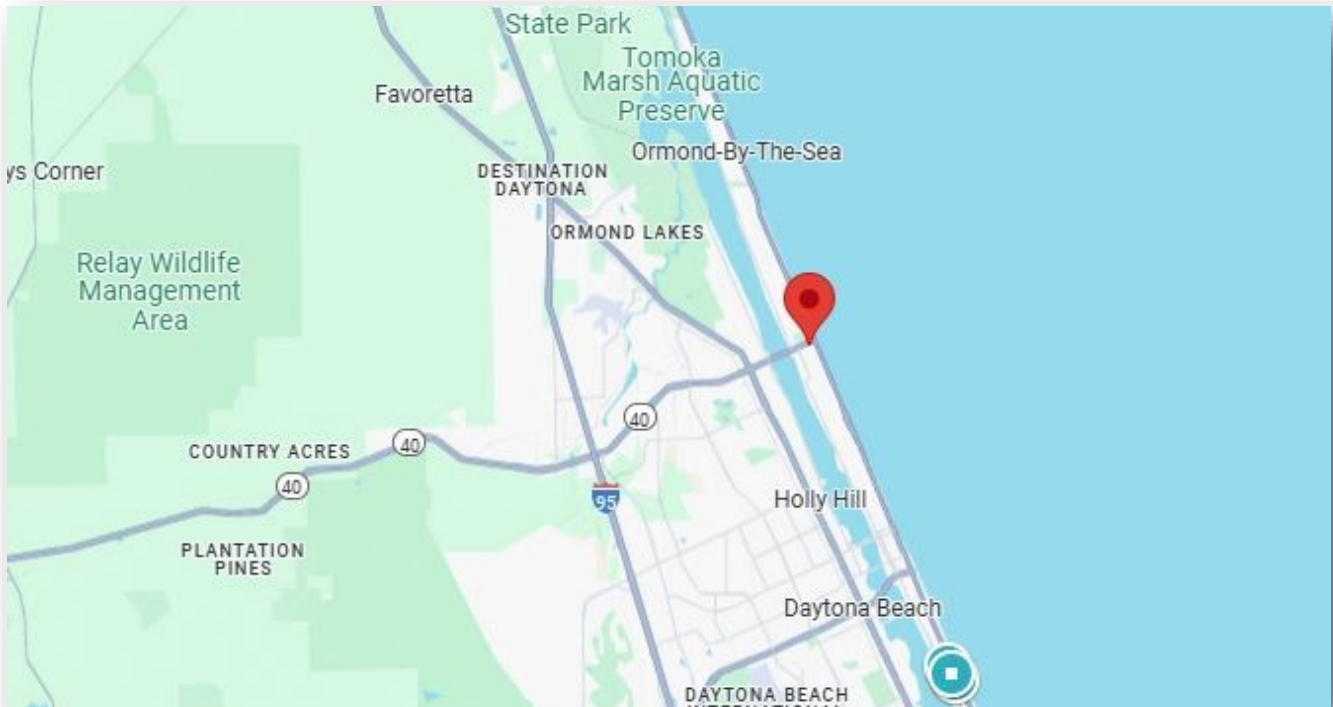
200 East Granada Blvd.

200 East Granada Blvd.  
Ormond Beach,

Florida



# 200 E. GRANADA PROPERTY MAP



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