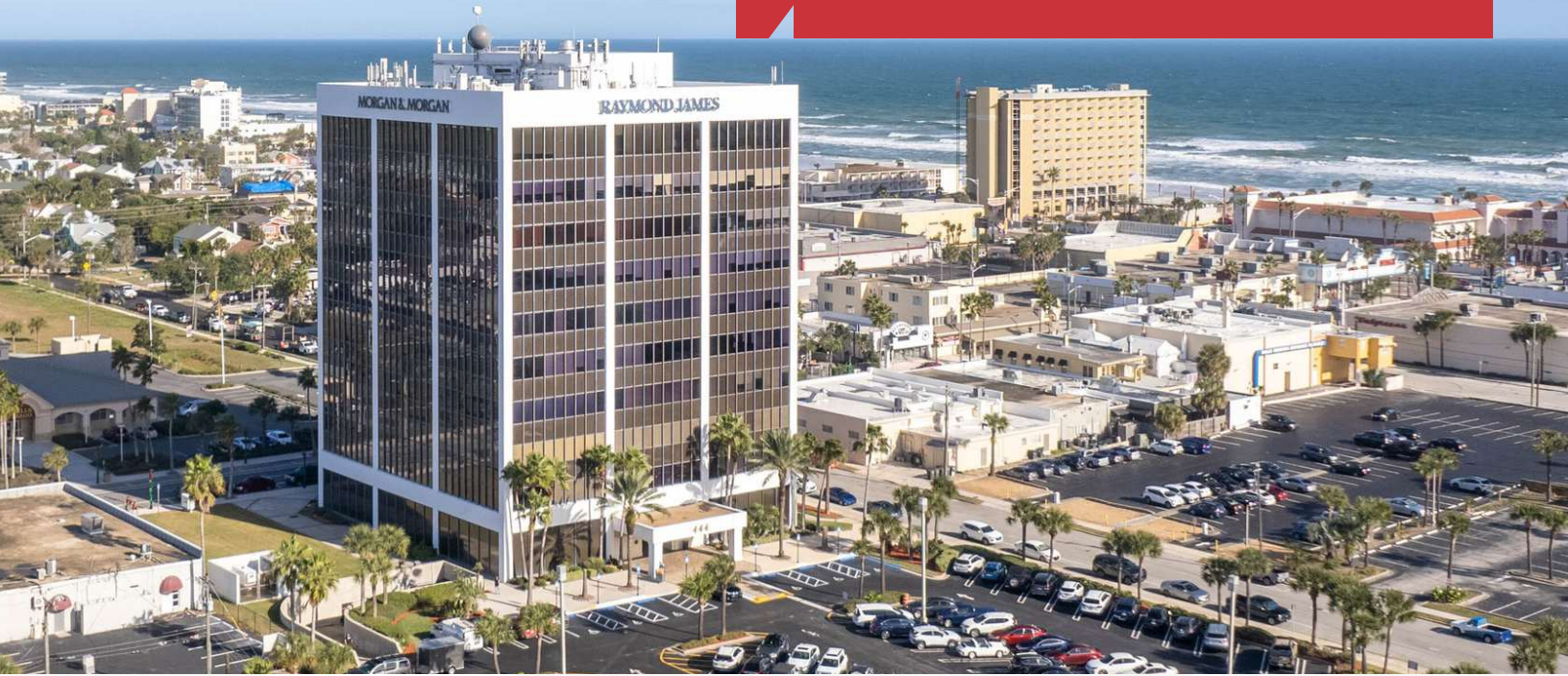


For Sale

Class A Office Building

121,746 SF | Contact Broker



444 Seabreeze Blvd

Daytona Beach, Florida 32118

Property Highlights

- Daytona Beach's most professional, up-scale high-rise office tower
- Panoramic views of the Atlantic Ocean and Intracoastal Waterway
- 121,746± RSF on 3.91± acres
- Stable occupancy rates, pre- and post-pandemic
- Long-term credit leases with public agencies and national tenants
- 205 parking spaces, including an 80-space visitors lot
- On-site property management with proactive maintenance history
- Prime location with high walkability - close proximity to beachfront and attractions, dining and nightlife



[Click for Investment Sale Website](#)

Contact Broker for Additional Information

For more information

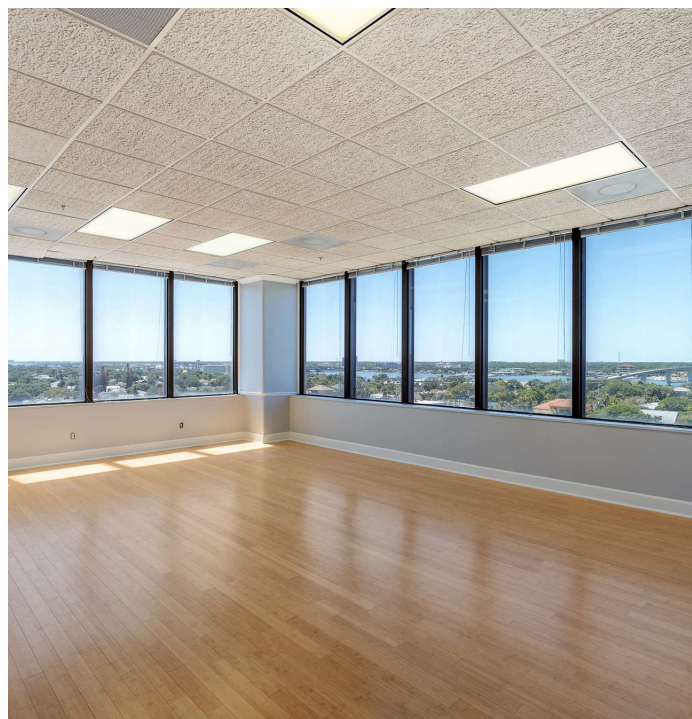
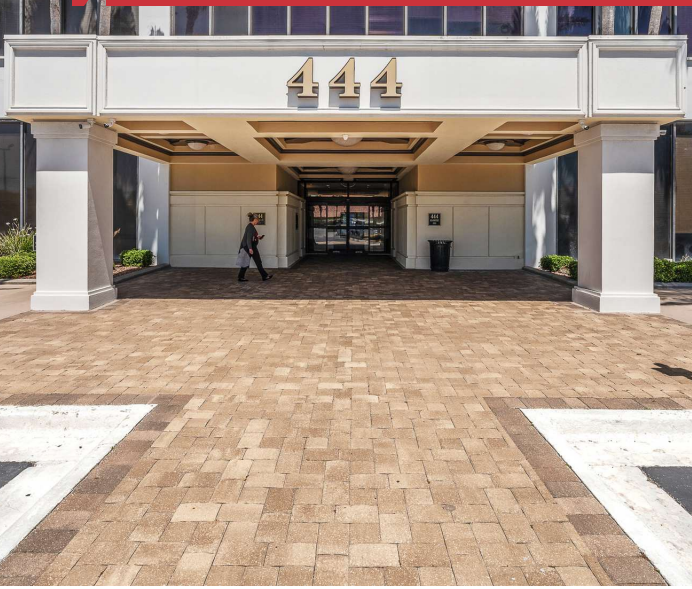
Brian Adair

O: 386 506 0025
badair@realvest.com

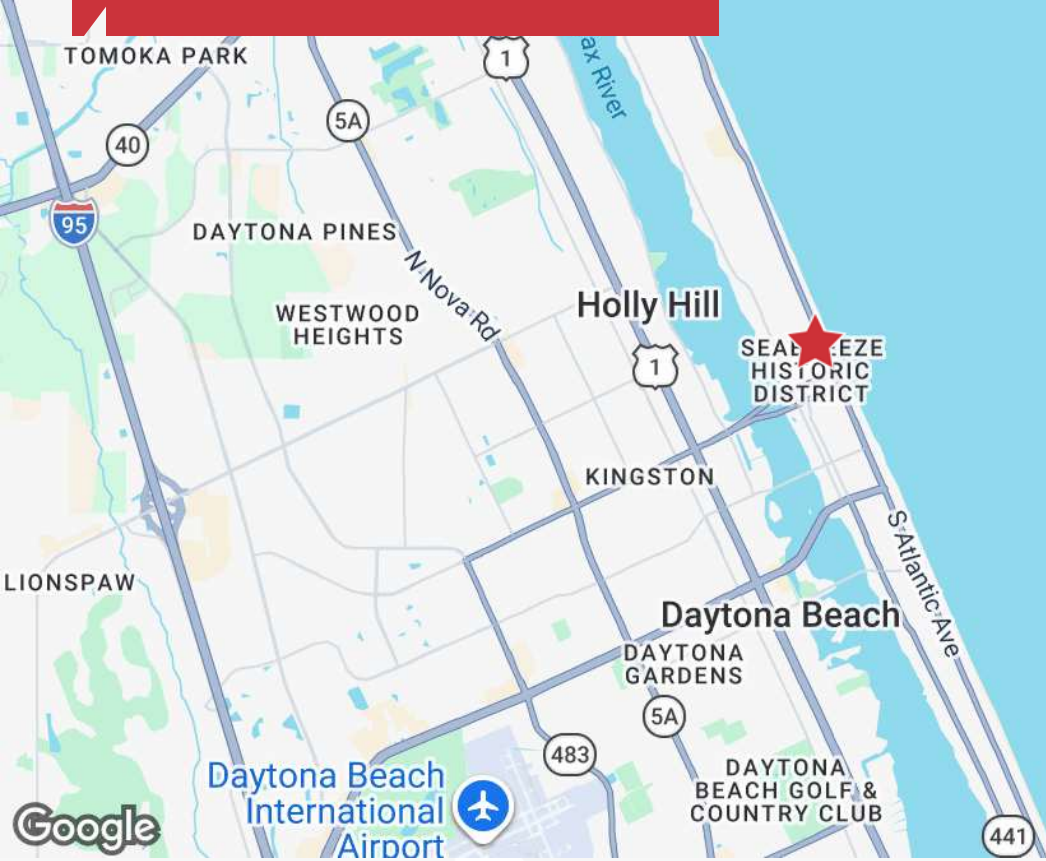
Prime Beachside Location



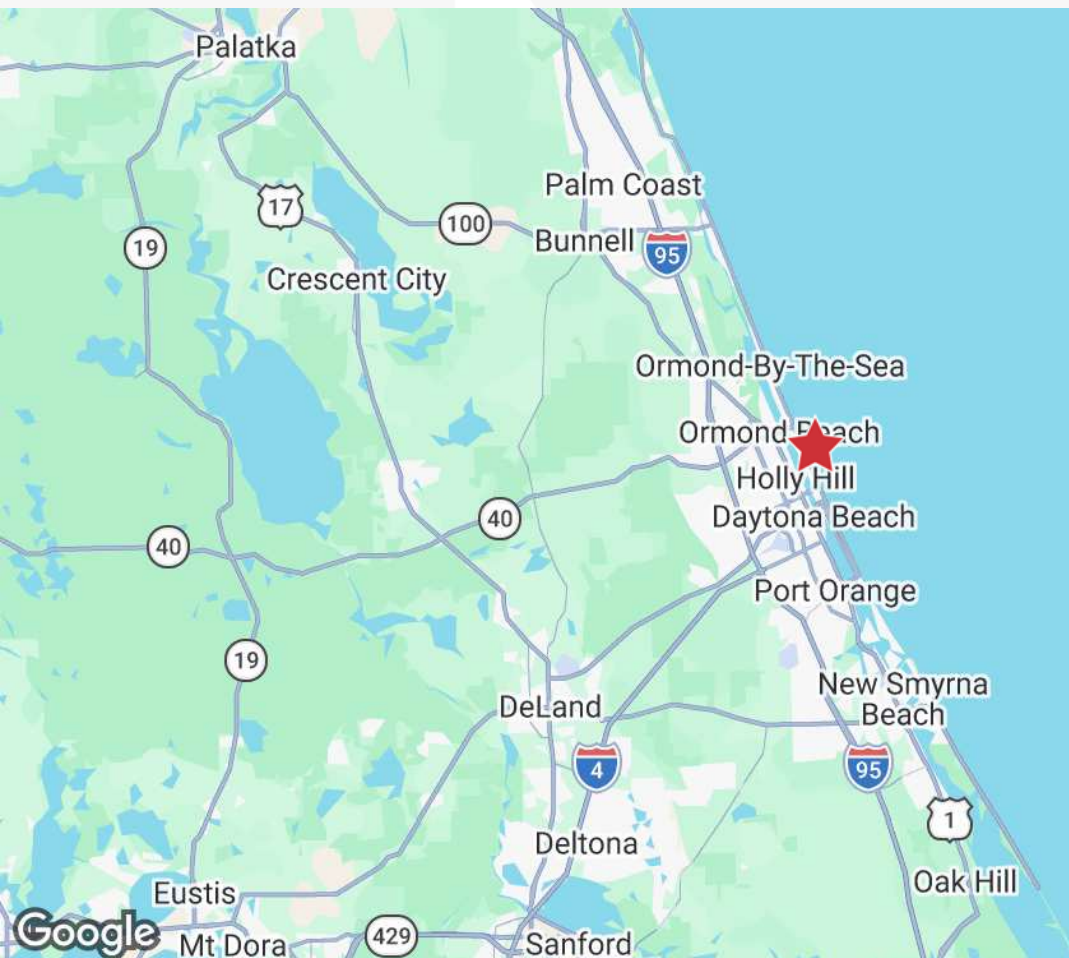
Property Photos



Location Maps

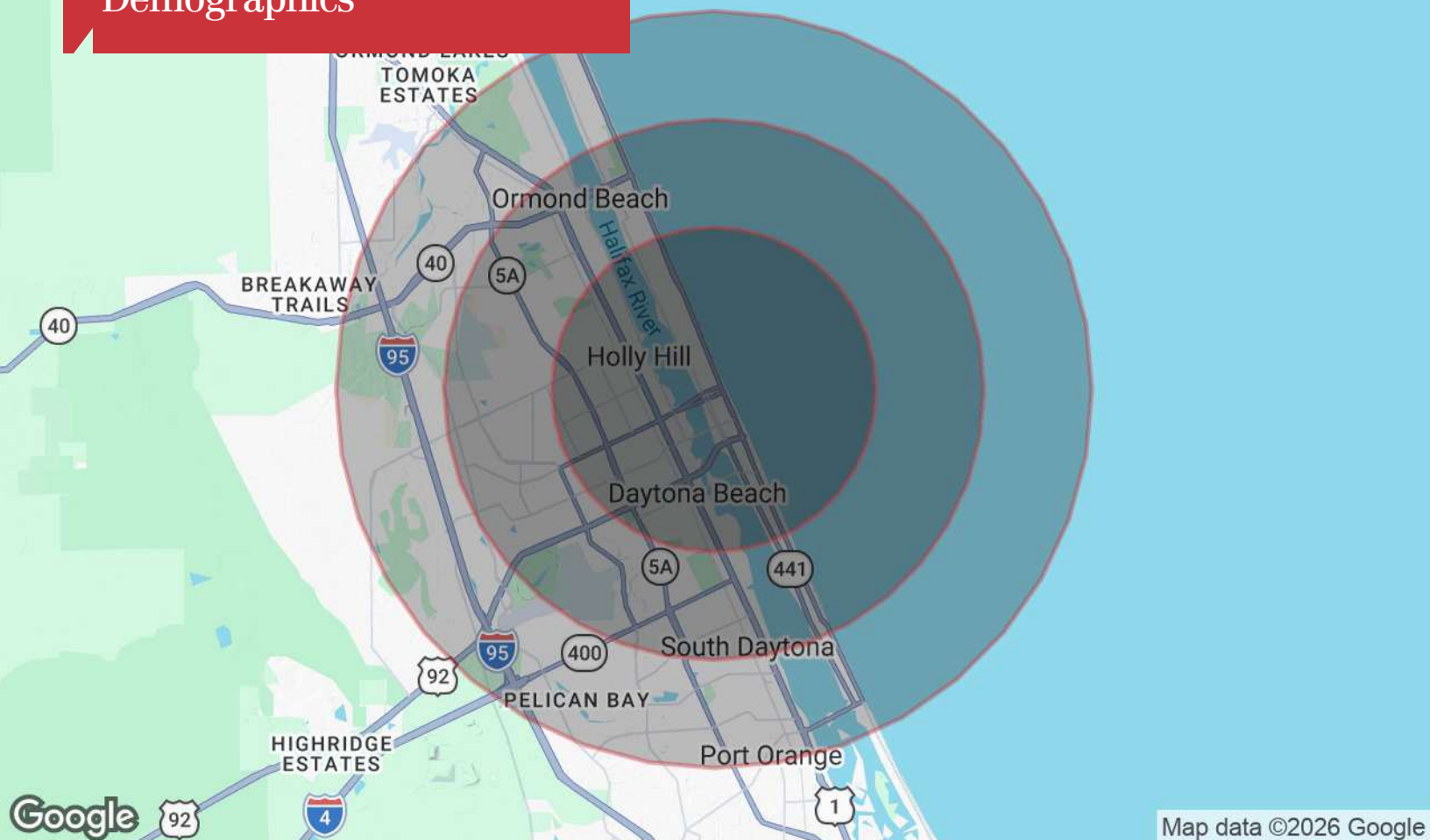


Map data ©2026 Google



Map data ©2026 Google

Demographics



Map data ©2026 Google

	3 Miles	5 Miles	7 Miles
Population			
TOTAL POPULATION	49,383	106,383	163,800
MEDIAN AGE	43.6	44.7	45.8
MEDIAN AGE (MALE)	42.7	42.8	43.8
MEDIAN AGE (FEMALE)	43.9	46.1	47.0
Households & Income			
TOTAL HOUSEHOLDS	21,711	47,366	74,021
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$64,356	\$64,664	\$74,132
AVERAGE HOUSE VALUE	\$220,876	\$232,837	\$257,466

* Demographic data derived from 2020 ACS - US Census