

4 ACRE COMMERCIAL PRESENTS

OFFICE SPACE FOR LEASE | **CALL FOR DETAILS**

150 & 155 CRANES ROOST BLVD. ALTAMONTE SPRINGS, FLORIDA



UPTOWN ALTAMONTE

Uptown Altamonte is the City's premier business and urban residential district. Due to its central location and ease of access throughout the Central Florida area, it's established itself as the heart of Altamonte Springs. This corridor of Altamonte Springs is the economic and aesthetic focal point for businesses and residents alike.

Situated on one of the busiest thoroughfares, Uptown Altamonte Town Center is on the north side of SR 436 (65,287 AADT) and is just 0.35 miles from the Interstate-4 and SR-436 exit.

Uptown Altamonte Town Center offers a unique experience for employers to provide an immense number of amenities to its employees. From thriving retail, restaurants, hotels, and apartments to Crane's Roost Park, all within walking distance, it adds to the allure of this already-established center. In today's competitive office environment, where landlords want to distinguish their offerings with as many tenant-centric offerings as possible, Uptown Altamonte Town Center has something for everyone.

All the above amenities are why an office user will be highly attracted to relocating their office or headquarters to Uptown Altamonte Springs.

PROPERTY DETAILS

Building Size:	±60,662 SF
Rentable Square Footage:	±15,349
Primary Type:	Office
Secondary Type:	Medical
Building Class	A
Year Built	2006
Parking Spaces	4.22
Traffic Count:	65,287 AADT

HIGHLIGHTS

- Can walk to a variety of restaurants, shopping, and personal care options.
- Closest Class-A office complex in Altamonte Springs to I-4 east bound ramp.
- Abundant parking and excellent access from multiple routes.
- High Traffic Counts.

Site Map

150

155



AVAILABLE OFFICE SUITES

Building 150

SUITE 2200	3,810 SF
SUITE 2240	1,820 SF
SUITE 2260	878 SF

Building 155

SUITE 2040	2,095 SF
SUITE 2070	2,132 SF
SUITE 2080	2,199 SF
SUITE 2090	2,415 SF

RETAIL

Building 140

A-3 Youfit Available Soon 30,310 SF

Building 175

1000 Fidelity Available Soon	8,501 SF
1020 Joint Chiropractic	1,812 SF
1030 Jersey Mike's Subs	1,727 SF
1040 Moe's Available Soon	2,500 SF
1050 FedEx Office	1,910 SF

Building 229

1100 Jared	5,800 SF
1110 Cold Stone	1,540 SF
1120 Wingstop	1,533 SF
1130 Five Guys	2,971 SF

Building 150

1200 Available	1,860 SF
1210 Available	1,791 SF
1220 Ideal Image	2,704 SF
1230 Available	1,925 SF
1240 Available	1,351 SF
1250 Spectrum	3,562 SF

Building 155

1060 LasikPlus	3,705 SF
1110 Little Greek	1,869 SF
1130 Uptown Nails	1,870 SF
1150 Dave's Hot Chicken	3,105 SF
1180 Planet Smoothie	1,400 SF
1210 Paris Bahn Mi	2,500 SF

Building 275

1010 AT&T	4,500 SF
1020 Panda Express	2,495 SF
1030 Oriental Health Mass.	1,900 SF
1040 Vitamin Shoppe	4,000 SF

Building 293

1231 Urban Air	29,320 SF
1201 IVX Health	2,000 SF
1211 Available	776 SF
1221 Available	1,284 SF

Office Suites

150 Crane's Roost Blvd

3 Spaces

SUITE 2200	±3,810 SF
SUITE 2240	±1,820 SF
SUITE 2260	±878 SF



155 Crane's Roost Blvd

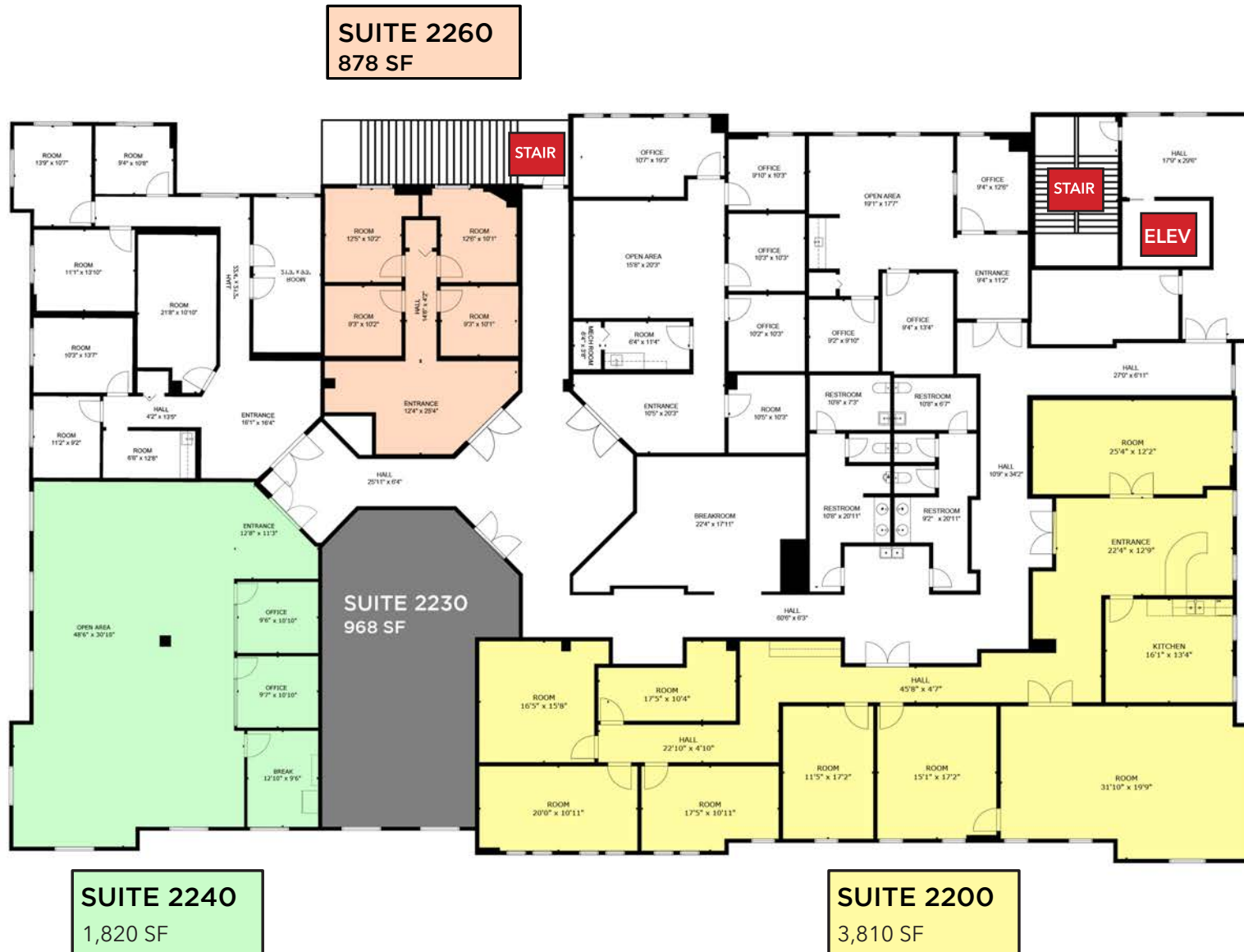
4 Spaces

SUITE 2040	±2,095 SF
SUITE 2070	±2,132 SF
SUITE 2080	±2,199 SF
SUITE 2090	±2,415 SF



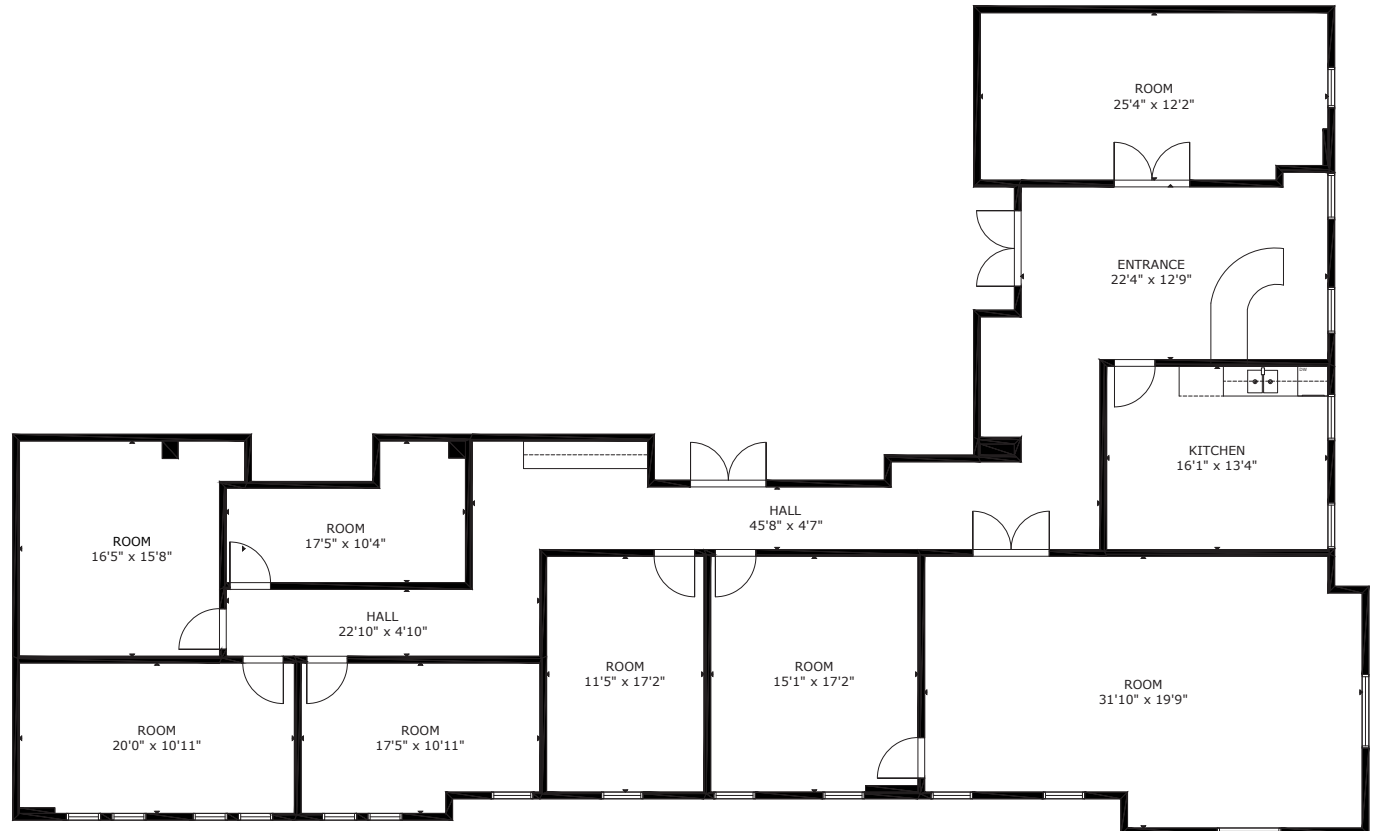
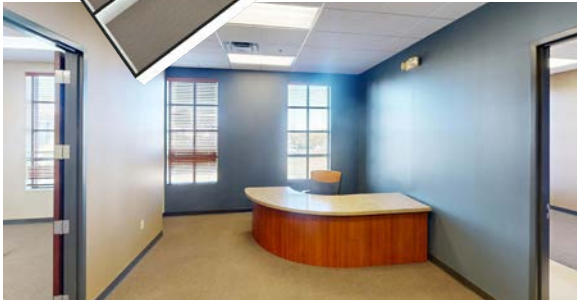
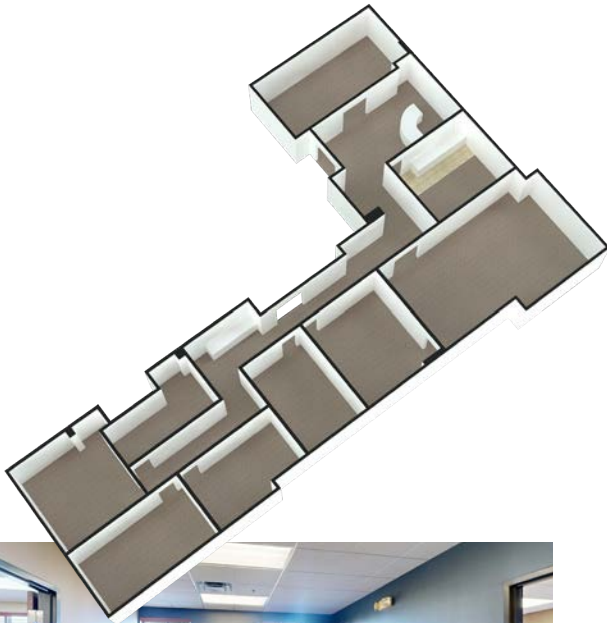


Building 150 Available Suites



BUILDING 150

Suite 2200 | ±3,810 SF

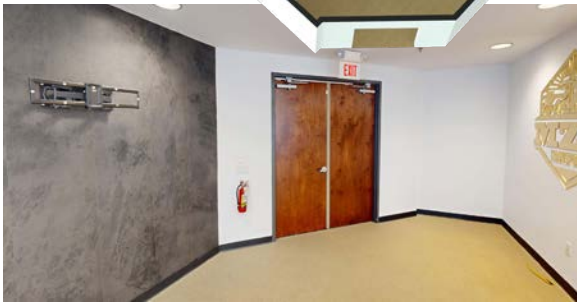
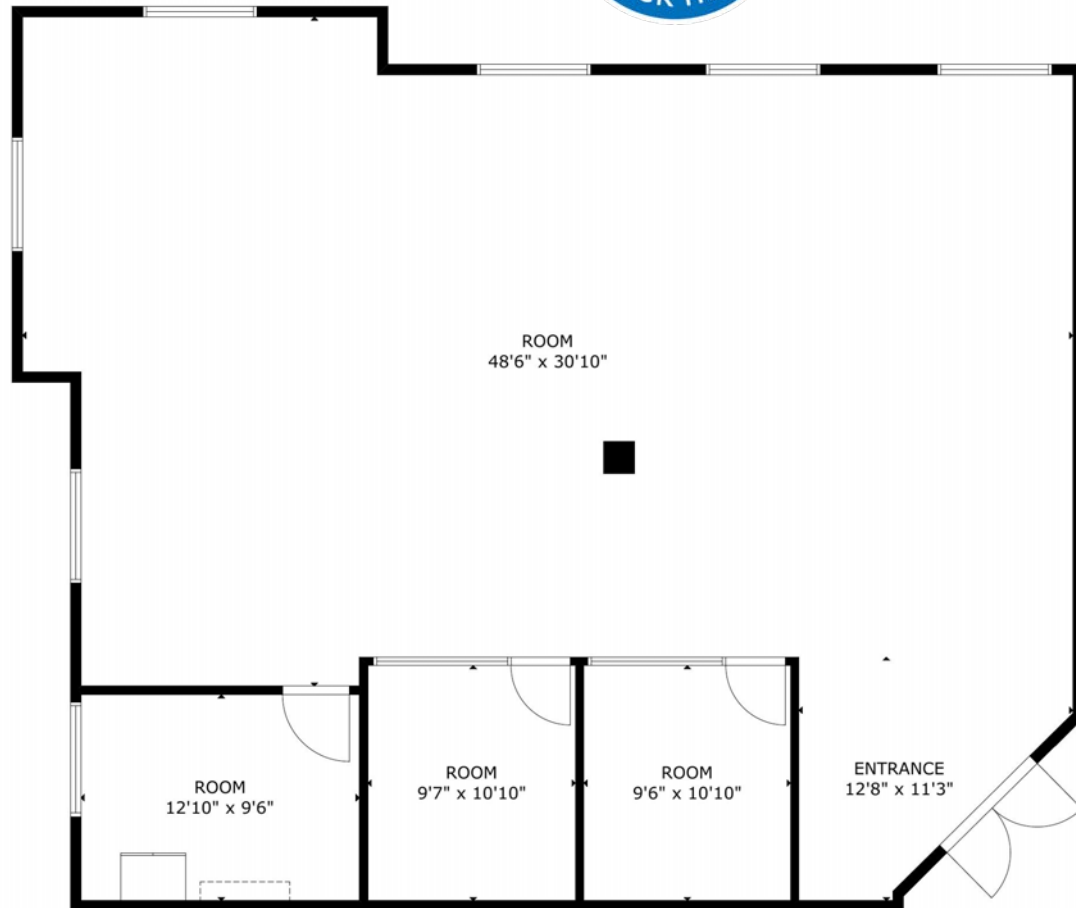


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BUILDING 150

Suite 2240 | ±1,820 SF

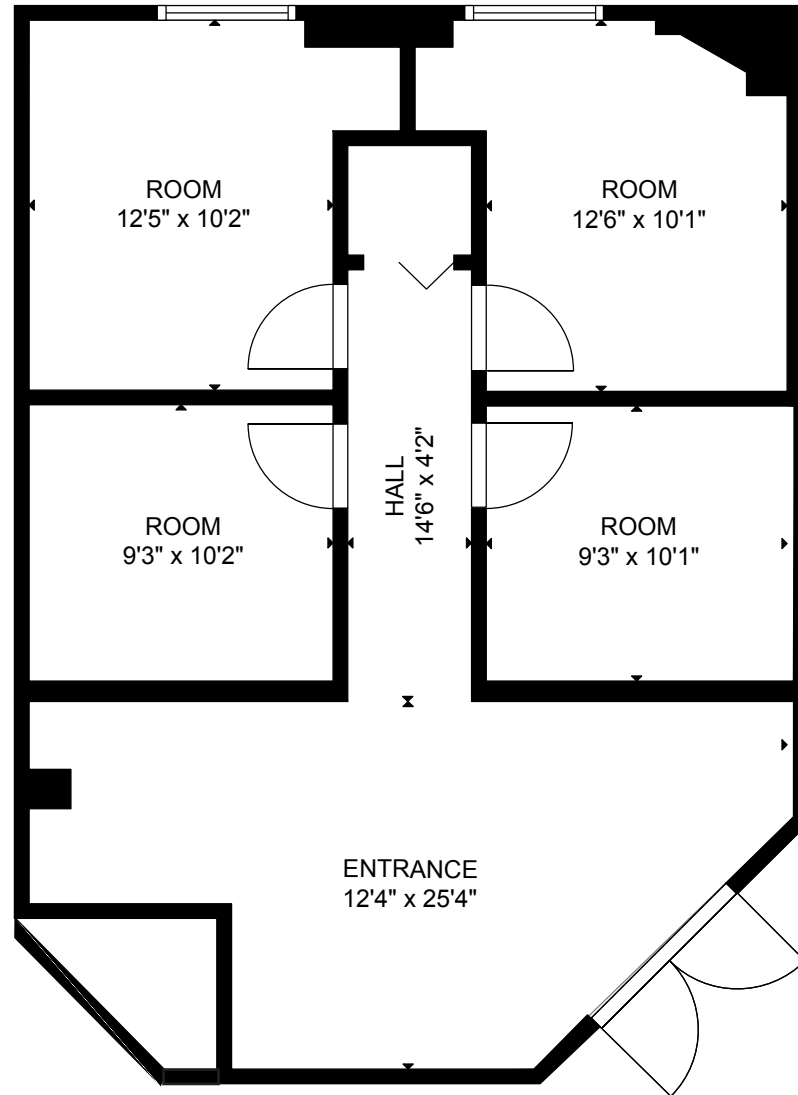
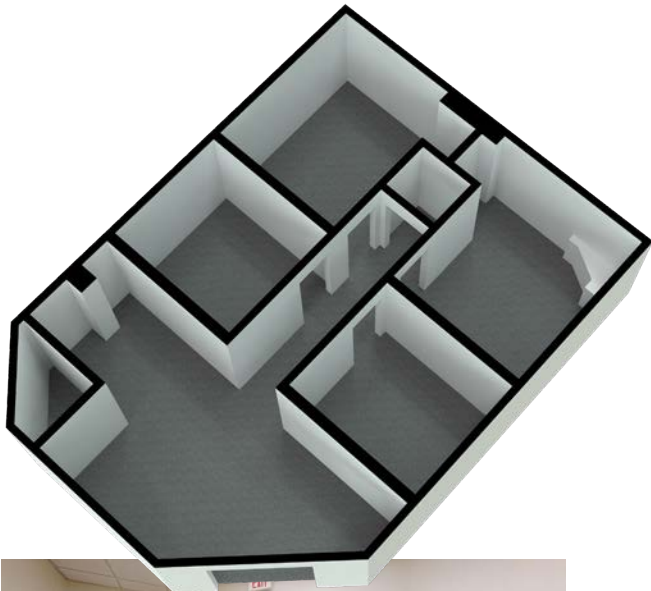


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BUILDING 150

Suite 2260 | ±878 SF



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Building 155 Available Suites



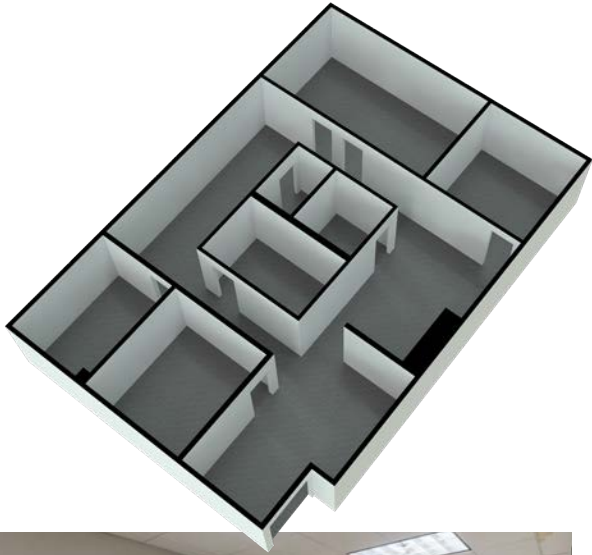
Suite 2040



Suite 2070

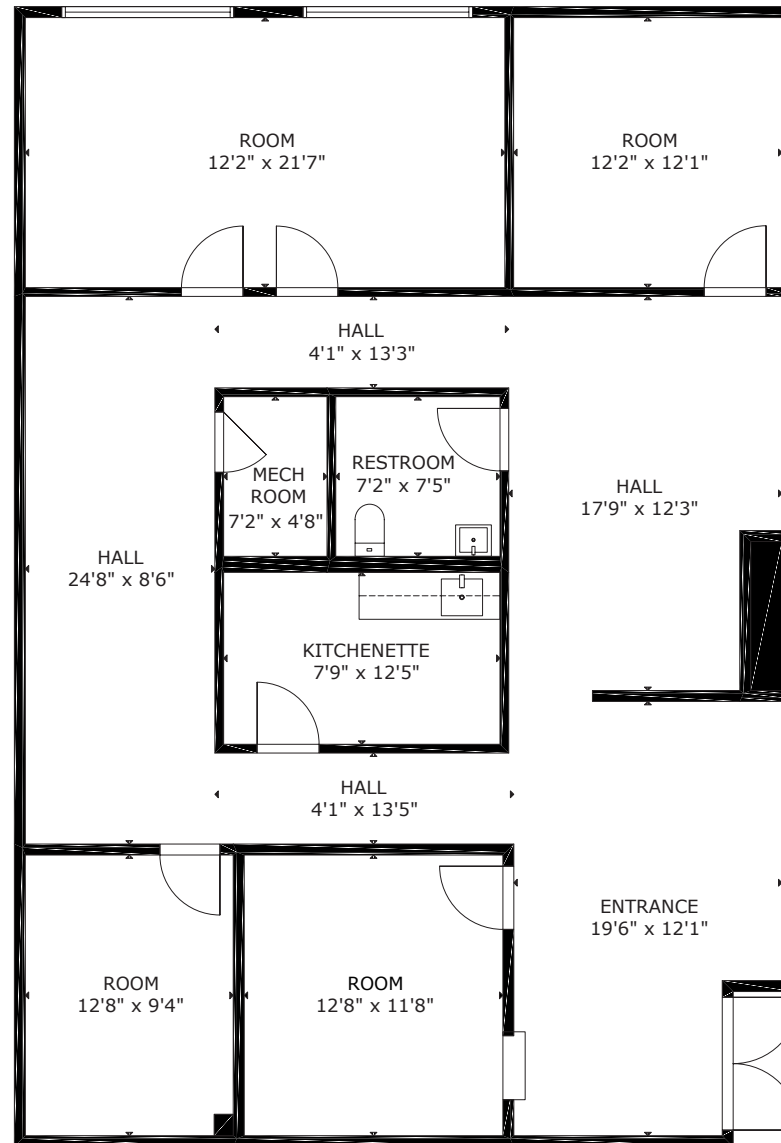
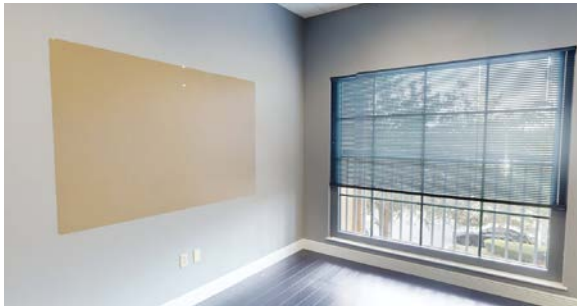
Suite 2080

Suite 2090



BUILDING 155

Suite 2040 | ±2,095 SF

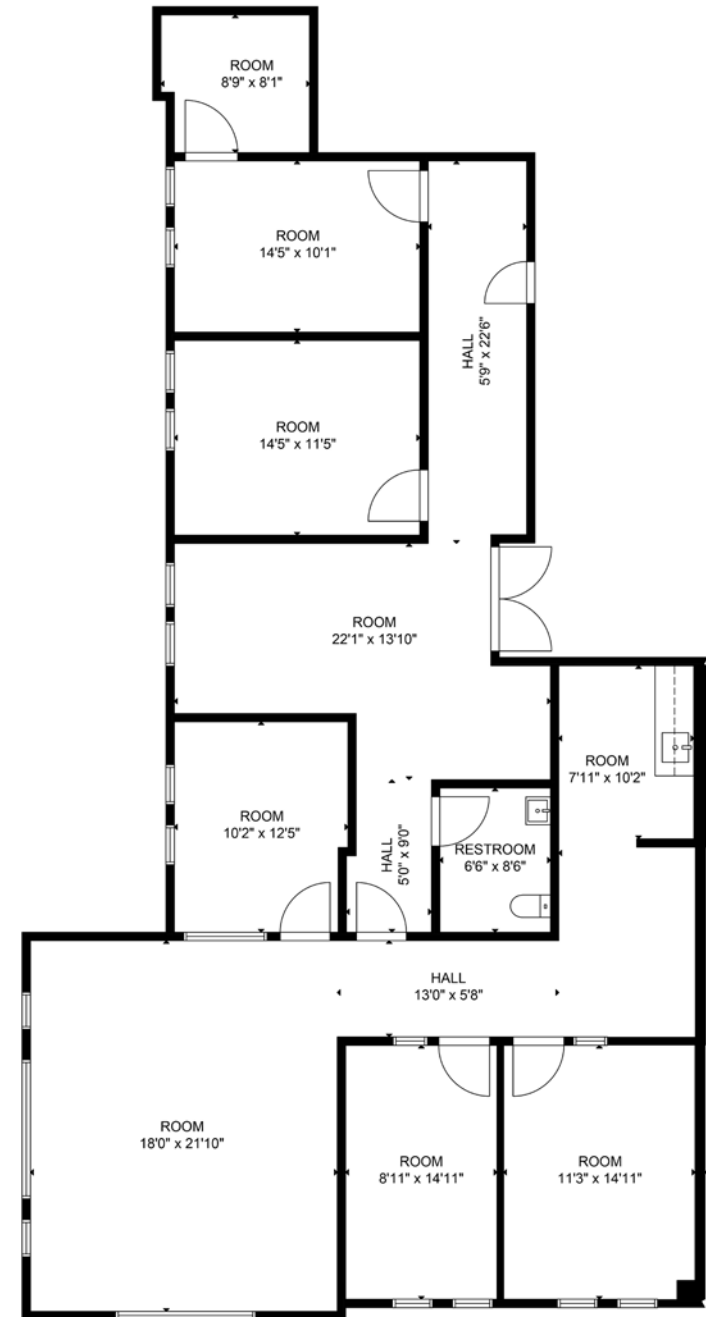
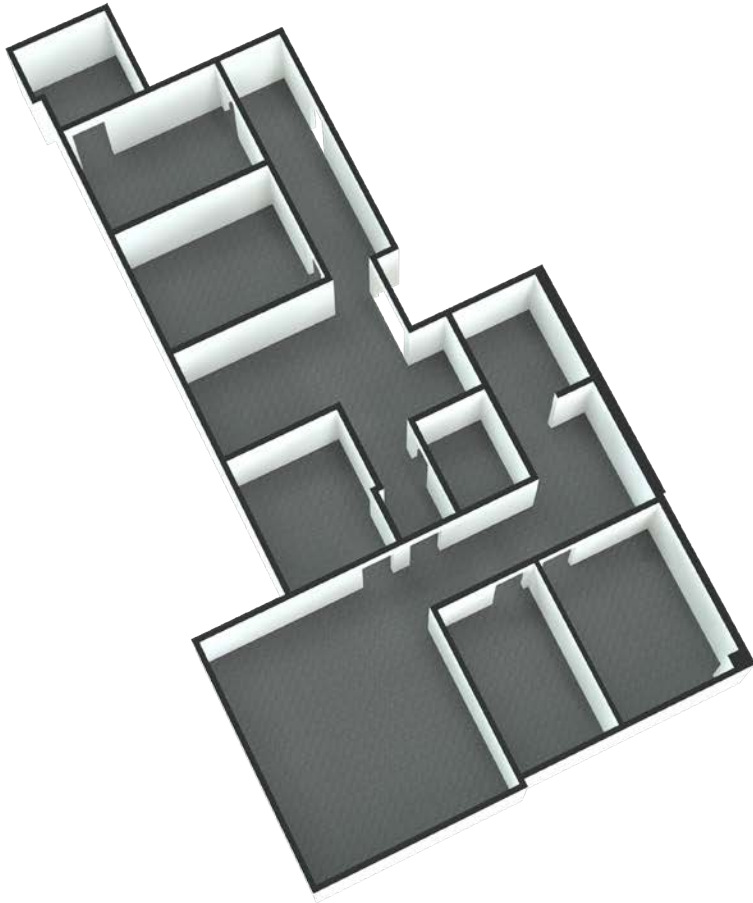


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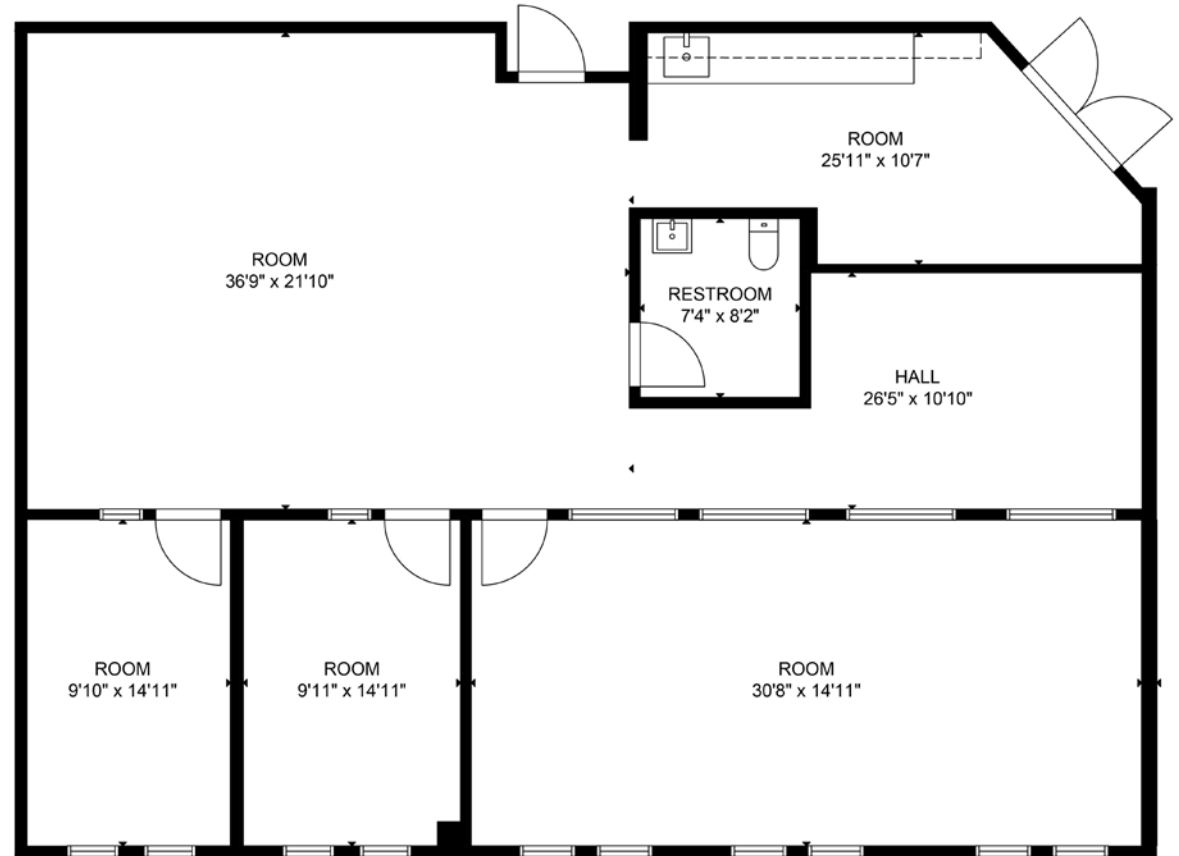
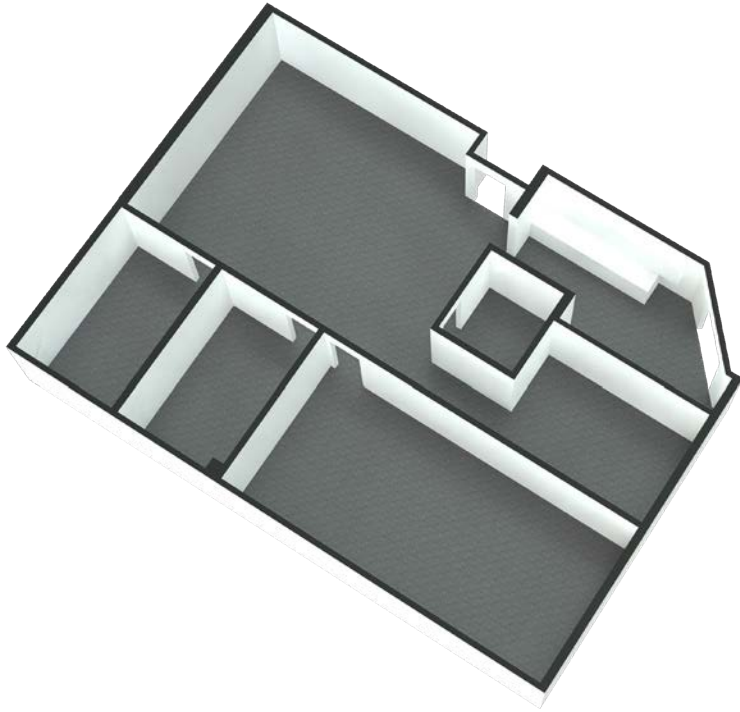
BUILDING 155

Suite 2070 | $\pm 2,132$ SF



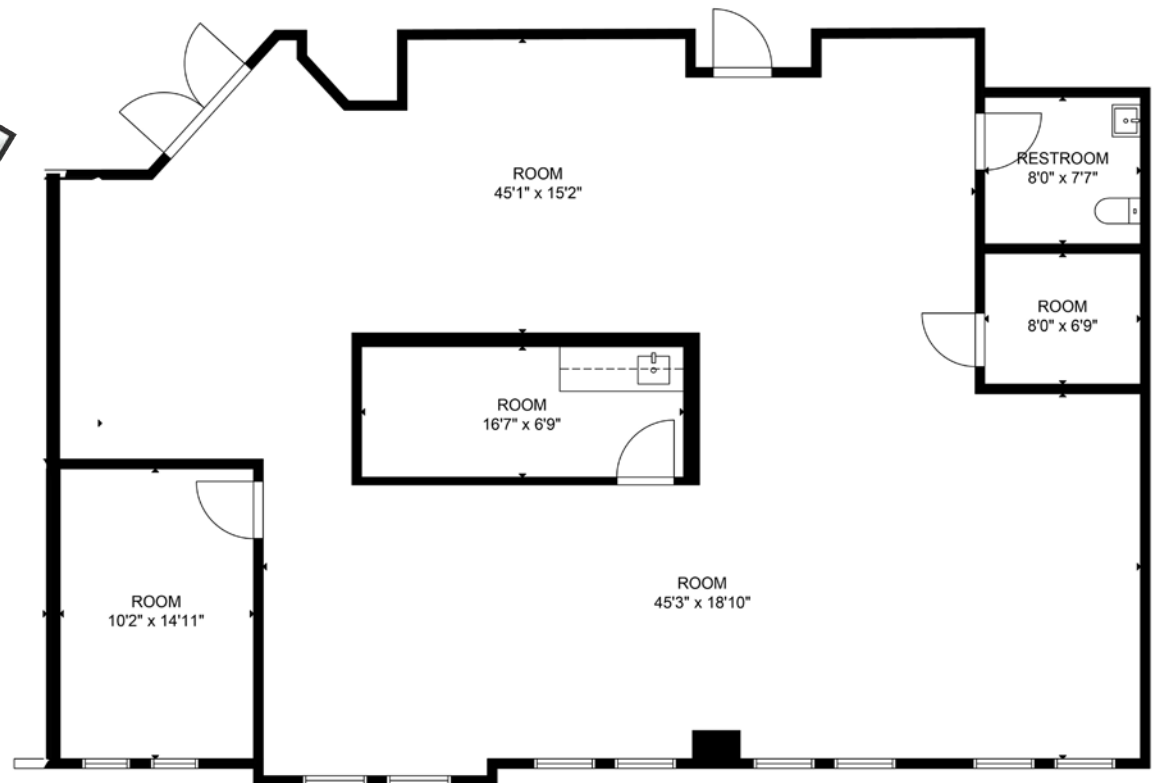
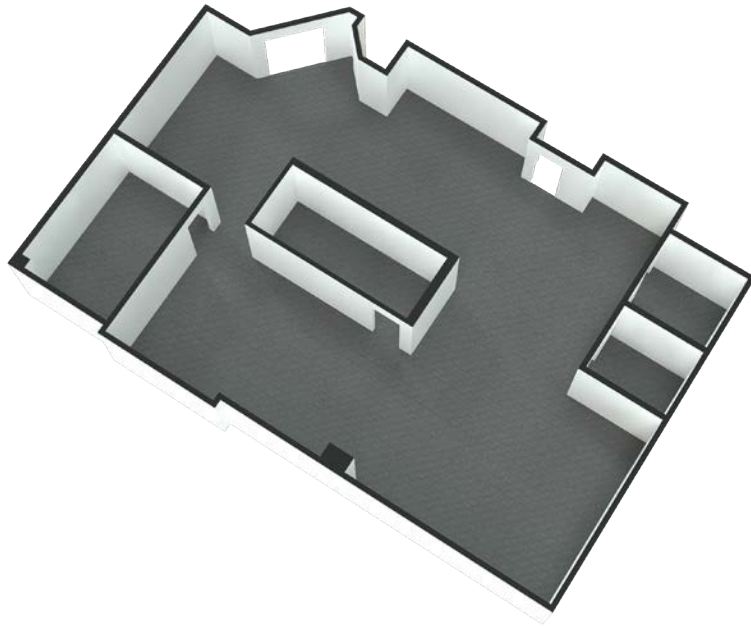
BUILDING 155

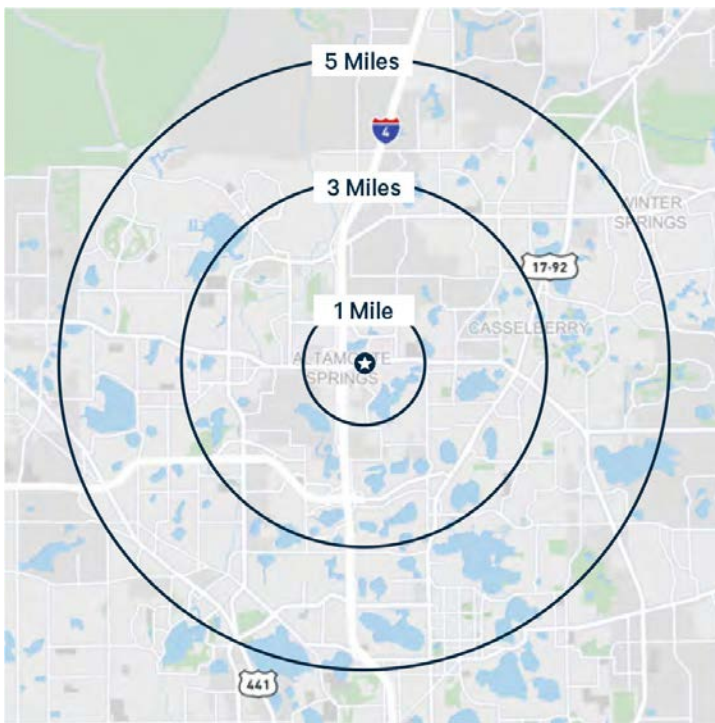
Suite 2080 | $\pm 2,199$ SF



BUILDING 155

Suite 2090 | $\pm 2,415$ SF





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2022 Population	15,395	96,404	244,056
Median Age	38.8	40.2	41.1
Daytime Population	20,072	127,956	277,683
Businesses	1,405	8,108	17,008
Households	7,656	42,067	102,173
Average Household Income	\$84,134	\$97,009	\$100,083

This aerial map illustrates the commercial landscape of Altamonte Springs, Florida. Major thoroughfares are clearly marked, including SR 436 (E Altamonte Dr) with a 65,287 AADT volume, E Central Pkwy (21,000 AADT), and SR 17 (N Maitland Ave) with a 22,500 AADT volume. The map is densely populated with logos for various businesses, such as retail stores (Target, Walmart, Costco, Ross, DSW, Ulta), fast-food restaurants (McDonald's, Burger King, Wendy's), and service providers (AdventHealth, Verizon). Two specific commercial centers are highlighted with yellow boxes: Uptown Altamonte and Altamonte Mall. A north arrow is positioned in the upper right corner of the map.



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