

Plaza Del Prado Office Space

140 North Westmonte Drive, Altamonte Springs, Florida 32714

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ALTAMONTE MALL



RAMADA
BY WYNDHAM



Residence INN
BY MARRIOTT



Westmonte Dr



63,000
Cars/Day

179,000
Cars/Day

E Altamonte Dr



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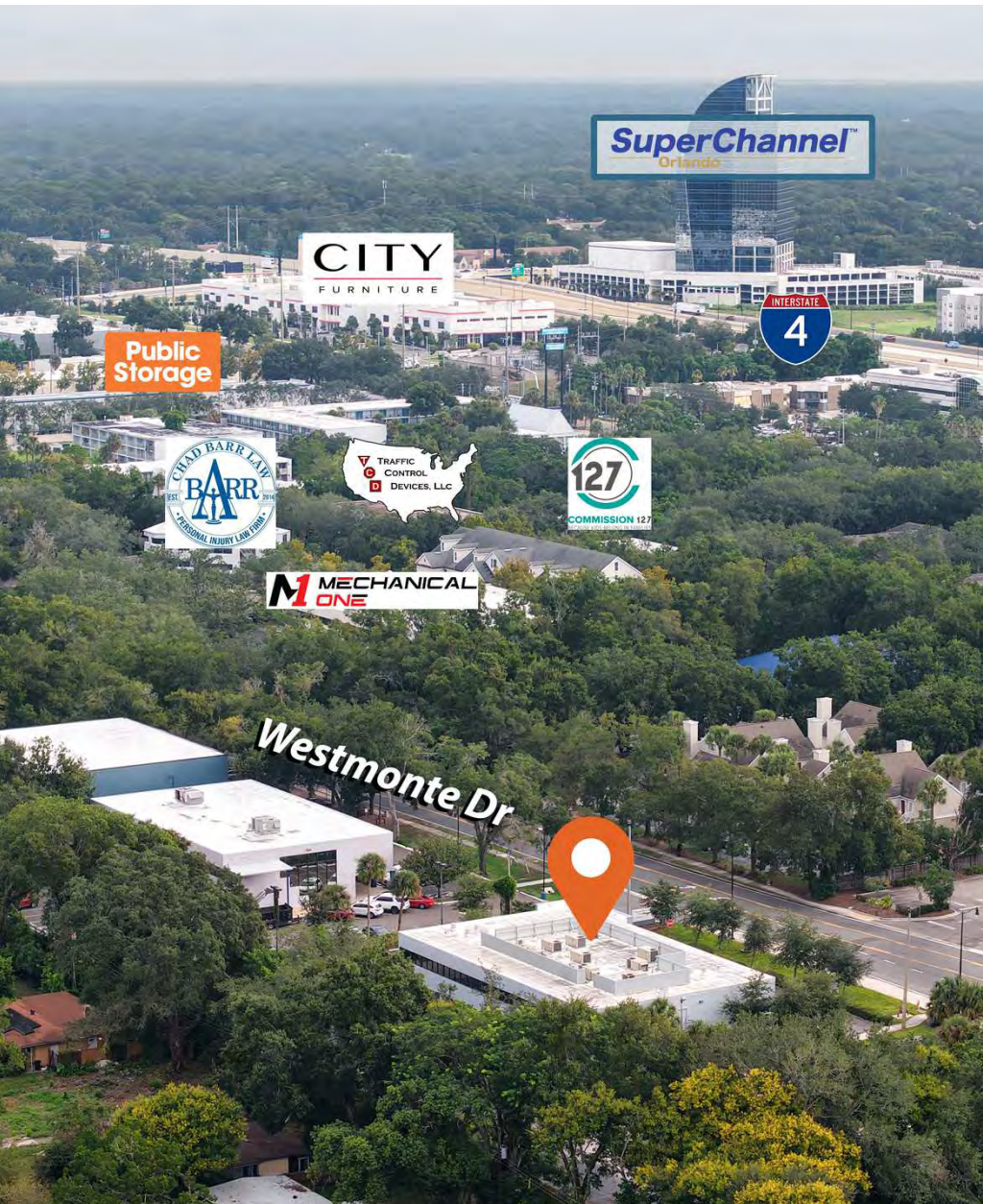
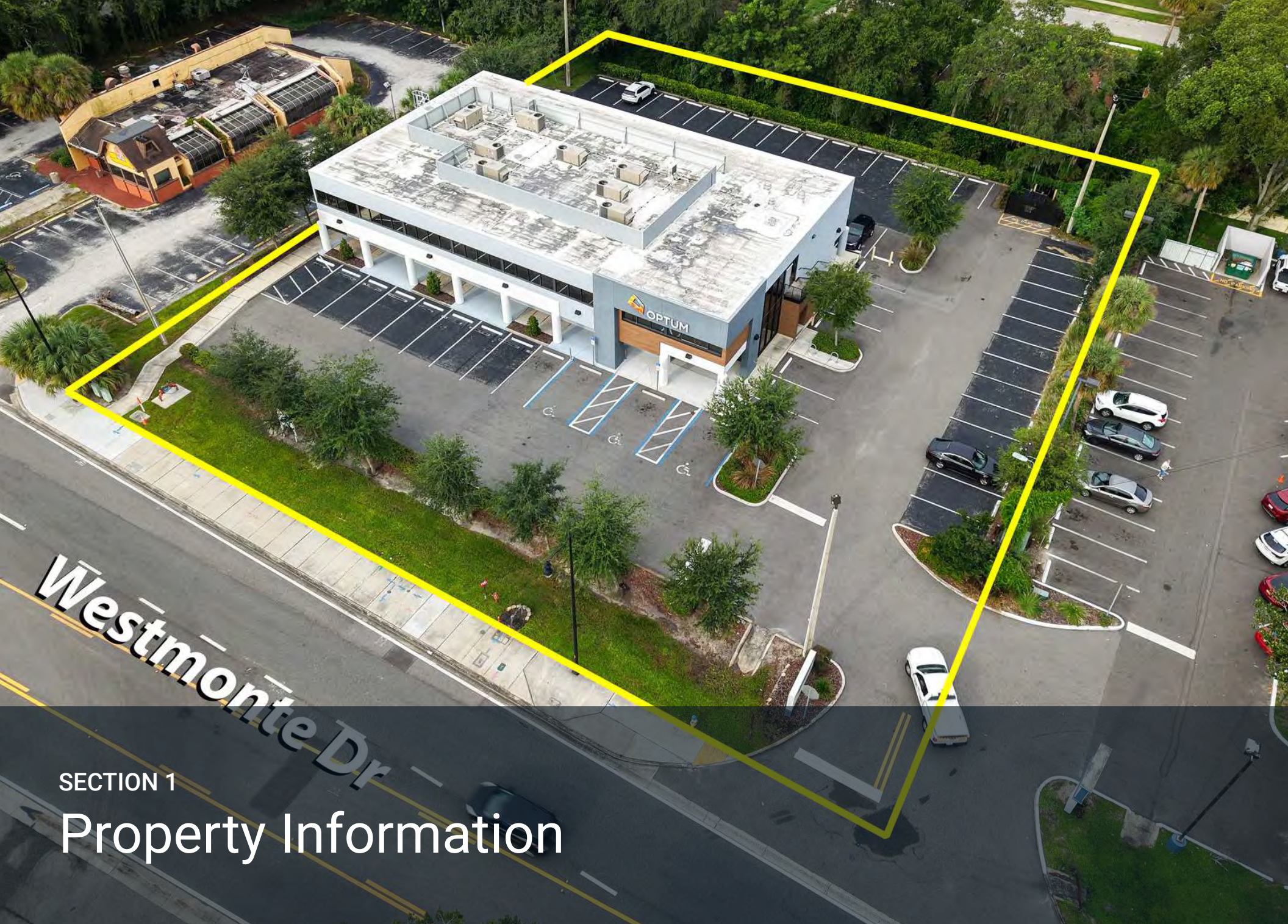


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SECTION 1

Property Information

EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$18.00 SF (NNN)
NNN's and Utilities:	\$7.69 SF
Building Size:	14,514 ± SF
Available SF:	1,931 - 6,317 ± RSF
Lot Size:	1.02 Acres
Year Built:	1982
Renovated:	2021
Parking Spaces:	63 Total Spaces*
Parking Ratio:	4.34 spaces per 1,000 SF
Zoning:	GO - General Office
County:	Seminole
City:	Altamonte Springs
PIN:	1421295100A000020

Property Overview

Discover an exceptional opportunity for your business at **140 North Westmonte Drive** in the thriving Altamonte Springs market. The building was completely remodeled in 2021, providing a modern and professional setting. Optum Health occupies the bottom floor and a portion of the second floor, leaving three vacant units to be leased on the second floor. With a monument sign available for tenant use, your business will gain high visibility to passing traffic. The units are in vanilla shell condition, with a Tenant Improvement allowance potentially available for negotiation, allowing you to design the perfect layout for your needs.

Located just off Altamonte Drive and minutes from the nearest I-4 interchange, the property provides easy access for both clients and employees. The immediate area is a vibrant commercial hub, anchored by the popular Altamonte Mall and surrounded by a wide variety of retailers and amenities. This outstanding location and the flexibility of the space make it an ideal choice for medical, professional, or corporate tenants seeking to establish or expand their presence.

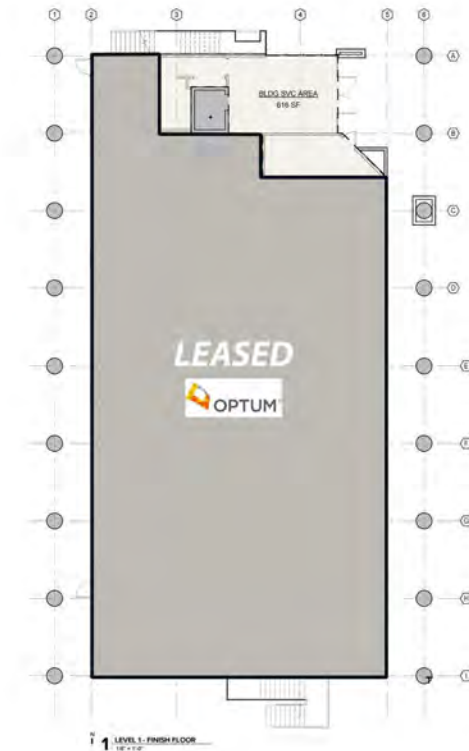
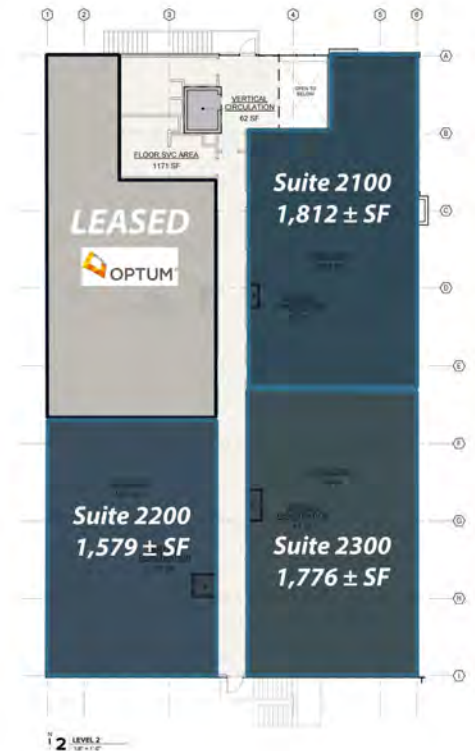
**Optum Health has 8 reserved parking spaces in rear of building*

LEASE SPACES

Available Spaces

Suite Tenant Size (RSF) Lease Type Lease Rate Description

Suite 2100	Available	2,215 SF	NNN	\$18.00 SF/yr	Vanilla Shell, TI negotiable, 1,812 Usable SF
Suite 2200	Available	1,931 SF	NNN	\$18.00 SF/yr	Vanilla Shell, TI negotiable, 1,579 Usable SF
Suite 2300	Available	2,171 SF	NNN	\$18.00 SF/yr	Vanilla Shell, TI negotiable, 1,776 Usable SF
Suite 1000	-	5,754 SF	NNN	Leased	Optum
Suite 2000	-	1,775 SF	NNN	Leased	Optum



TOTAL BUILDING GROSS	14,896 SF
SUITE 1000 RENTABLE AREA	6,000 SF
SUITE 2000 RENTABLE AREA	2,170 SF
SUITE 2100 RENTABLE AREA	2,215 SF
SUITE 2200 RENTABLE AREA	1,931 SF
SUITE 2300 RENTABLE AREA	2,171 SF

AREA CALCULATED PER BOMA 2010 OFFICE BUILDING STANDARDS METHOD OF MEASUREMENT EXCEPT WHERE SHOWN OTHERWISE

SUITE 2100 & 2300

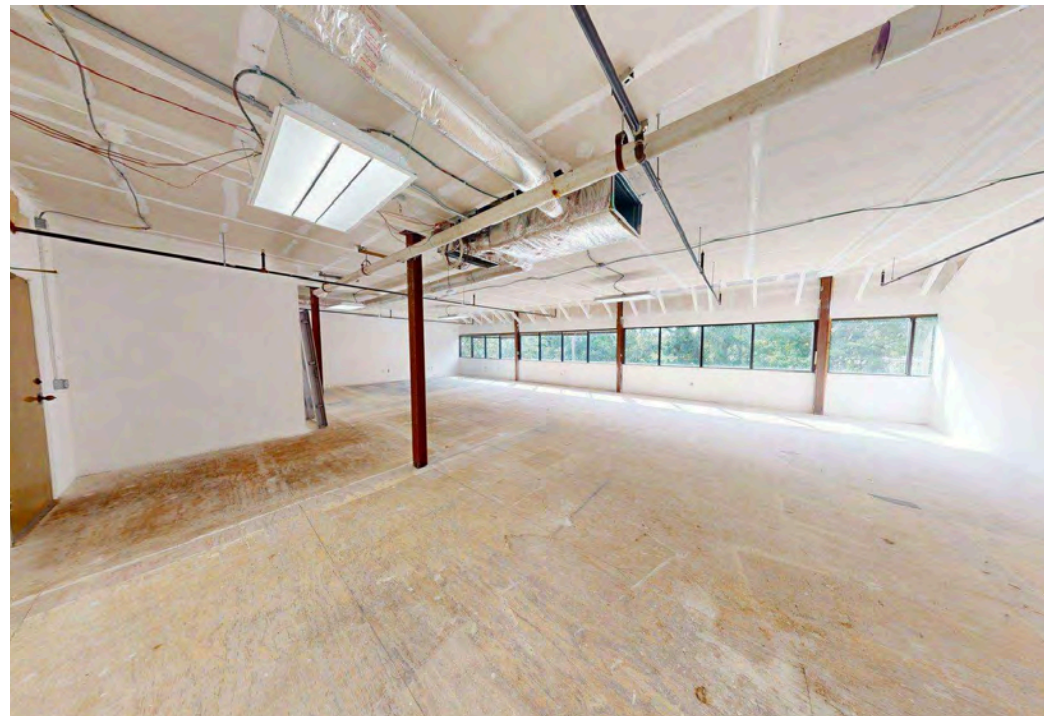
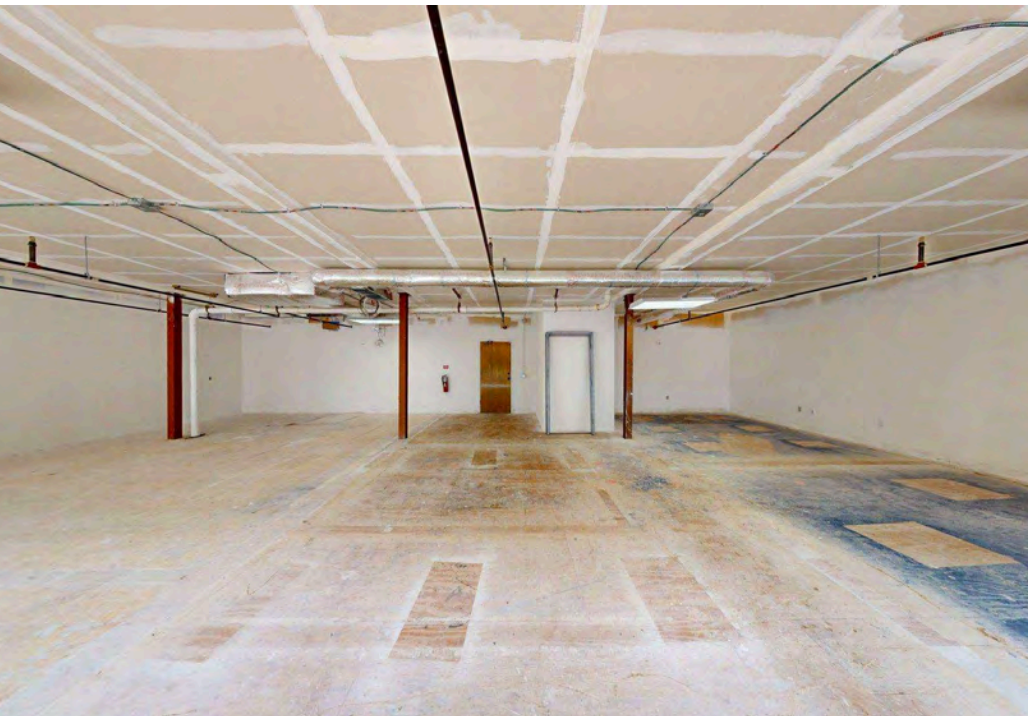
VIRTUAL TOUR



SUITE 2200



VIRTUAL TOUR



DOWNTOWN ORLANDO

14 ± MINUTES

179,000
Cars/Day



Stonebridge Lakes
Condominium



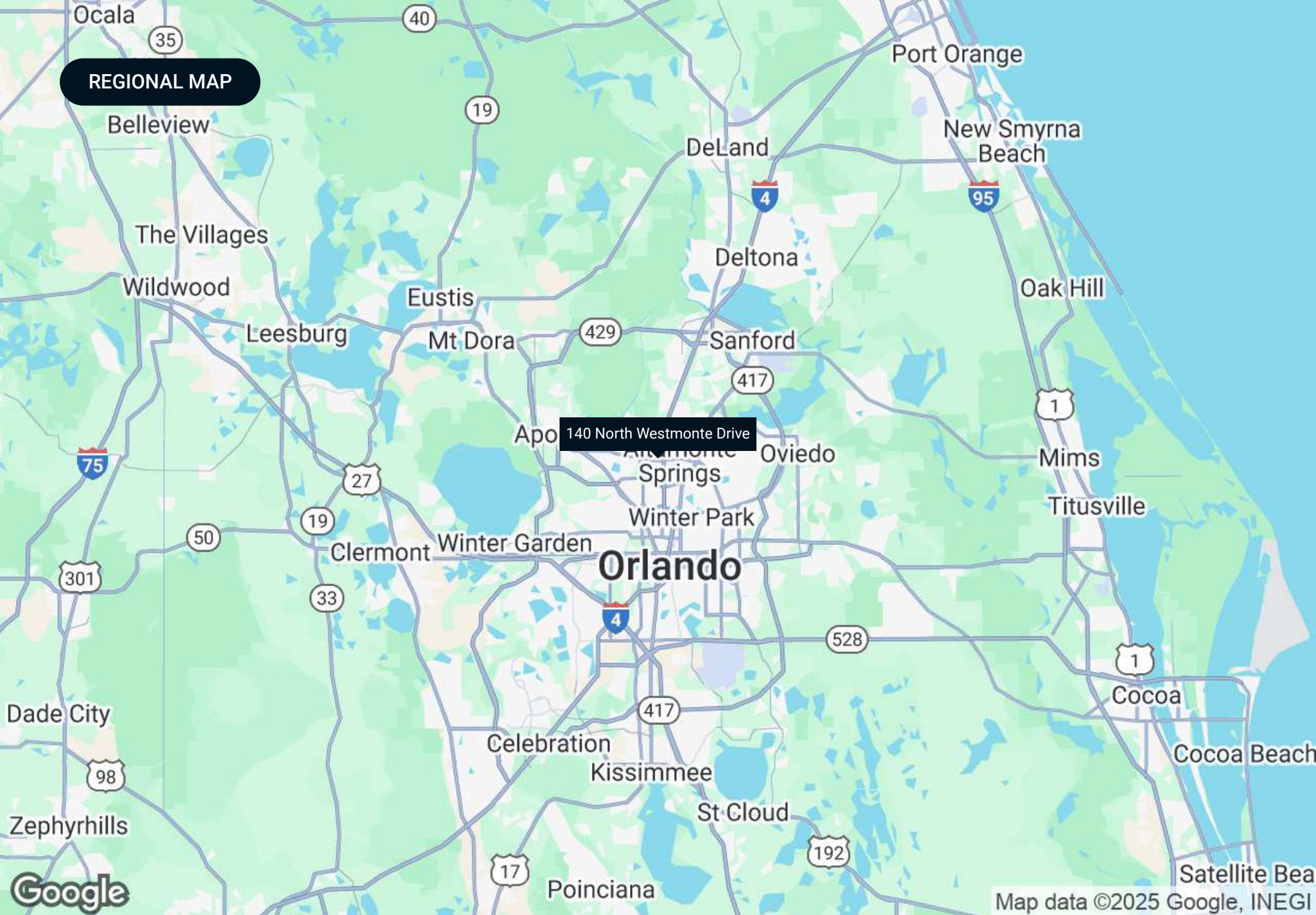
E Altamonte Dr

Westmonte Dr



SECTION 2

Location Information



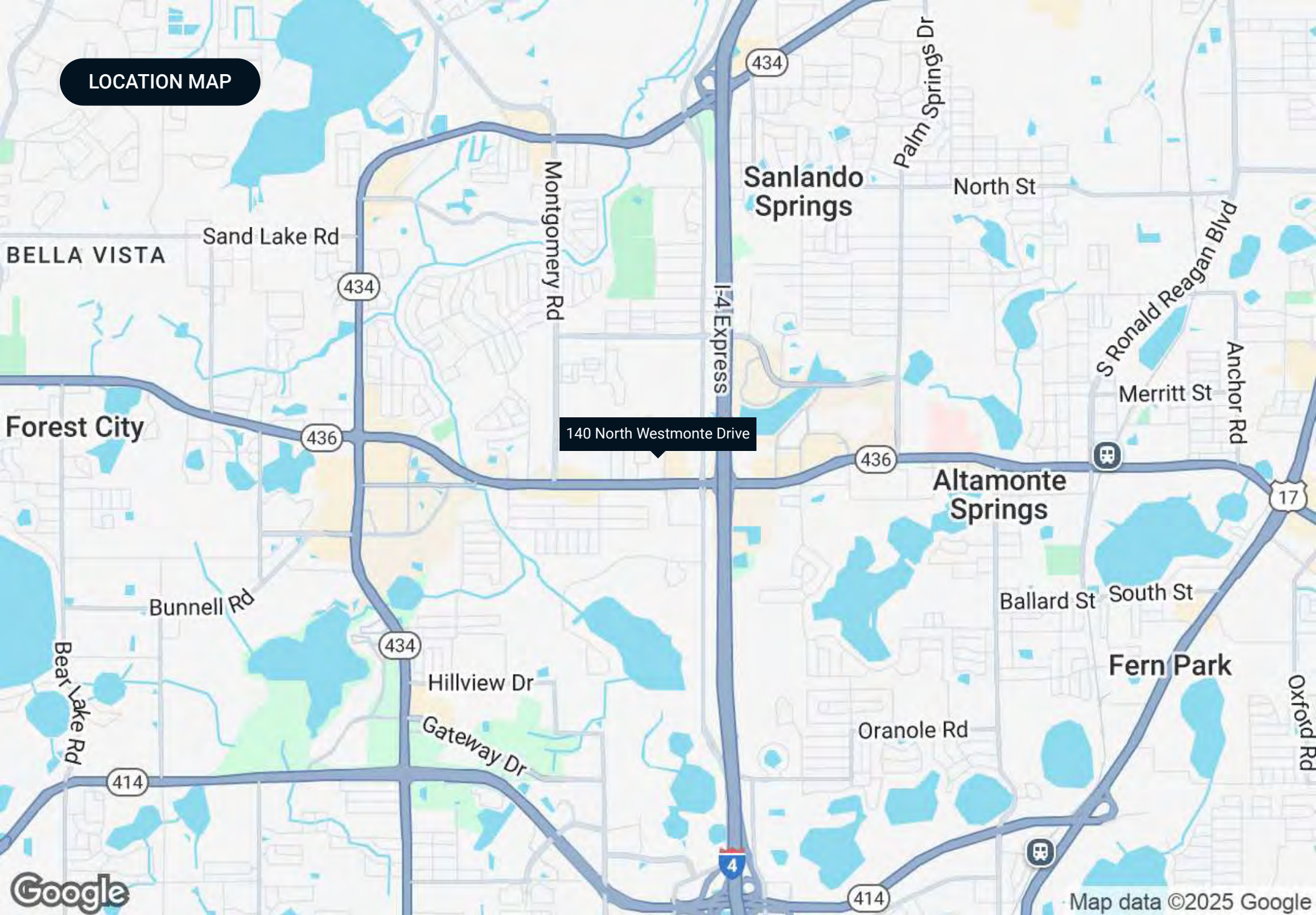
REGIONAL MAP

140 North Westmonte Drive

Orlando

Map data ©2025 Google, INEGI

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

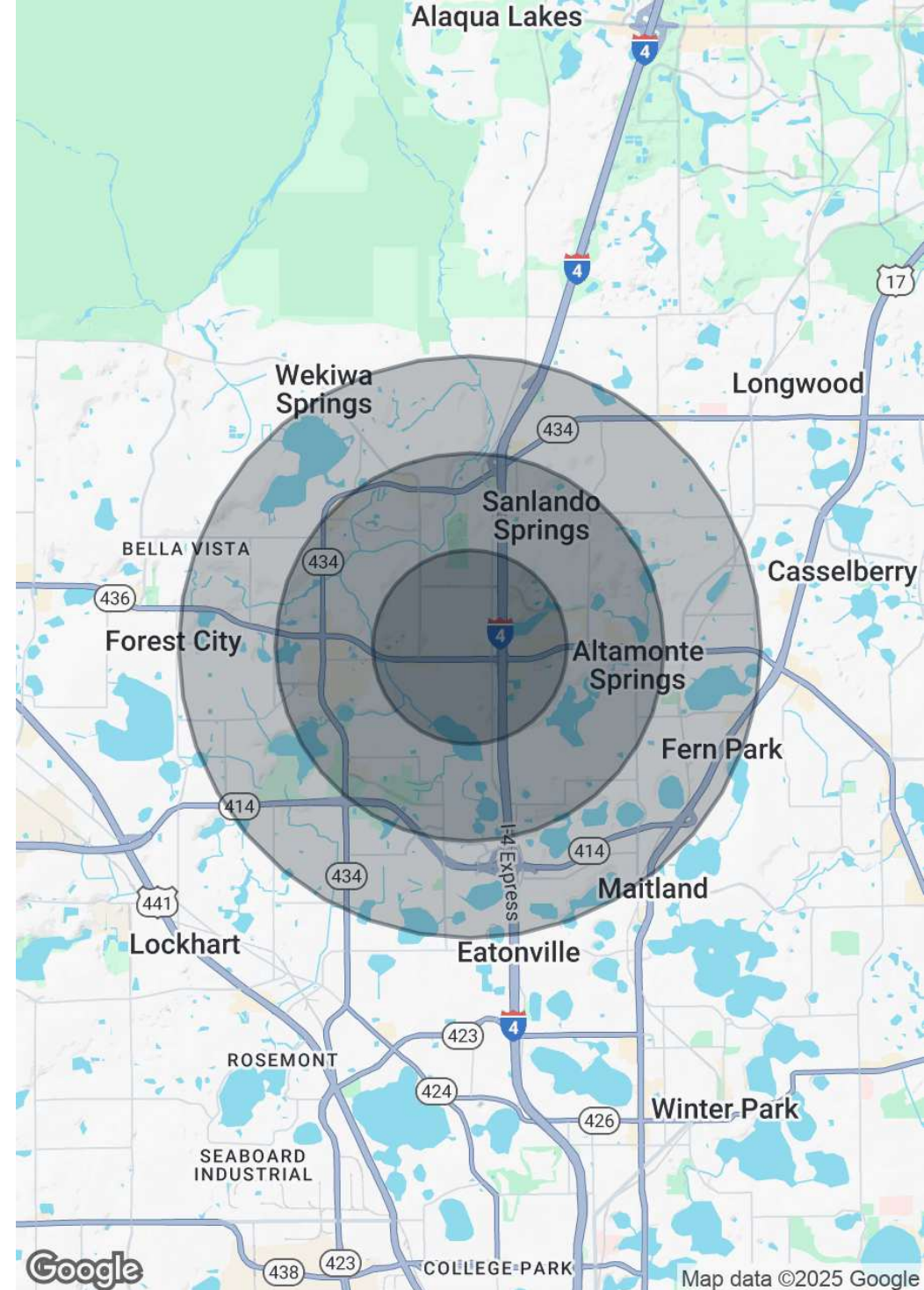
Population

	1 Mile	2 Miles	3 Miles
Total Population	15,774	51,417	97,297
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	7,116	22,763	41,992
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$79,105	\$88,059	\$94,231
Average House Value	\$390,020	\$369,984	\$396,158

Demographics data derived from AlphaMap



AREA ANALYTICS

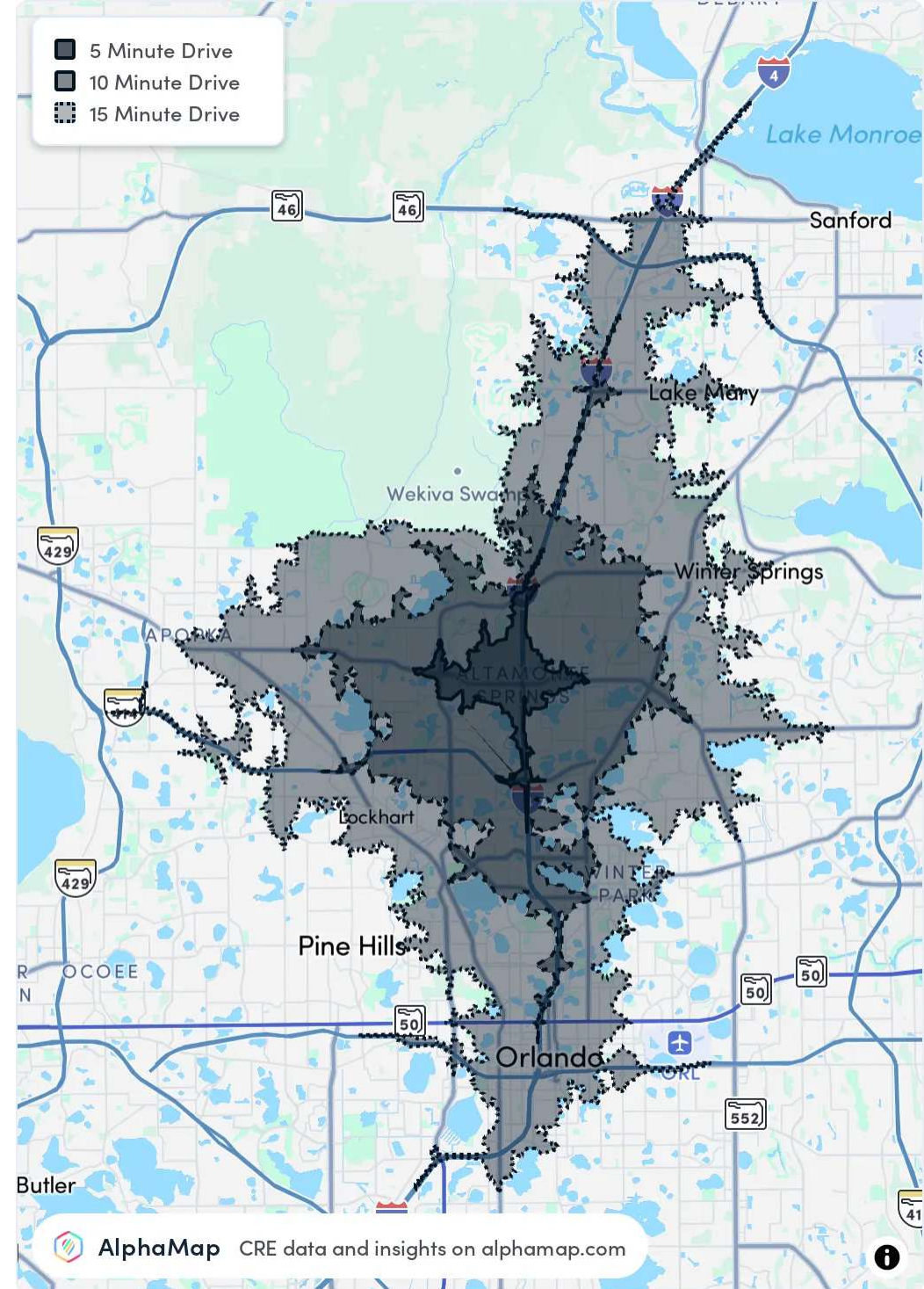
Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	19,854	138,048	372,343
Average Age	41	42	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

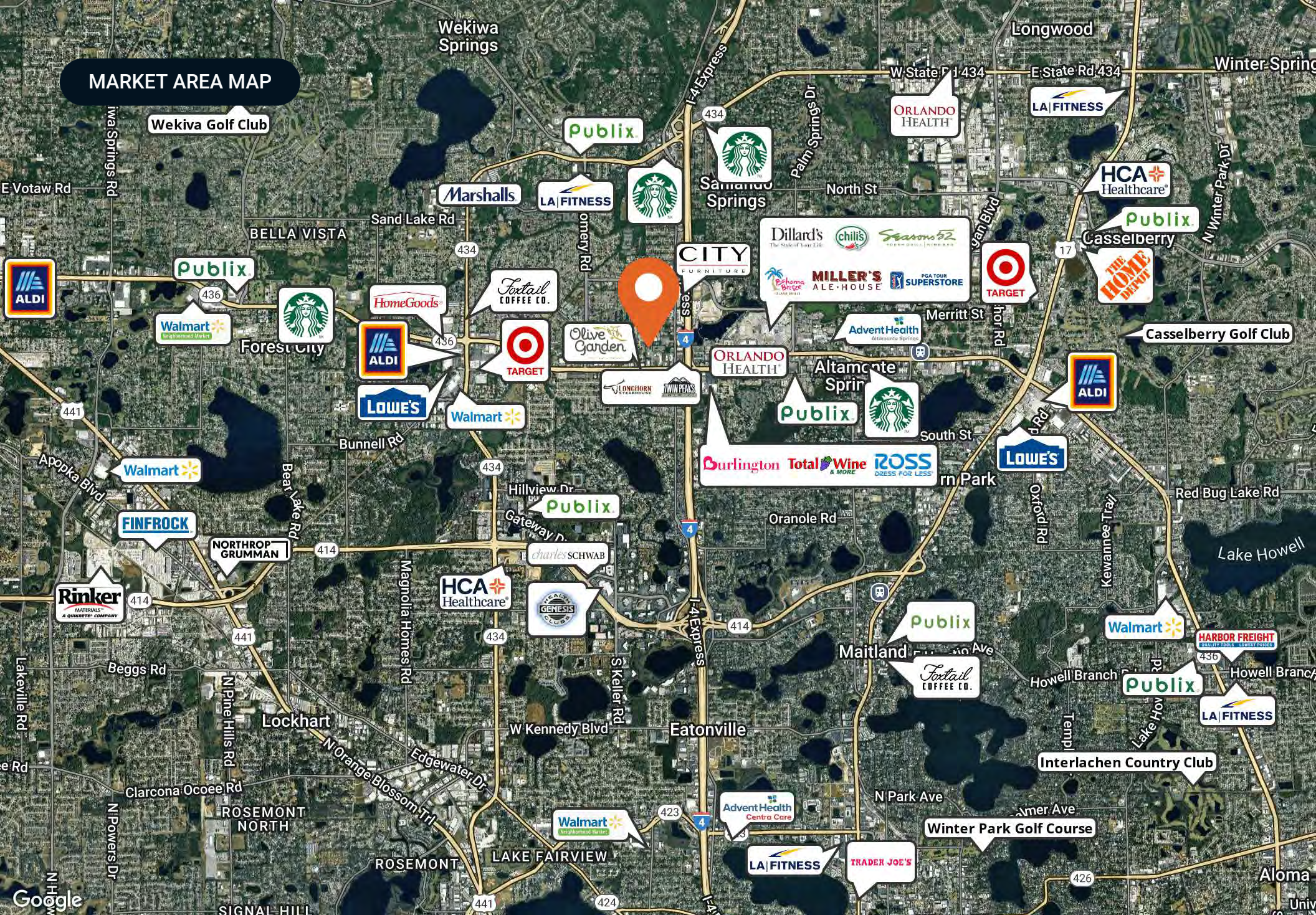
Household & Income

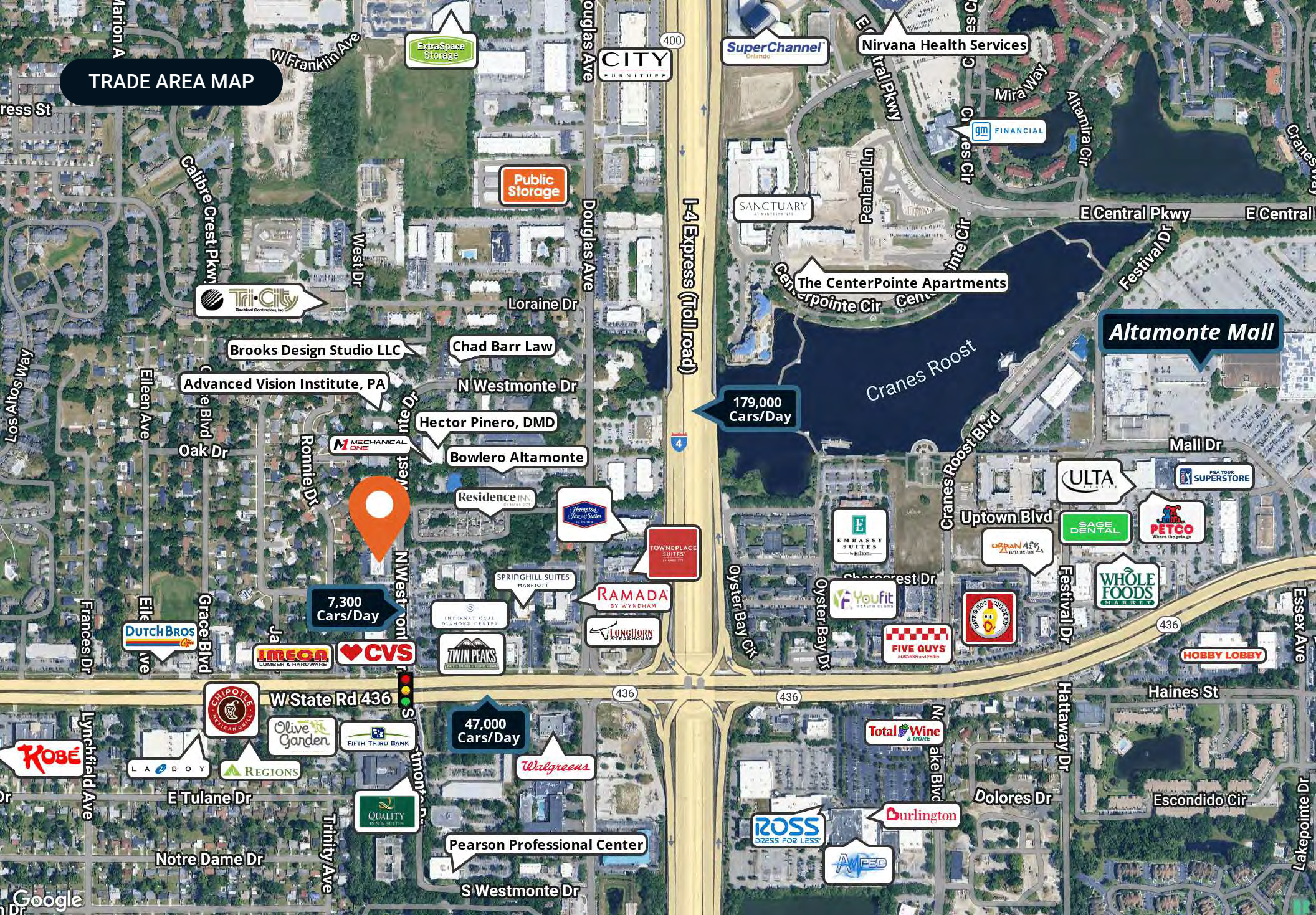
	5 Minutes	10 Minutes	15 Minutes
Total Households	8,957	58,092	157,938
Persons per HH	2.2	2.4	2.4
Average HH Income	\$82,873	\$98,622	\$102,391
Average House Value	\$382,642	\$405,948	\$433,028
Per Capita Income	\$37,669	\$41,092	\$42,662

Map and demographics data derived from AlphaMap



MARKET AREA MAP







SECTION 3

Agent And Company Info

ADVISOR BIO



Bill Nguyen

Advisor

bill@saundersrealestate.com

Direct: **877-518-5263 x486** | Cell: **407-304-0553**

Professional Background

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Landlord & Tenant Representation

ADVISOR BIO



David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIO



Joey Hungerford, MiCP

Associate Advisor

joey@saundersrealestate.com

Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Communications Advisor and Digital Director to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of the Lakeland Association of REALTORS®, serving on its Public Policy Committee, and in the Lakeland REALTORS® Leadership Academy, class of 2025. He is also an active member of the International Council of Shopping Centers (ICSC) and the CCIM Florida West Coast District.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Together Church in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space
- Site Identification



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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