



Building 4

588 Monroe Rd, Sanford, FL 32771



David Hammett
CRE Advisors LLC
1801 Lee Rd, Winter Park, FL 32789
david@creadvisorsllc.com
(407) 865-0468



Building 4

\$14.00 /SF/YR

7,400 Flex space. 2,400 -7,400 available. 3 12x14 grade level doors.
450 +/- office. More office could be built out...



Rental Rate:	\$14.00 /SF/YR
Min. Divisible:	2,400 SF
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	B
Rentable Building Area:	38,000 SF
Year Built:	2007
Taxes:	\$0.12 USD/SF/MO
Operating Expenses:	\$0.17 USD/SF/MO
Rental Rate Mo:	\$1.17 /SF/MO

1st Floor Ste 1316

Space Available 2,400 - 7,400 SF

Rental Rate \$14.00 /SF/YR

Date Available Now

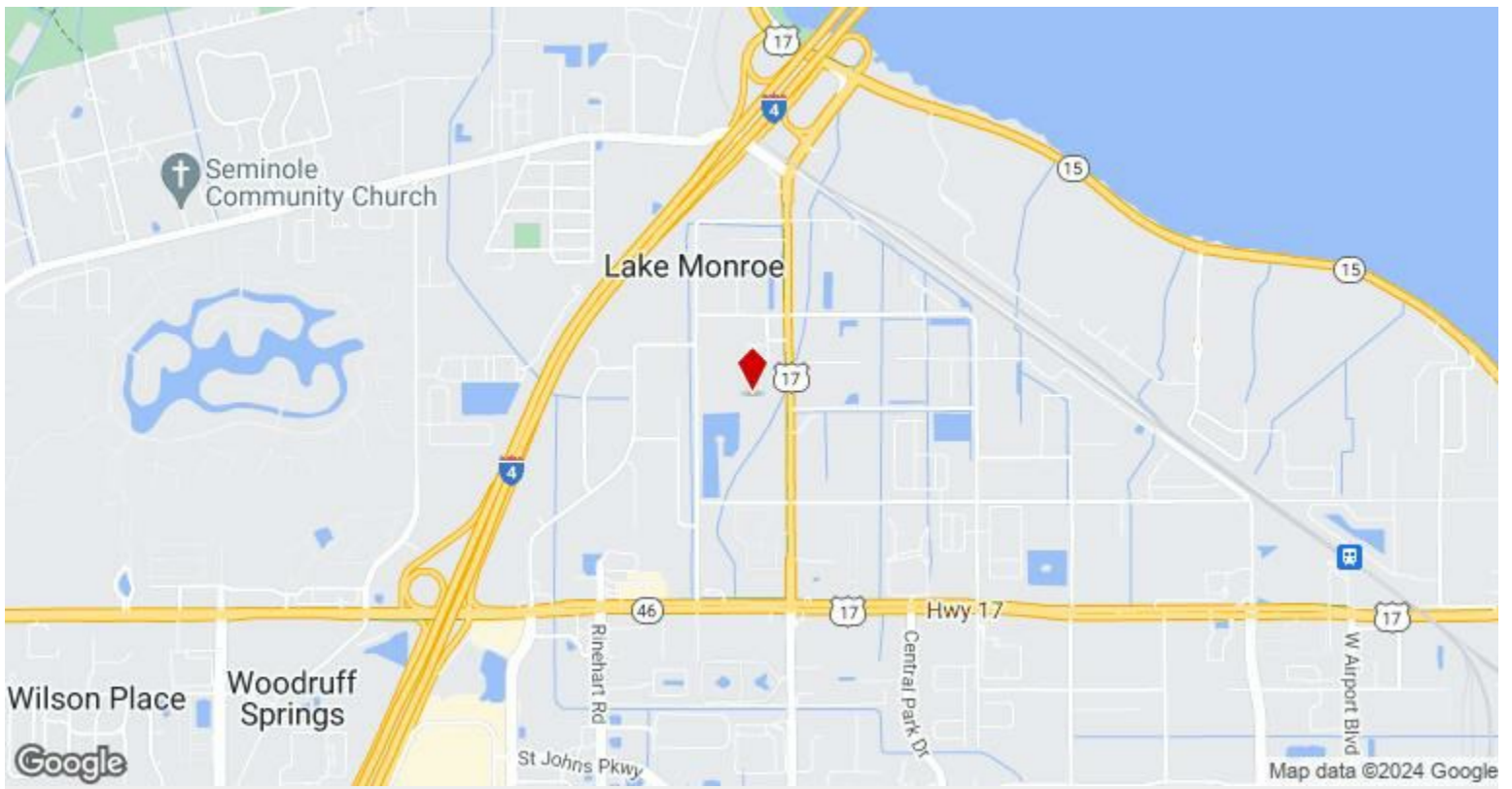
Service Type Triple Net (NNN)

Office Size 450 SF

Space Type Relet

Space Use Flex

Lease Term Negotiable



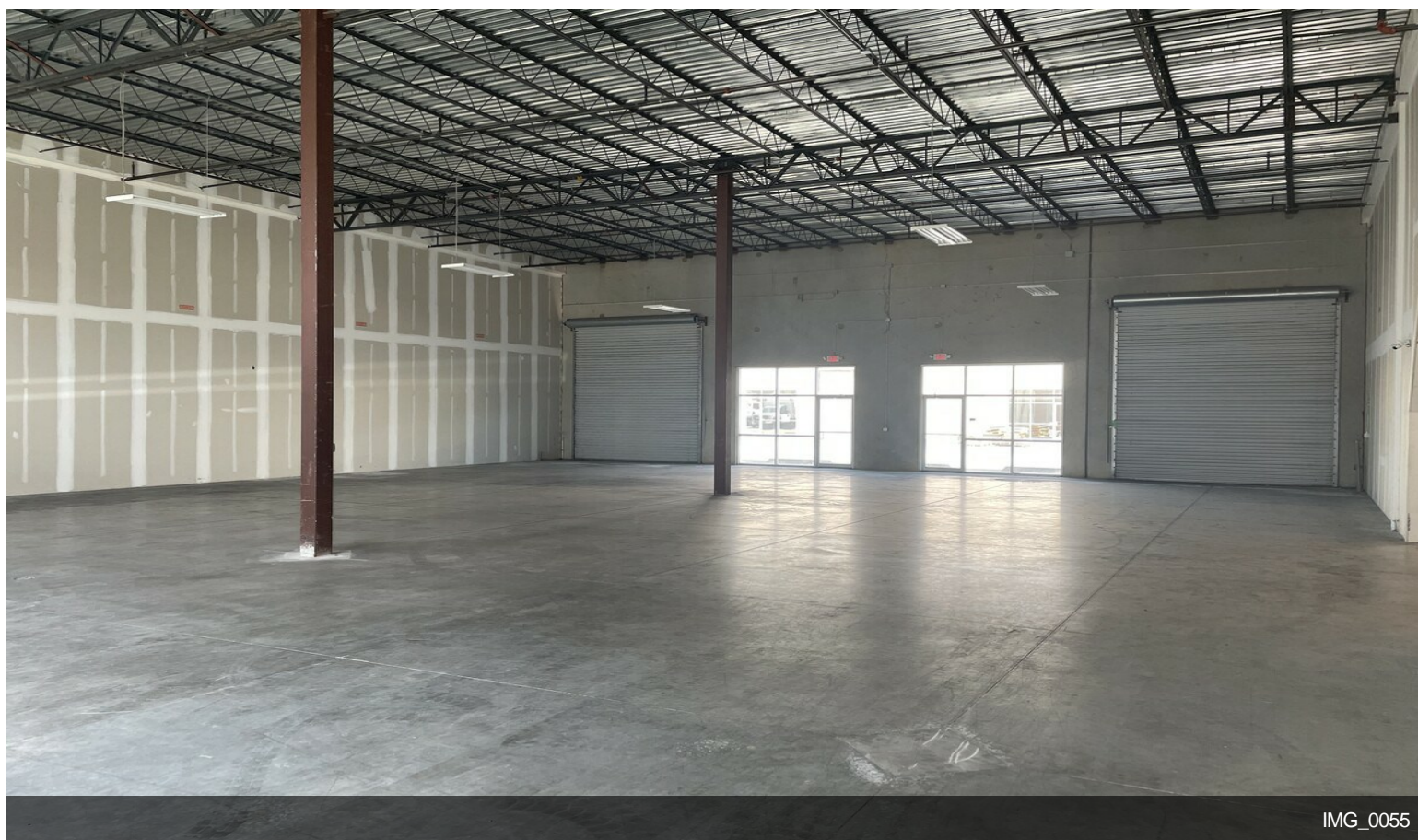
588 Monroe Rd, Sanford, FL 32771

7,400 Flex space. 2,400 -7,400 available. 3 12x14 grade level doors.
450 +/- office. More office could be built out.

Property Photos

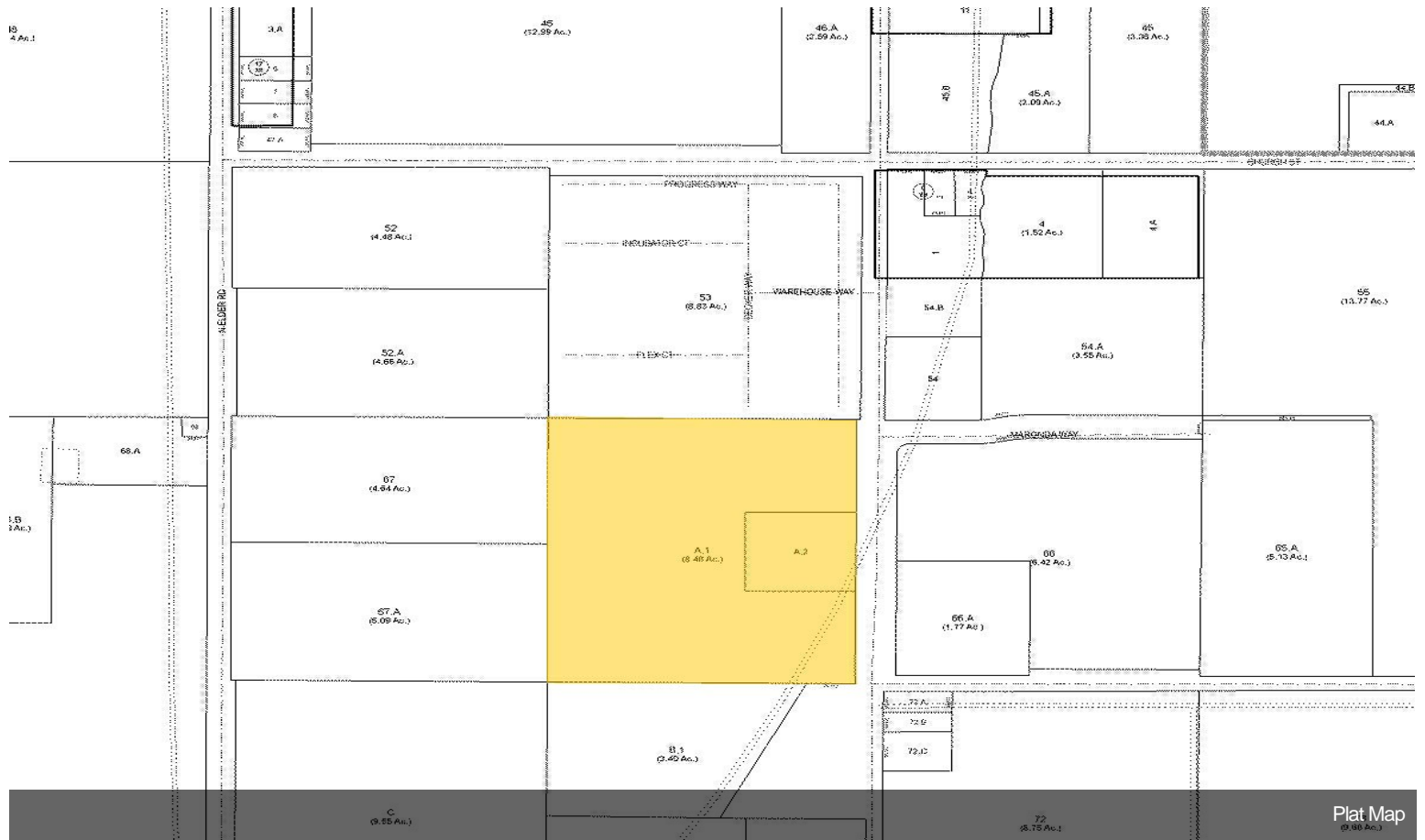


IMG_0054



IMG_0055

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos

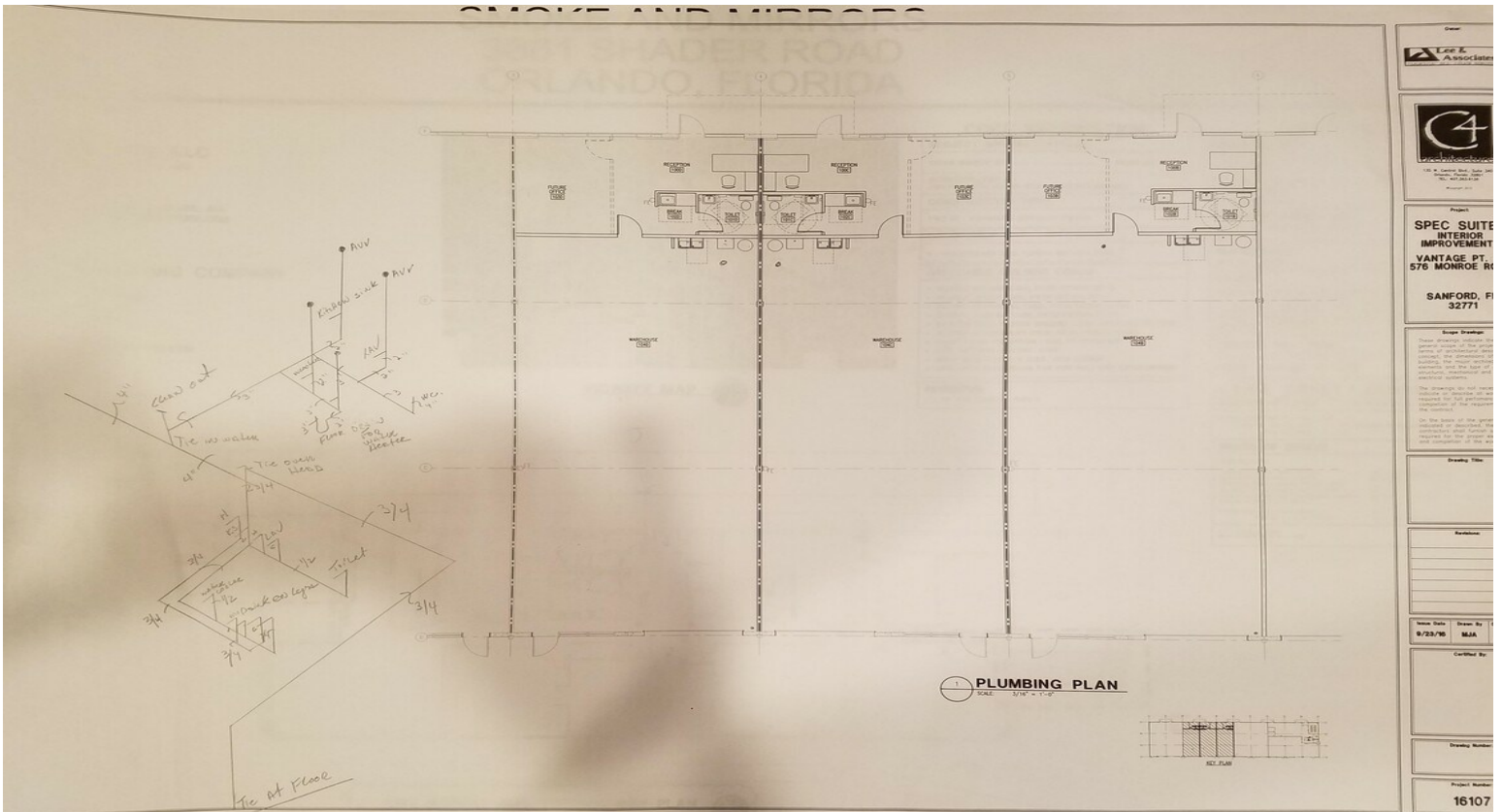


Building Photo



Building Photo

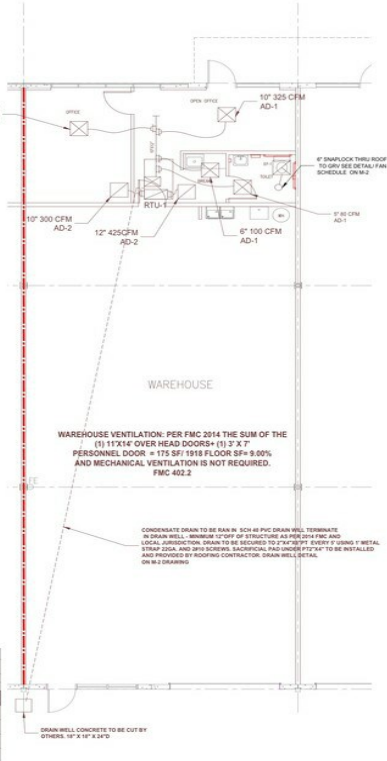
Property Photos



Property Photos

GENERAL HVAC NOTES

- 1. THIS DESIGN MEETS OR EXCEEDS THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE MECHANICAL RE SUPPLEMENTS, AND ALL WORK SHALL CONFORM TO SAME.
2. THIS TRADE MUST COORDINATE WORK WITH PLUMBING, ELECTRICAL, FIRE PROTECTION, AND ARCHITECTURAL SYSTEMS TO AVOID CONTACT AND DELAYS.
3. ALL DUCTWORK DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
4. THE BUILDING SECTIONS SHOWN ARE FOR GUIDANCE ONLY AND MAY NOT ACCURATELY REFLECT LOCATIONS OF ALL WALLS, DOORS, BEAMS, TRUSSES, ETC. THIS TRADE SHALL VERIFY ACTUAL CONSTRUCTION FEATURES PRIOR TO BEGINNING WORK.
5. THERMOSTATS AND KEY SWITCHES TO BE MOUNTED 48" AFF TO TOP OF DEVICE.
6. RETURN AIR QUANTITIES SHOWN ARE FOR INITIAL BALANCING PURPOSES ONLY WITH THE OUTSIDE AIR DAMPER CLOSED. FINAL RETURN AIRFLOW VALUES SHALL BE REDUCED BY THE PERCENTAGE OF OUTSIDE AIR SCHEDULED FOR THE AIR HANDLER.
7. CONDENSATE DRAINS SHALL TERMINATE IN ACCORDANCE WITH THE 2014 FBC AND LOCAL ORDINANCES.
8. EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE NOT TO BE SCALED. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS.
9. ALL SUPPLY AND RETURN FLEX DROPS WILL HAVE A MANUAL VOLUME DAMPER AT TRUNK LINE. See M 2 For Flex Drop unless STATED OTHERWISE ON M 2 AIR DEVICE SCHEDULE.



MECHANICAL SPECIFICATIONS

- GENERAL
1. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, ETC. TO INSTALL A FULLY OPERATIONAL HVAC SYSTEM AS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE PRIOR TO SUBMITTING BIDS AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE FOLLOWING IS A NAME TYPE SPECIFICATION AND ALL MATERIALS & EQUIPMENT NAMES AND/OR SPECIES ARE INTENDED TO ESTABLISH A STANDARD OF MATERIAL QUALITY OF WORK AND REQUIREMENTS TO WHICH THE CONTRACTOR SHALL ADHERE AND IS NOT INTENDED TO LIMIT COMPETITION. ALTERNATES SHALL BE SUBMITTED TO THE ARCHITECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. PROVIDE SCHEDULES FOR EQUIPMENT, AIR SECELS, INSTALLATION, DUCT ACCESSORIES, DUCT SPECIALS, AND SCHEDULE ACCESSORIES AS LISTED PRIOR TO PURCHASING MATERIALS.
4. PROVIDE A WRITTEN GUARANTEE WHICH COVERS ALL MATERIALS AND INSTALLATION OF THIS PROJECT. THE GUARANTEE SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

LEGEND table with symbols for Thermostat, Return, Supply, Smoke Det., Key Switch, Remote Sens., Exhaust, Microswitch Sensor.

A/C & Design Professionals, Inc. CAC1813780

Spec Suites Warehouse Point, 576 Monroe Rd Sanford, FL

FILE 2867

VANTAGE POINT - SPEC SUITES VANTAGE POINT - BUILDING 2

576 MONROE ROAD, SUITES 1308, 1312, 1316 ORLANDO, FLORIDA 32771

CODE INFORMATION

PROJECT SQUARE FOOTAGE:

Table with project square footage details for three units: 1308, 1312, and 1316. Columns include Room No., Storage, Total Bldg SF, etc.

CONSTRUCTION TYPE: TYPE III - FRG. FULLY FINISHED

OCCUPANCY: 8 ROOMS, 51 STORAGE - PER 2014 FLORIDA BUILDING CODE (BY DEVIATION REQUIRED FOR SECTION 904.2)

APPLICABLE BUILDING CODE table listing codes for various systems like fire, mechanical, electrical, etc.

MUNICIPALITY: SEMINOLE COUNTY

PARCEL ID: 16-19-30-AC-000-00A1

PROPERTY DESCRIPTION: LOT A & E 75 FT OF S 1/2 OF LOT 67 & N 1/2 OF VANTAGE ST ADJ ON S LESS N 1/2 OF JOSEPHS PB 1 PG 114

PROJECT NO. 1807

DATE: SEPTEMBER 23, 2016

OCTOBER 14, 2016

Table with categories: COVER SHEET, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL. Each category has a list of items.

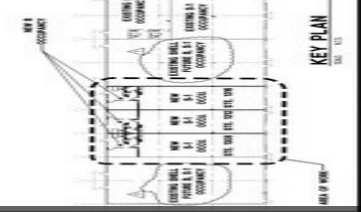


OWNER: WINDSOR AT VANTAGE POINT LLC C/O THE GENERAL INB & DEV CO. 425 5th Street 27th Fl Winston, MA 02110 PHONE: (617) 4617779

ARCHITECT: C4 ARCHITECTURE, LLC 335 W. CENTRAL BLVD, SUITE 400 ORLANDO, FLORIDA 32801 PHONE: (407) 243-6150

Table with columns for Occupant Load and Life Safety Summary, detailing counts for various areas.

Table with columns for Means of Egress, detailing counts for various areas.



FILE 3563