



**SALE / LEASE**

# Ormond Beach Office-2,298 SF For Sale or Lease

**1230 N US HIGHWAY 1, #30**

Ormond Beach, FL 32174

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA,  
CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

# PROPERTY SUMMARY



## OFFERING SUMMARY

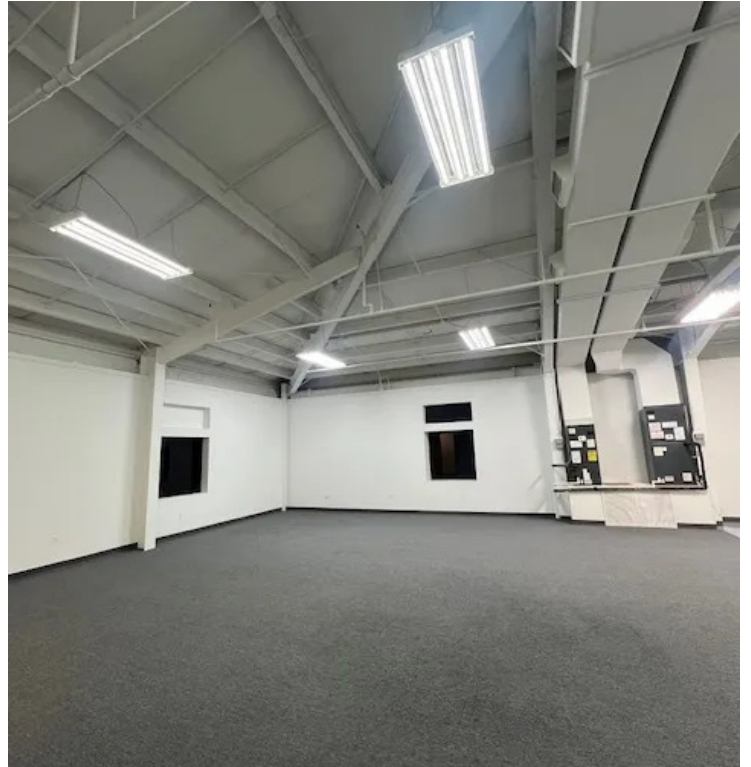
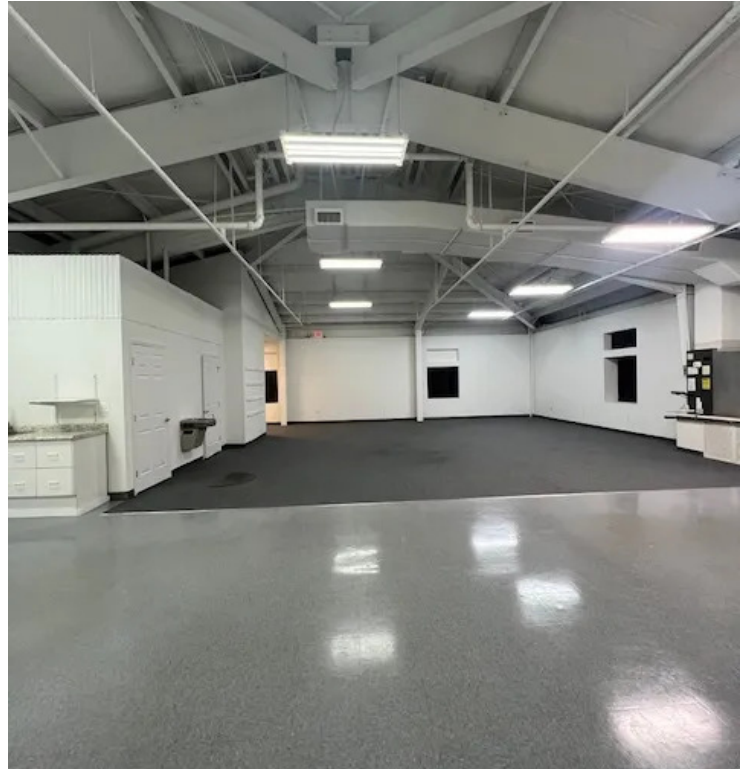
<b>SALE PRICE:</b>	\$337,500
<b>LEASE RATE:</b>	\$12 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	2,298 SF
<b>LOT SIZE:</b>	0.1 Acres
<b>BUILDING SIZE:</b>	2,298 SF

## PROPERTY DESCRIPTION

Large Open Area With High Industrial Ceilings  
Utility and Storage Closet - 2 Bathrooms  
Exclusive 3rd Floor Coded Elevator Access  
Separate Stairwell Rear Access X 2  
Monthly Condo Fees = \$622.21 - Covers Water,  
Sewer, Trash, RE Insurance, Exterior Maintenance,  
Reserves  
Seller Financing Available

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# INTERIOR PHOTOS

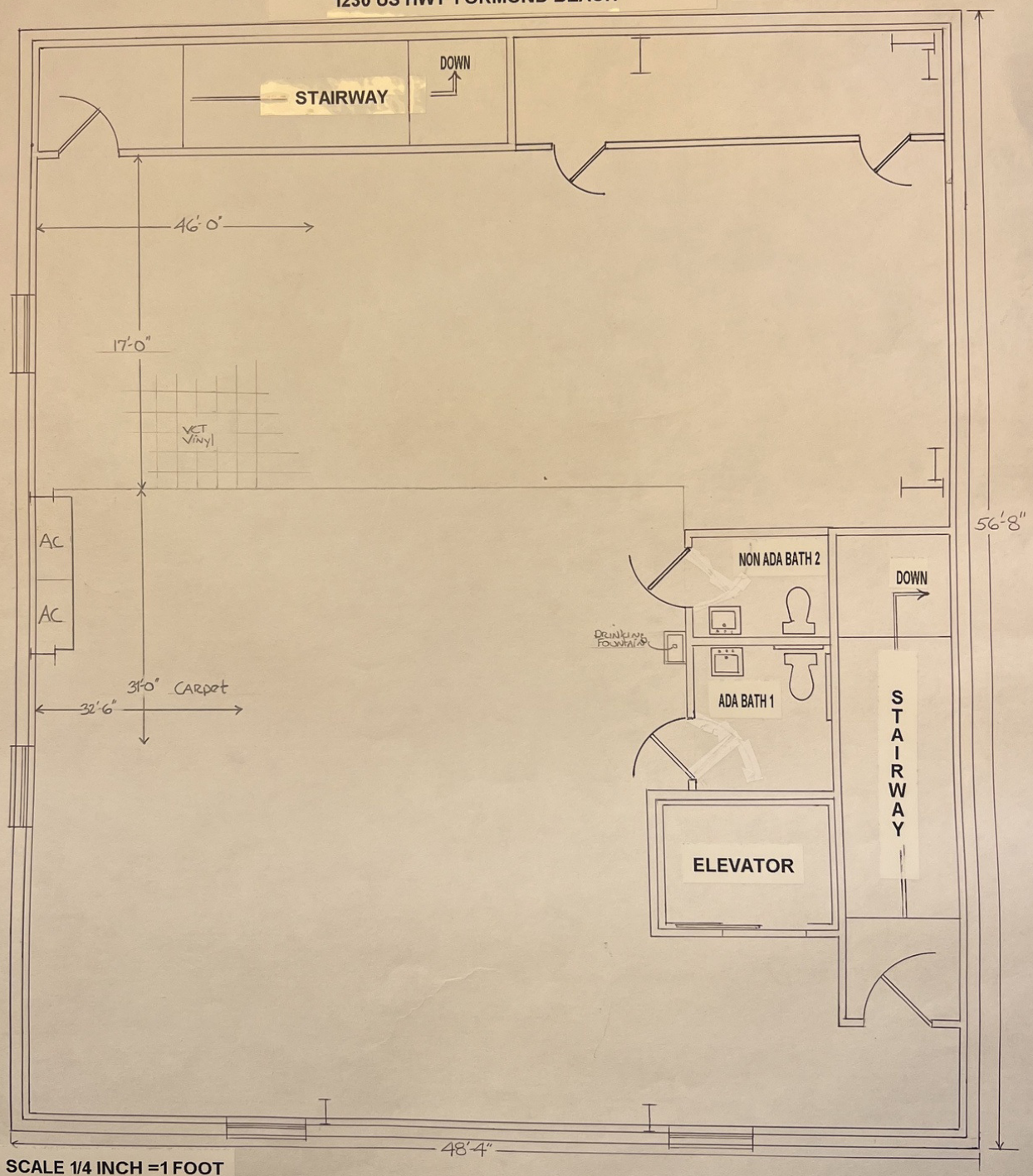


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# FLOOR PLAN

HULL POINTE BUSSINESS PARK CONDOMINIUM  
1230 US HWY 1 ORMOND BEACH

SUITE 30 FLOOR 3



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# LOCATION MAP



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## ADVISOR BIO 1



### CARL W. LENTZ IV, MBA, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

#### SVN | Alliance Commercial Real Estate Advisors

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