

FOR SALE OR LEASE

685 S. RONALD REAGAN BLVD.

LONGWOOD, FL 32750



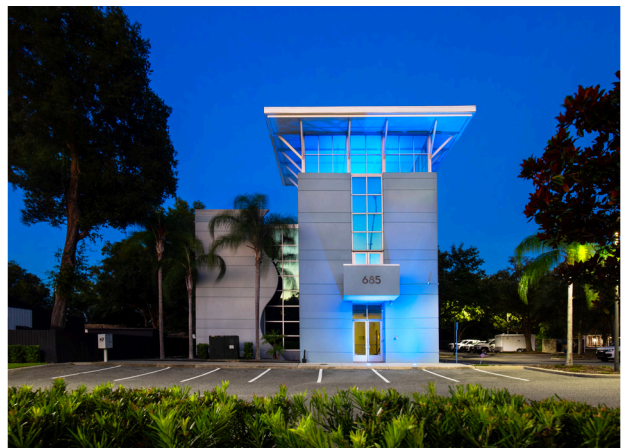
PROPERTY HIGHLIGHTS

PURCHASE PRICE: \$4,200,000

One of a kind 2-story Office/Warehouse Building

- + 14,705 SF
 - 9,505± SF - Office Space
 - 5,200± SF - 100% AC Warehouse
- + Built in 2004

LEASE PRICE: \$17.50/SF, NNN



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PROPERTY HIGHLIGHTS

- + Concrete Tilt-wall Construction, designed where a third floor could be added
- + Meets all ADA codes
- + 100% AC warehouse with side bay roll-up door (grade level)
- + Fully Fire Sprinklered
- + Elevator
- + Ten (10) separate multi-tenanted electric meters
- + Beautiful 2nd floor office space
- + 2nd floor has separate entrance and exit
- + Ten (8) private offices
- + Two (2) large executive offices
- + Large open area on 2nd floor for workstations
- + Eight (8) ADA restrooms
- + Two (2) kitchens (1st & 2nd floor)
- + Two (2) server rooms
- + Three (3) storage/cleaning closets
- + 48 parking spaces, plus 4 handicap

PROPERTY UPGRADES

- + New carpet and LTV flooring, 2022
- + New landscaping and irrigation, 2022
- + New LED building lighting, 2022
- + New LED parking lot lighting, 2022
- + New state of the art security system with 65 new cameras inside and outside, 2022
- + New magnetic key locks with key card entry, 2023
- + New fire control system, 2023
- + Fiber Optic feed with back up cable internet system, 2023
- + New A/C Thermostats remote control operated, 2022
- + A/C Units maintained quarterly
- + Conference room wired with media ready installed camera, speakers, and Wi-Fi, 2023
- + Conference room new blackout shades, 2023
- + Reverse osmosis in each kitchen, 2022
- + 12 wall mounted TV connection with internet
- + New window shades on all windows, 2023
- + Elevator is maintained and under maintenance contract



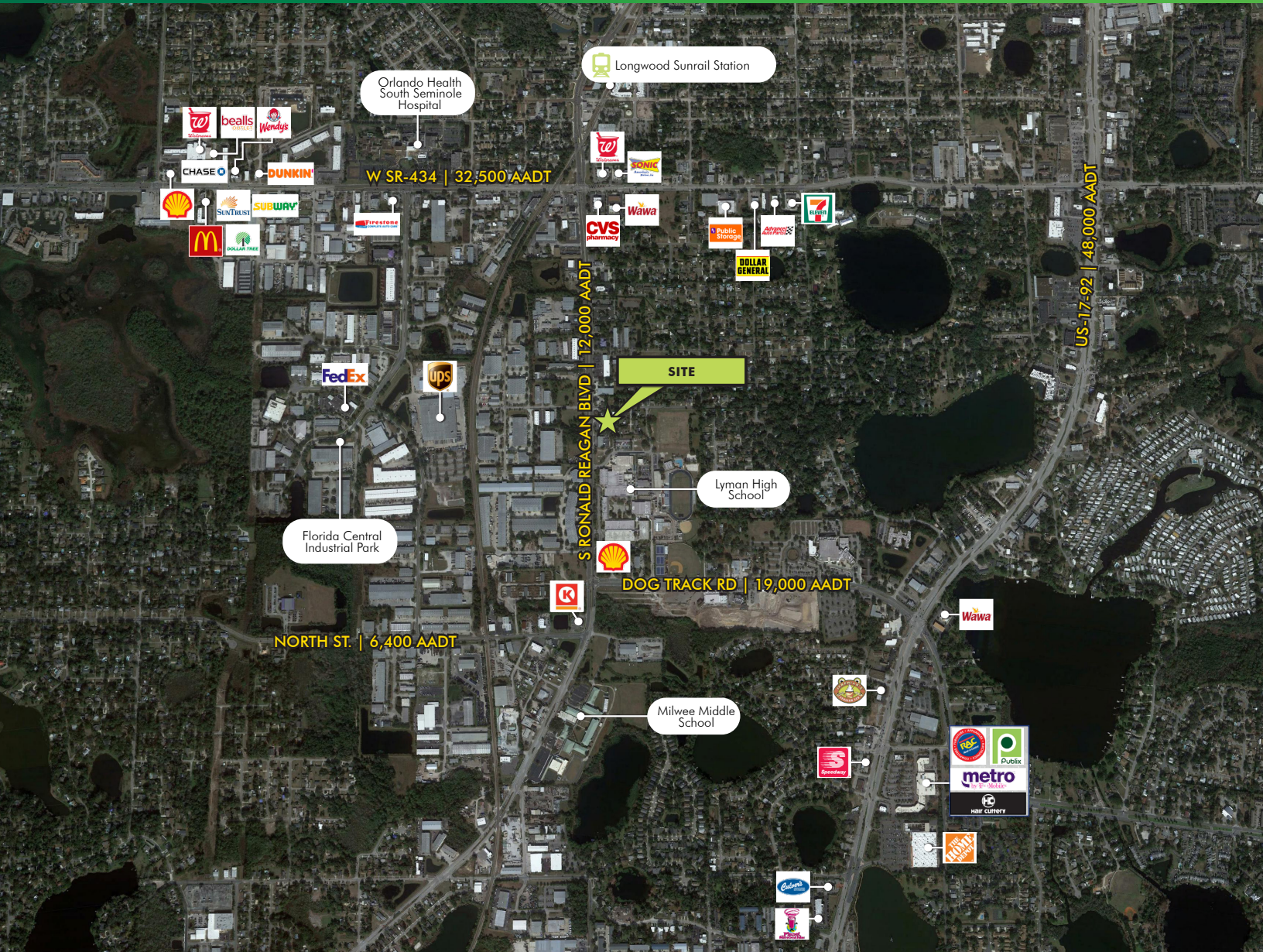
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CONTACT

SANDY CHACE

Senior Vice President

+1 407 404 5099

sandy.chace@cbre.com

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