

FOR LEASE

Medical Office Suites

106 Boston Avenue Altamonte Springs, Florida 32701

Lease Incentives Available!!

ALTAMONTE
MEDICAL CENTER

Associates in Dermatology	Sterling Medical Group
Center for Urology and Wellness	Community Care Resources of Florida
Florida Cancer Specialists & Research Institute	General & Forensic Psychiatry
LabCorp	Amore Medical
Professionally Managed By	Avison Young 407.831.1400

 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

KATHERINE SCATUORCHIO | Director
Katherine.Scatuorchio@FranklinSt.com | 407.458.5412

PROPERTY SUMMARY

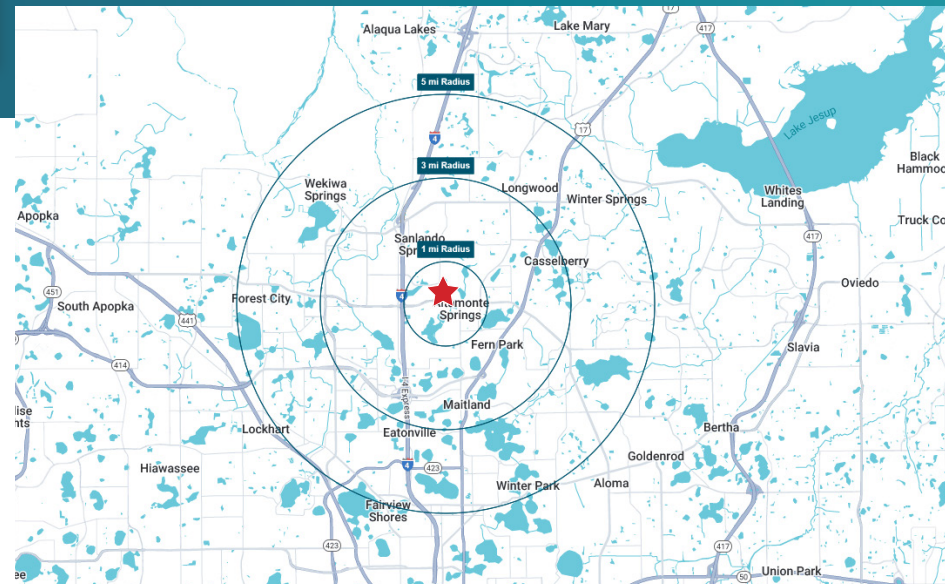


PROPERTY HIGHLIGHTS

- 6,138 RSF Available Medical/Office
- Newly Renovated/Spec Suites!
- New, motivated ownership!
- Significant improvements completed and more underway!
- Fully renovated 2nd generation medical office suites
- Excellent proximity to the Florida Hospital Altamonte Springs Campus
- Lynx bus stop within walking distance, great access to major thoroughfares
- Abundant parking & monument signage

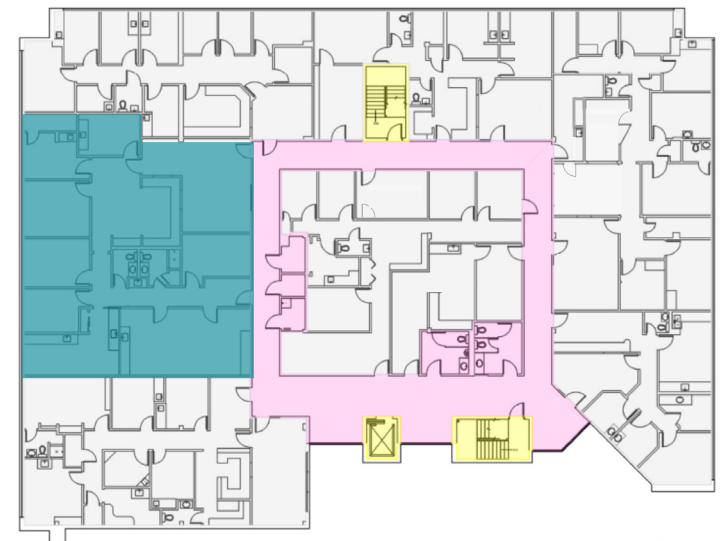
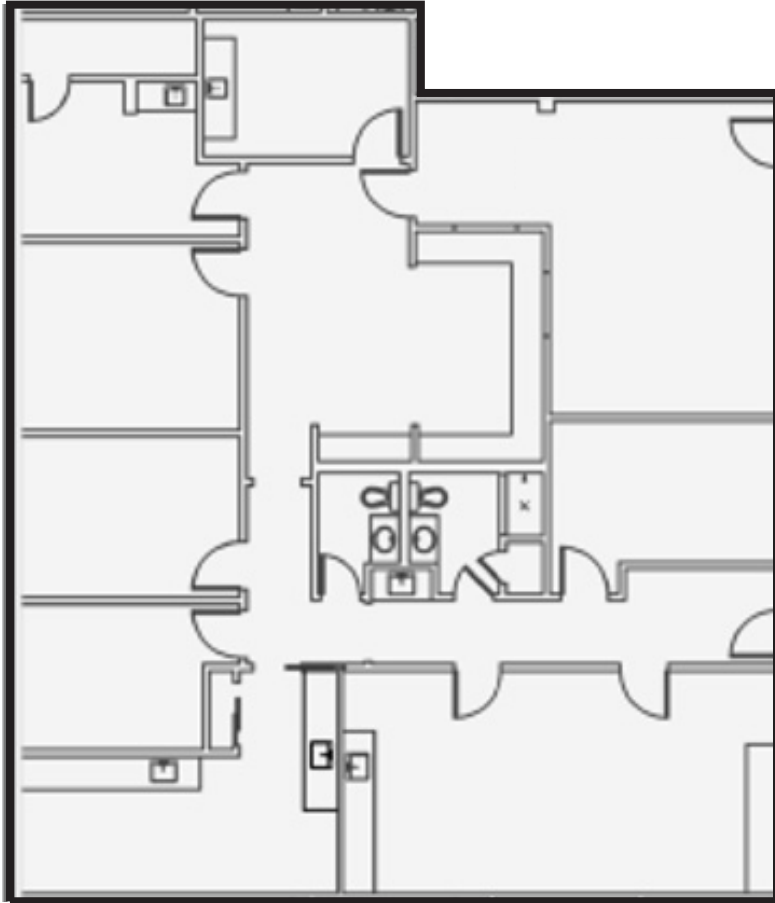
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,739	94,906	246,226
Total Households	7,374	40,635	102,050
Average Income	\$77,812	\$85,307	\$87,413
Median Age	41.4	40.7	40.8
Daytime Population	11,064	78,970	146,119



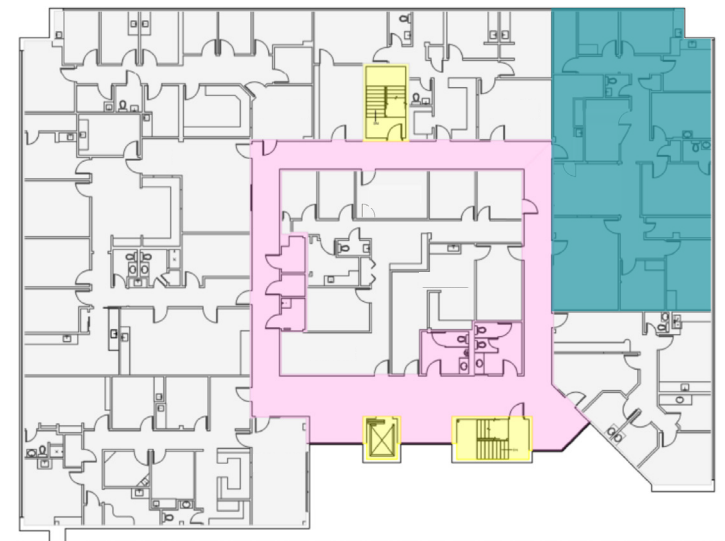
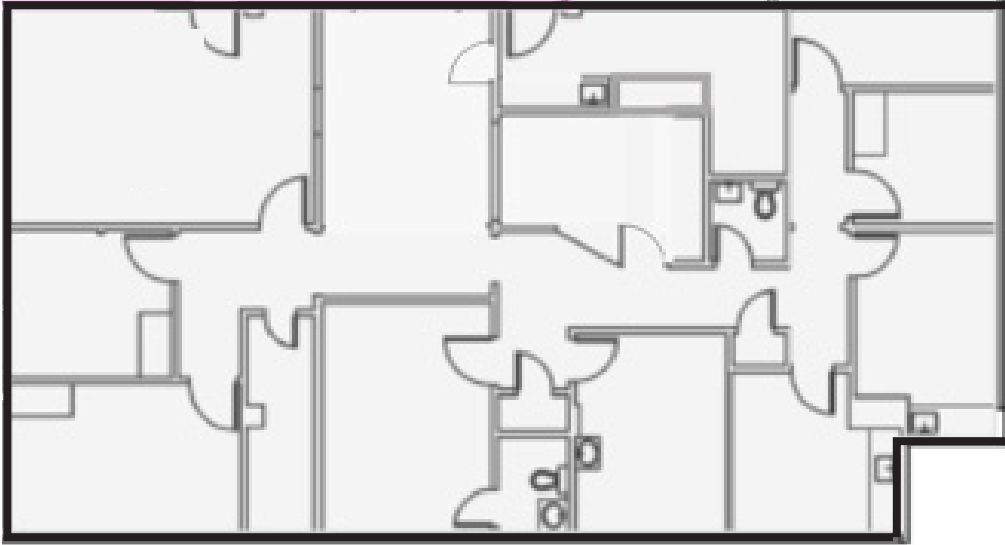
FLOOR PLAN

SUITE 203: \$16.00/RSF NNN
3,365 RSF



FLOOR PLAN

SUITE 208: \$16.00/RSF NNN
2,773 RSF



PHOTOS



AREA OVERVIEW

