



465 W WARREN AVENUE, LONGWOOD, FL 32750

TWO-STORY OFFICE

ZONING

**NEIGHBORHOOD
COMMERCIAL**

AVAILABLE

7,822± RSF

PARKING

31 SPACES

DAMIEN MADSEN

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JOSH SMITH, SIOR

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For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- Standalone office building available For Sale or For Lease.
- Well-maintained, single-user building.
- Dedicated monument signage available.
- Efficient layout with exceptional interior and exterior finishes.
- Adjacent vacant land offers potential for on-site storage, vehicle parking, and overflow parking.
- Located near Longwood's downtown corridor, including City Hall, the Farmers Market, Reiter Park, and the SunRail Station.
- Within walking distance of Orlando Health's newly reimagined, state-of-the-art healthcare hub and planned site redevelopment.
- Minutes from West State Road 434, Interstate 4, and Ronald Reagan Boulevard.

BUILDING	LAND	ZONING	PARCEL ID
7,822± RSF	2.93± Acres	Neighborhood Commercial	31-20-30-300-0370-0000


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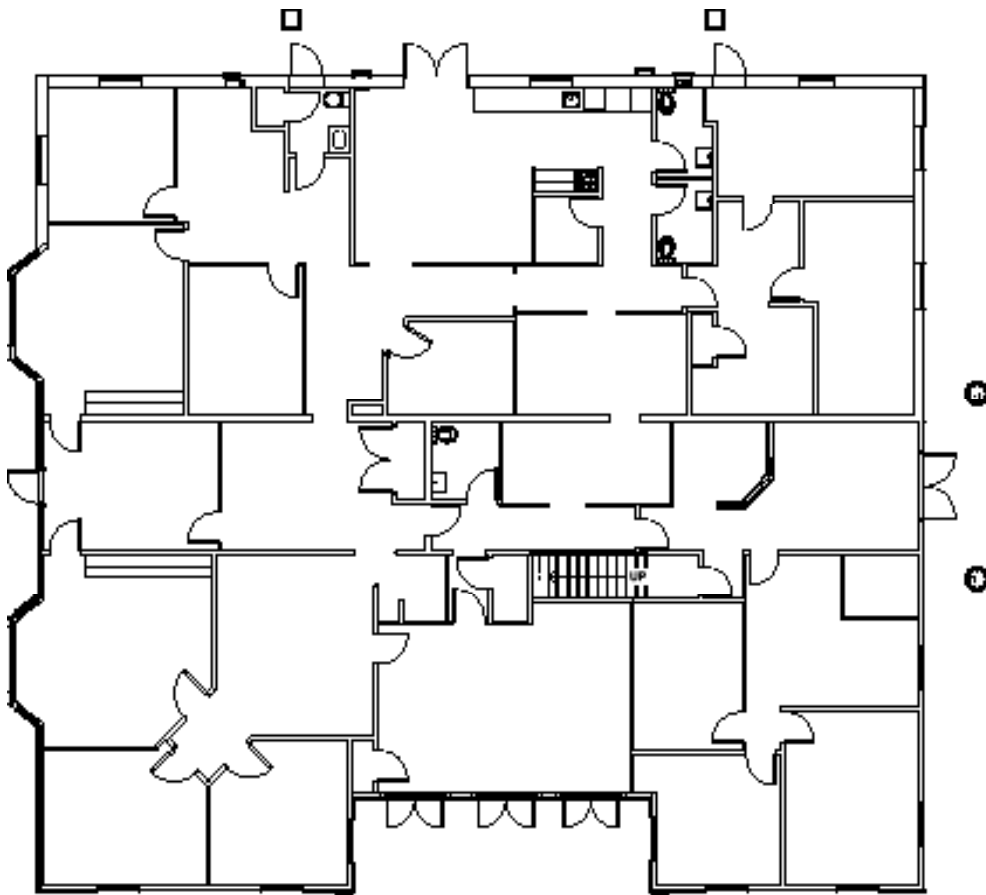
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02 AVAILABILITY

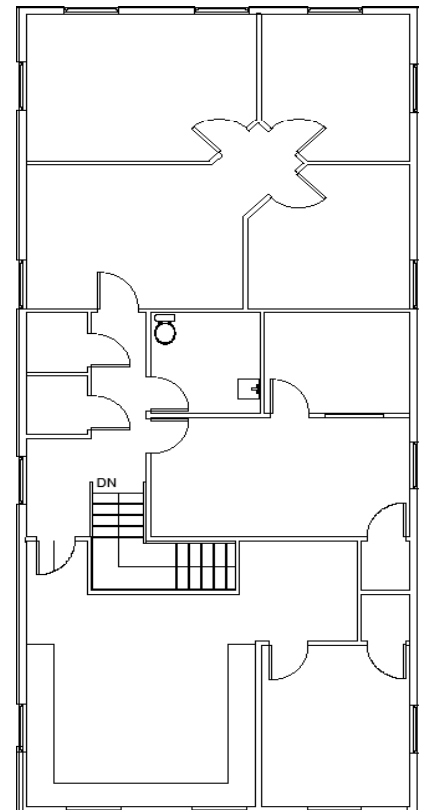
FIRST FLOOR

*Approximately 5,921 RSF



SECOND FLOOR

*Approximately 1,901 RSF



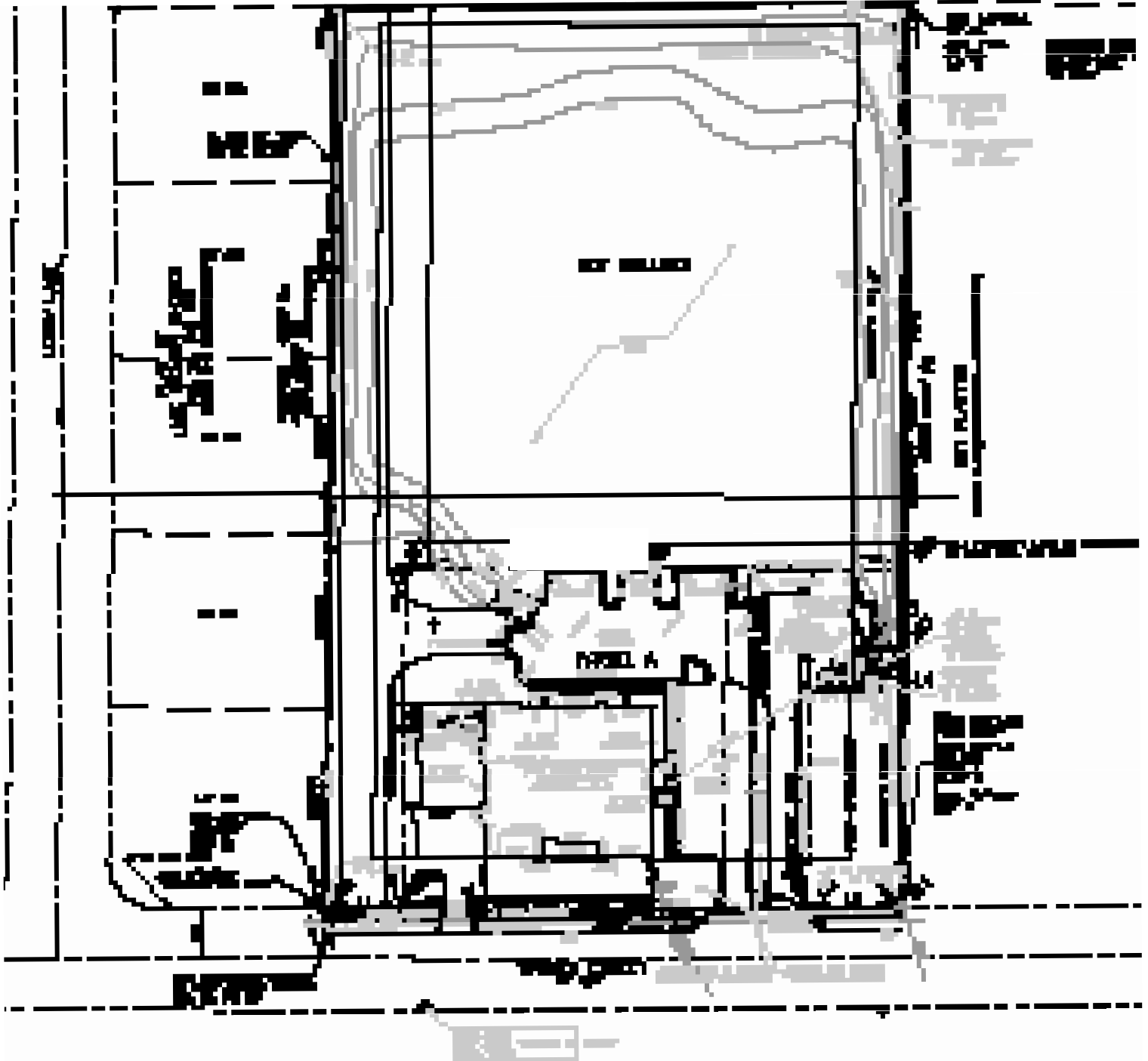
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03 SURVEY



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04 INTERIOR



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04 INTERIOR



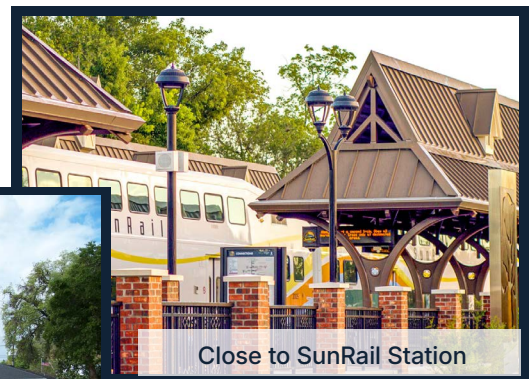
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05 LOCATION



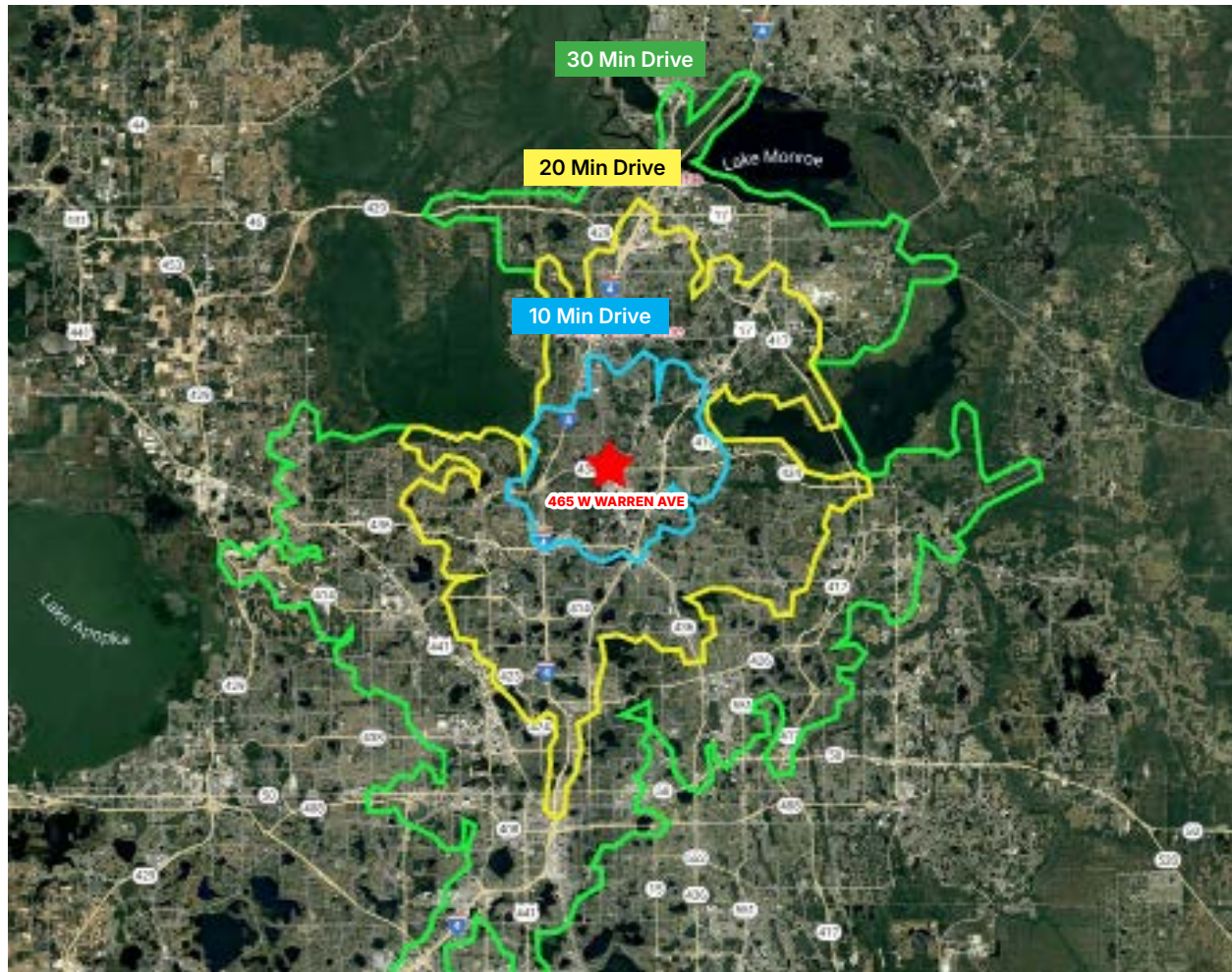
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06 DRIVE TIMES



<5 MIN	<10 MIN	<20 MIN	30+ MIN
<u>1 minute</u> Reiter Park Orlando Health Campus	<u>2 minutes</u> W SR 434	<u>17 minutes</u> SFB (Orlando Sanford International Airport)	<u>30 minutes</u> Orlando Executive Airport
<u>2 minutes</u> Longwood City Hall	<u>7 minutes</u> Interstate 4 (I-4)		<u>35 minutes</u> MCO (Orlando International Airport)
<u>3 minutes</u> Longwood SunRail Station Winn-Dixie Shopping Plaza	<u>8 minutes</u> to N US Hwy 17-92		

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