

## PROFESSIONAL OFFICE FOR LEASE

ALTAMONTE SPRINGS, FL 32714

# 125 West Pineview Street



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,800 SF +/-
Available SF:	2,400 SF +/-
Lot Size:	0.62 Acres
Year Built:	2000
Renovated:	2008
Zoning:	OP

### PROPERTY OVERVIEW

2,400 SF +/- of professional office is available for lease in Altamonte Springs. Suite 1009 is built out as a professional office perfect for attorneys, CPAs, insurance, or any other type of professional office user. The suite includes 8 offices, a conference room, break room, reception, two bathrooms, and an open work area for cubicles. The suite can be converted to medical office. Landlord incentives are available! Co-tenants in the building include AdventHealth family care and a local psychologist.

125 W Pineview is located just off Douglas Ave (11,800 Annual Average Daily Traffic) and is moments from the Interstate 4 interchange. The property is less than 3 miles from Advent Health Altamonte Springs and surrounded by additional medical/professional office users. The property has 23 parking spaces not including street parking that is available.

### PROPERTY HIGHLIGHTS

- Move In Ready Professional Office For Lease
- Includes 8 Private Offices, a Conference Room, Open Work Area, and Two Private Bathrooms
- Located in the Heart of Altamonte Springs
- Less than 3 miles from Advent Health Altamonte Springs and Moments from Interstate 4 Interchange
- 23 Parking Spaces

PRESENTED BY  
**DANIELLE KOVIE**  
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OFFICE BUILDING  
**For Lease**

## ADDITIONAL PHOTOS

ALTAMONTE SPRINGS, FL 32714

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## FLOOR PLAN

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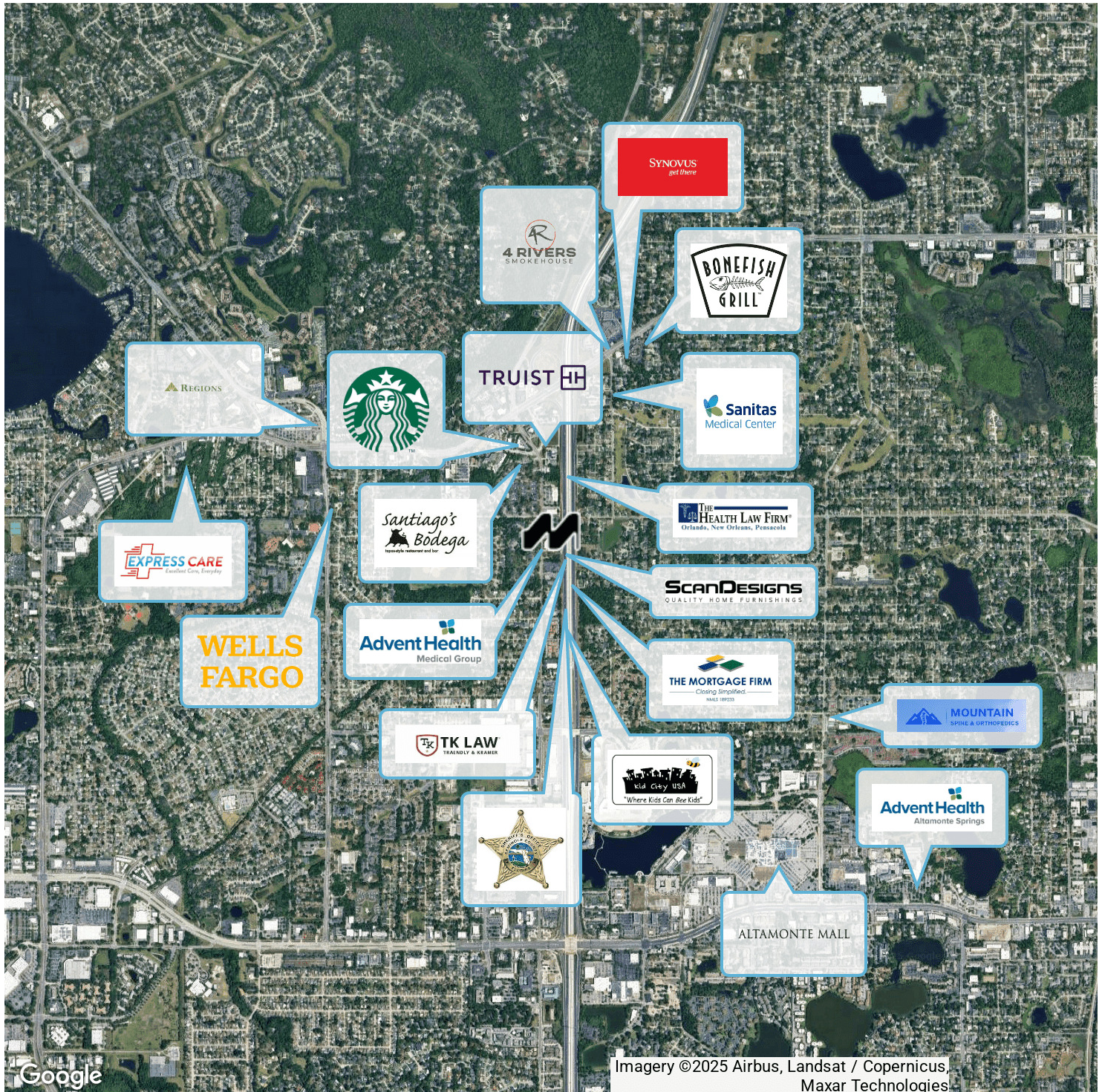
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## LOCATION MAP

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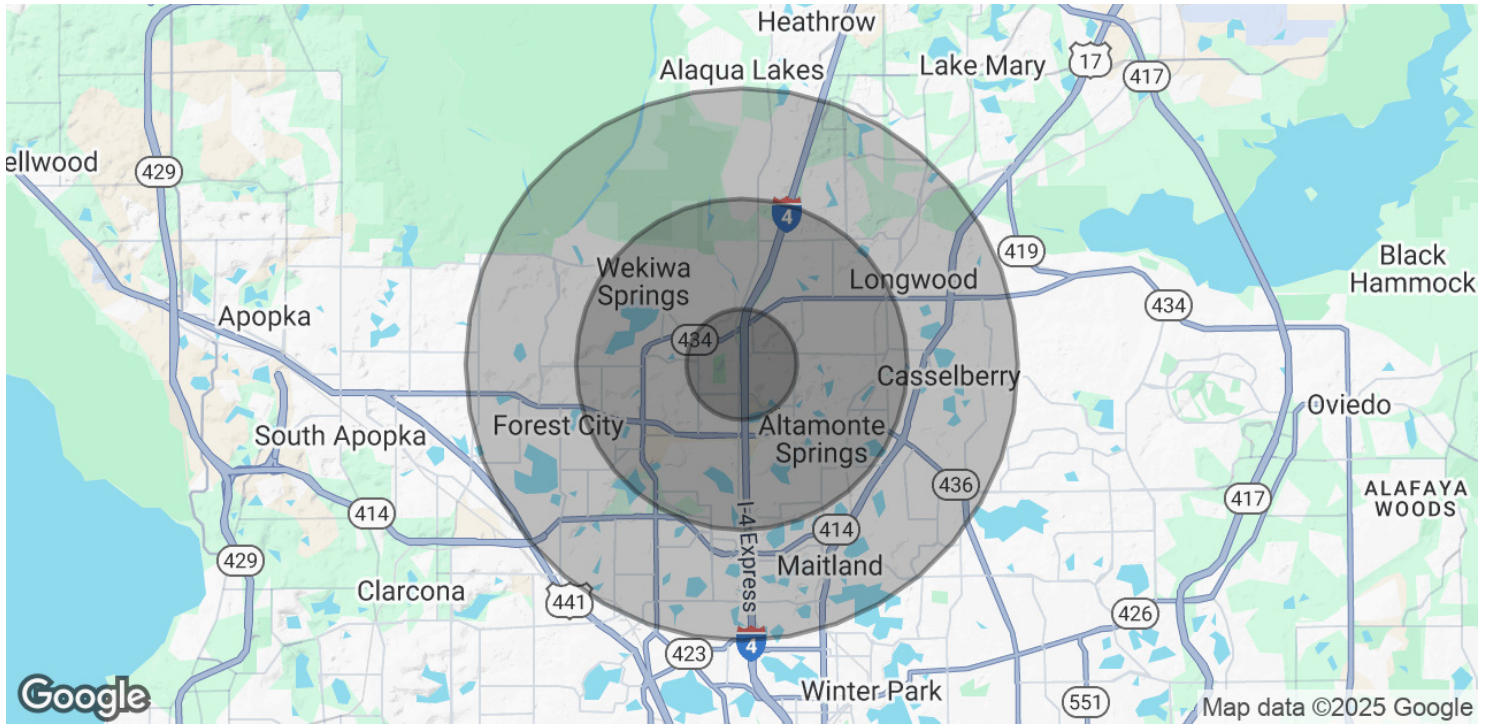
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## DEMOGRAPHICS MAP & REPORT

ALTAMONTE SPRINGS, FL 32714

# 125 West Pineview Street



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	11,460	90,026	229,222
Average Age	43	42	42
Average Age (Male)	42	41	40
Average Age (Female)	45	44	43

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households	4,954	37,977	94,098
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,790	\$99,213	\$104,692
Average House Value	\$410,752	\$410,893	\$411,892

Demographics data derived from AlphaMap

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