

16345 State Road 50, Clermont, FL

CPM Building - 4,798 GSF



Flyover: https://youtu.be/_bkbzOTiqPo

Google Maps: <https://maps.app.goo.gl/TtWzxLNY6BjvdKfZ7>

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Clermont Property Management, Inc.

16345 SR 50

Clermont, FL 34711

COMMERCIAL PROPERTY

Existing 4,798 GSF professional office building

This fully leased property includes two national tenants:

- **Linx Legal** | Suite 100 | 3,208 GSF
- **Allstate Insurance** | Suite 200 | 1,590 GSF

LOCATION

This property is located in East Clermont on the North side of State Road 50 at the intersection of County Road 455

There are over 20 national brands including the East Town Center Publix Plaza currently located at the same intersection as this property. With **Annual Average Daily Traffic (AADT) of 51,000 car trips per day** at the front door, this high energy location is unlike any other in the southeast Lake County market. The property is directly accessible via both eastbound and westbound turning lanes on SR 50 and a perimeter road connecting to CR 455 for instant client and customer access. This property is conveniently located near Florida Turnpike exit 272 for Clermont / Oakland / Winter Garden.

With easy access to Orlando, this property is in the heart of the newest and fastest growing East Clermont / West Orange business district.

Building Type	Office
Building	Class B
Building Height	1 Story
Finished Ceiling Height	12'
Building Size	4,798 SF
Year Built	2006

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Lease Rates | Suites 100 - 200

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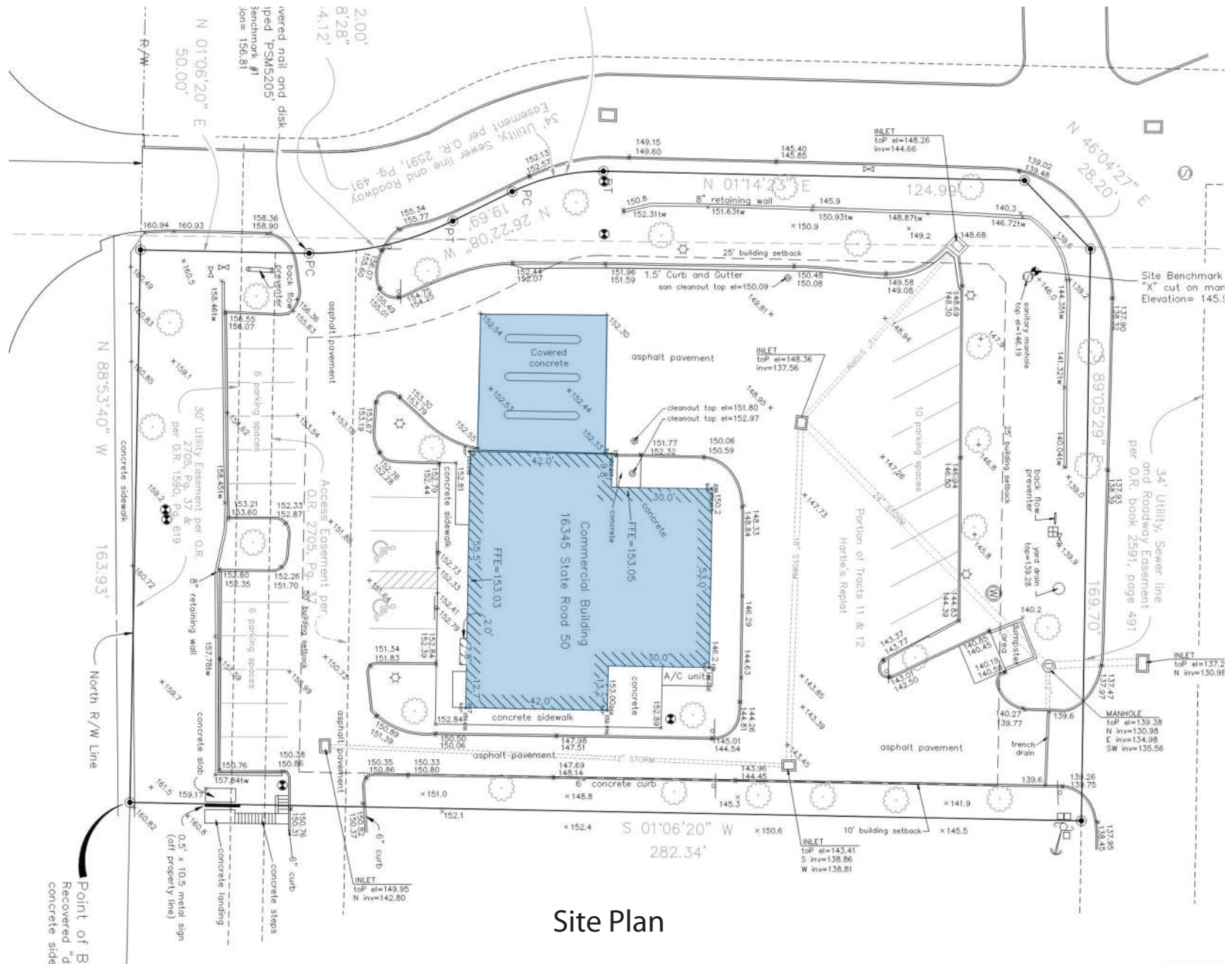
As of: 14-Sep-2025

Suite	Status	Area (GSF)	Parking Spaces	Lease Term (Years)	Lease Expiration	Renewal Option	LEASE AMOUNT		
							Base Lease* (\$/GSF)	Monthly (\$)	Annual (\$)**
100	Leased	3,208	18	5	31-May-2028	Yes	\$ 33.09	\$ 8,846	\$ 106,146
200	Leased	1,590	9	3	28-Feb-2028	Yes	\$ 23.93	\$ 3,171	\$ 38,055
Total:		4,798	27				\$ 30.05	\$ 12,017	\$ 144,201

* Includes \$4.00/GSF for CAM

* Excludes Lake County sales tax

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Site Plan

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