



FOR LEASE

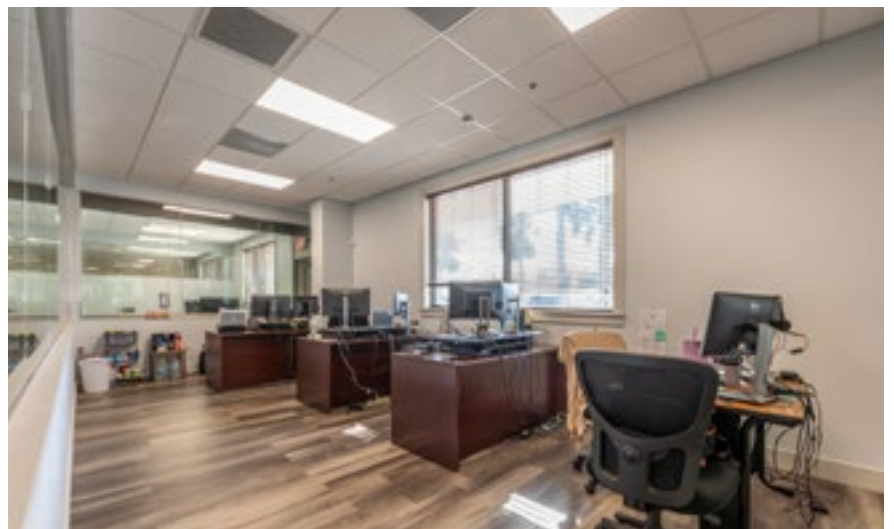
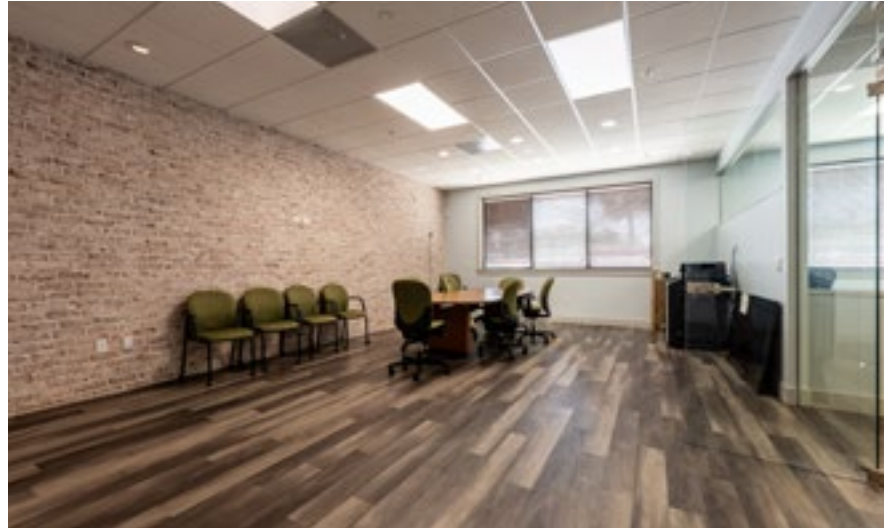
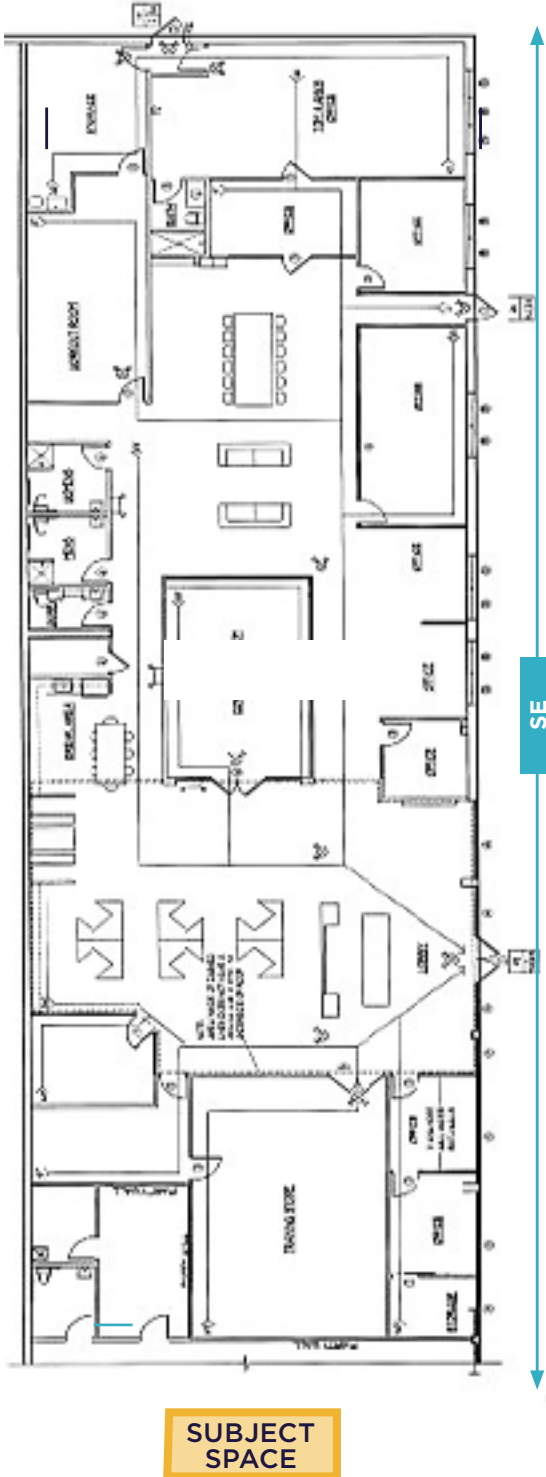
8,704 SF OFFICE ENDCAP

PROPERTY AMENITIES

- **Size:** 8,704 Square Feet
- **Parking Ratio:** 5.86/1,000 SF
- **Signage:** Storefront and Pylon
- Built-Out Office (Plug and Play)
- 10 Offices
- 2 Conference Rooms
- 1 Large Training Room
- 1 Break Room
- 2 Bathrooms
- Ample storage and open space
- On-site Tesla EV Supercharging Station under construction

BUILDING HIGHLIGHTS

- *1415 S Nova Rd.* is located nearby the Daytona International Speedway which hosts the Daytona 500, Nascar's most prestigious racing event with an estimated attendance of 150,000 - 170,000 people.
- Located minutes from Daytona State College and Embry Riddle Aeronautical University, Florida's premier aerospace university with over 30,000 students.
- Regional attractions include the LPGA International Golf Course, Daytona Beach Boardwalk & Pier, Daytona Lagoon, Daytona Aquarium & Rainforest Adventure, and Museum of Arts & Sciences.
- Strategically located near the intersection of I-4 and I-95 (3.3 mi), and in close proximity to US-1 (1.27 mi), which gives the space access to the broader market and cuts down on commute time. The site is conveniently located 10 minutes from the Daytona Beach International Airport (3.7 mi).



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