

# Oviedo Office Park, Ste 1010 & 1030

Presented by  
Samar Das

7560 Red Bug Lake Rd, Oviedo, FL 32765



## Price: \$24.00 /SF/YR

Oviedo Office Park is a prestigious professional and medical building in Oviedo, FL. The 50,000 square foot Class A building is situated on 4 acres backing to a conservation lot, with a parking ratio of 3.7/1000. The suites #1010 and #1030 were combined to create a large 6,457 square foot office suite. The suites can be divided into two suites with areas 3178 RSF and 3279 RSF. The office space is located on the first floor of the building. Upon entering the building, this is the first suite with an impressive double-door entrance on the left side. The space can be divided into two suites if required. The elegant office suite was built in 2015 and is currently used as a marketing research office. This corner unit features beautiful, large, sunny windows with open views on two sides. This modern, appealing office blends glass, greenery, white brick, and open space. Suite 1010 has a large CEO office, four private offices, a conference room, shared office rooms, a reception area, and a fully equipped kitchen/break room with modern and beautiful built-in desks and cabinet storage. Suite 1030 has the main reception area, three large research suites, and a manager's office. The research suites can be easily converted into multiple open-plan or smaller private offices.

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Prestigious Professional and Medical Building located 2 miles from the new Oviedo Hospital and 1 mile from AdventHealth ER.

The combined units 1010 and 1030 are strategically located on the first floor. It is the first suite on the left when you enter the building.

The office condo is ideally suitable for commercial offices, medical or dental practices.

The total space of 6457 SF can be divided into two smaller suites of 3178 RSF and 3279 RSF to suit tenants requiring smaller office space.

Landlord will make minor improvements in the layout to suit tenants.

Landlord will consider sale offer also.



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Lease Price Reduced. Willing to negotiate. Landlord will also consider suitable Sales Offers. Please contact in confidence.

# Oviedo Office Park, Ste 1010 & 1030

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Suite 1030 Reception



CEO Office

## Listing spaces

### 1st Floor Ste 1010

Space Available	3,279 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	6,457 SF
Date Available	60 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Professional office space currently built out as a Marketing Research office. This space features 3 research/collaborative work areas, 5 private offices and 3 lounge/observation rooms that could be used as additional private offices or collaborative work areas. This space features a front reception and waiting area.

### 1st Floor Ste 1030

Space Available	3,178 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	6,457 SF
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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## Property Photos



Conference Room



CEO Office

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## Property Photos



Office



Executive Office



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## Property Photos



Workstation



Suite 1010 Reception

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## Property Photos



Breakroom



Large Seminar Room



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## Property Photos



Large Seminar Room



Research Suite 1



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## Property Photos



Research Suite 2



Reception Suite 1030

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## Property Photos



Entrance to Suite 1030

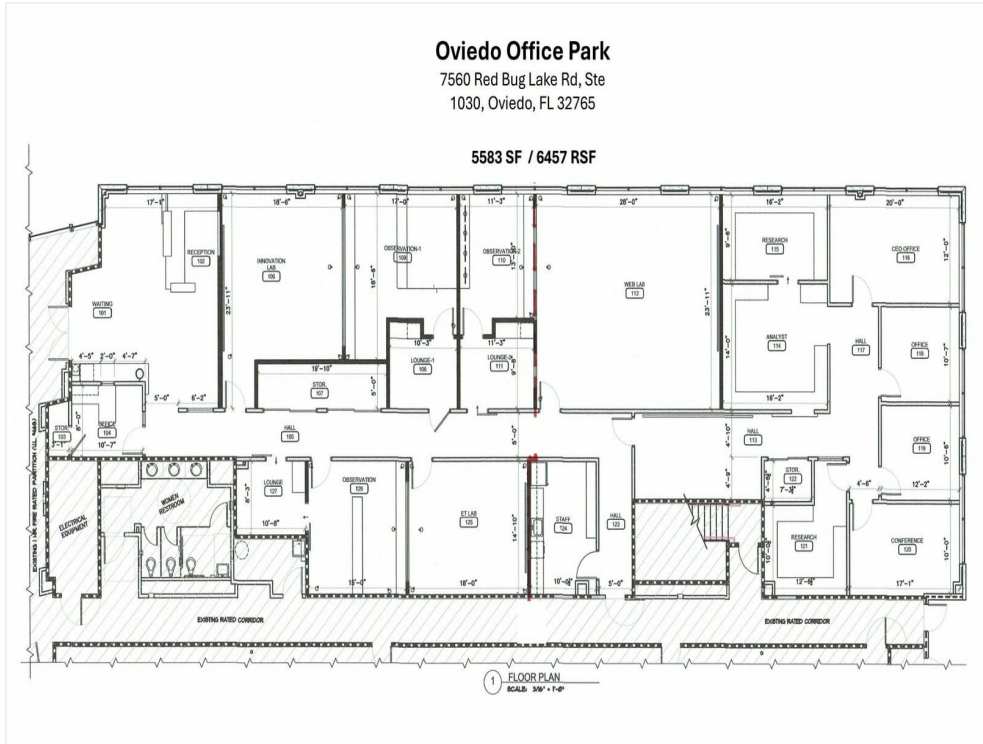


Entrance to Building

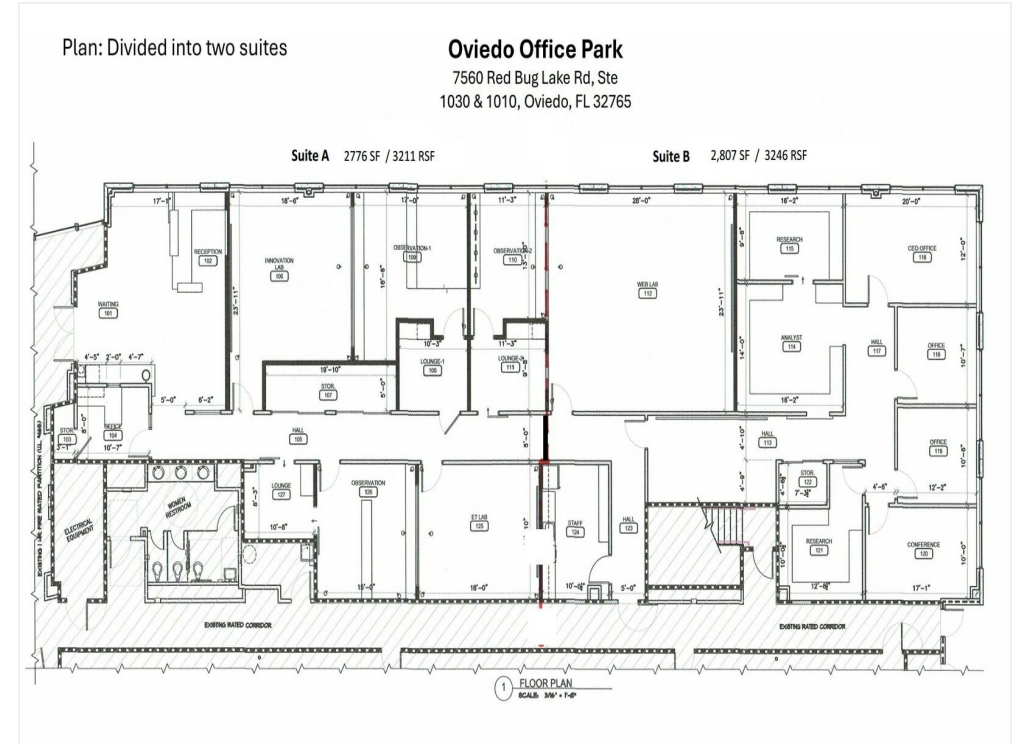


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## Property Photos



Floor Plan Ste 1030 Undivided



Floor Plan Ste 1010 & 1030

# Oviedo Office Park, Ste 1010 & 1030

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## Property Photos



Building Sign



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## Location

