

FOR SALE: Medical / Professional Owner/ User with Income

± 15, 385 SF

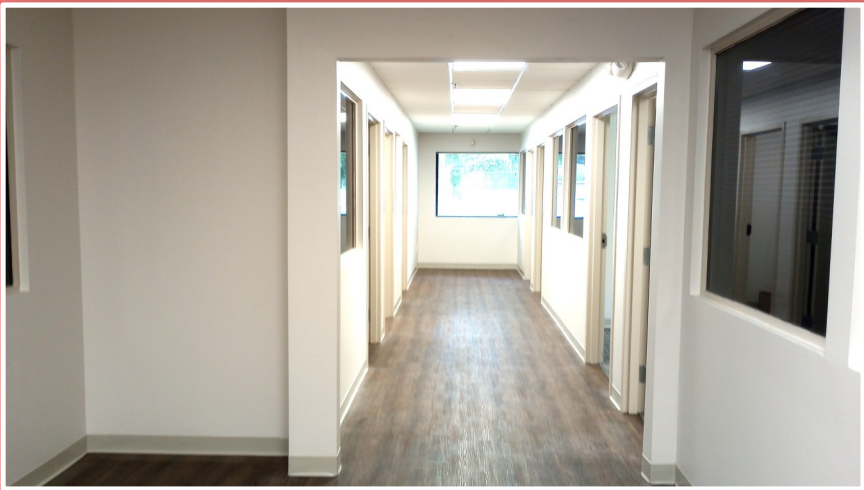
801 Douglas Ave, Altamonte Springs, FL 32714



**Newly completed First Floor Buildout available for Owner/User.
87% of the Building is Leased.
1,945 sf available for Owner/User.**



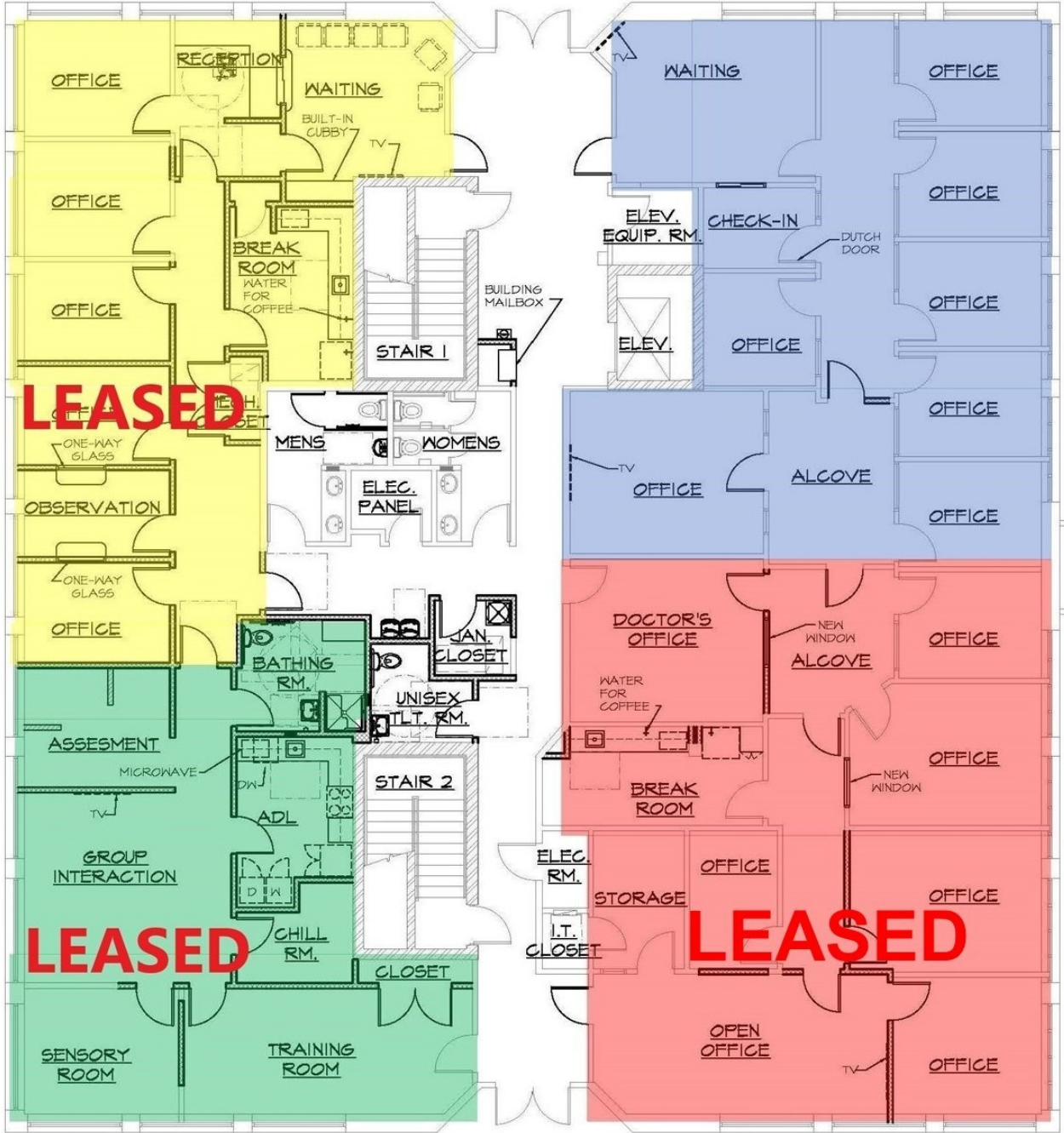
Newly completed First Floor Buildout available for Owner/User.



Front Door Suite 1002- 1,945 SF

First Floor

1,945
available for Owner/
User.

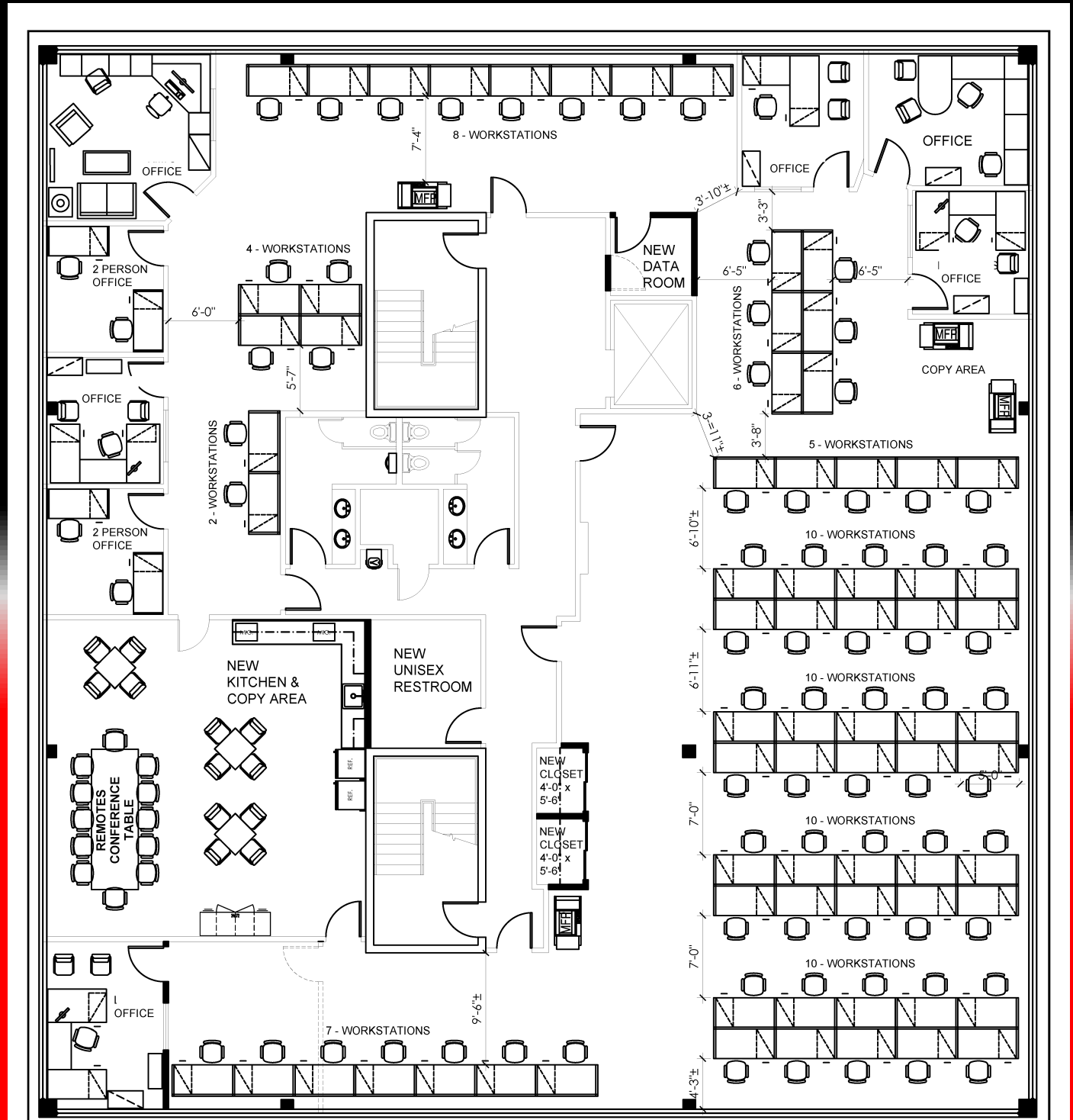


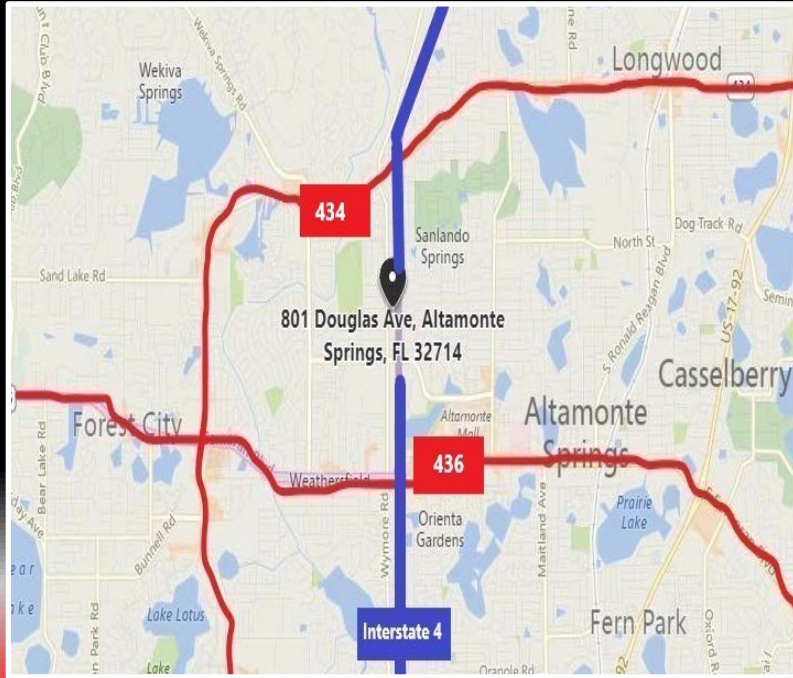
Medical Impact Fees have been
paid.

Second Floor

Fully Leased

7,762 SF





Great Signage and Exposure.

Frontage on I-4 and Douglas Ave.

Express Lane Exit just one block away for quick access from I-4.

Located between 436 & 434.

Building located at the front entrance of the office park.

Parking: Ratio 5.05 per 1,000.

ADA Bathroom Compliant.

100% of the Second Floor is Leased.

Price: \$3,510,000



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