

# 4850 HOLOPAW RD

SAINT CLOUD, FL 34773



## CONTACT

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*Selling*  
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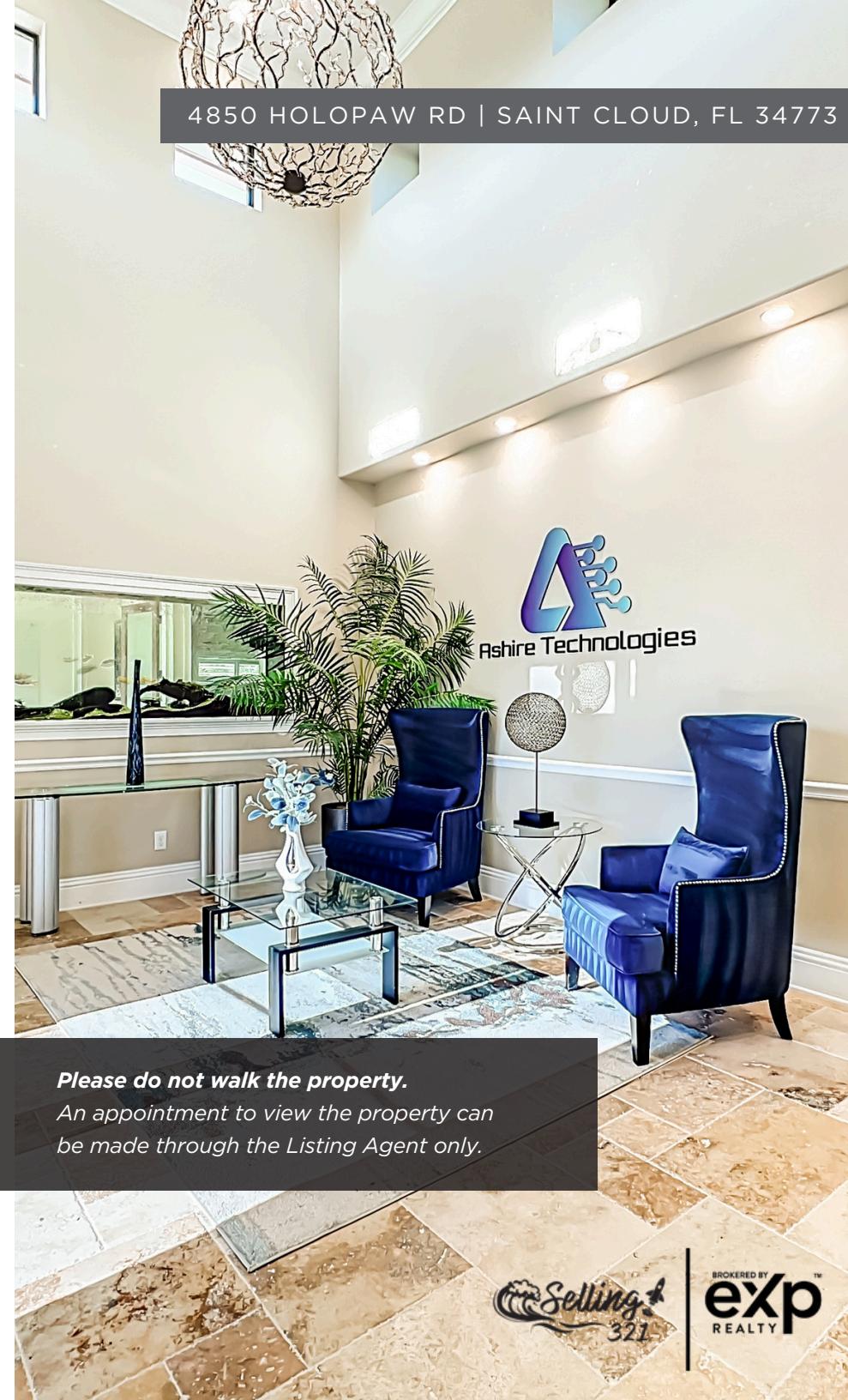
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## THE OFFERING

### State-of-the-Art Professional Office Building – Fully Furnished

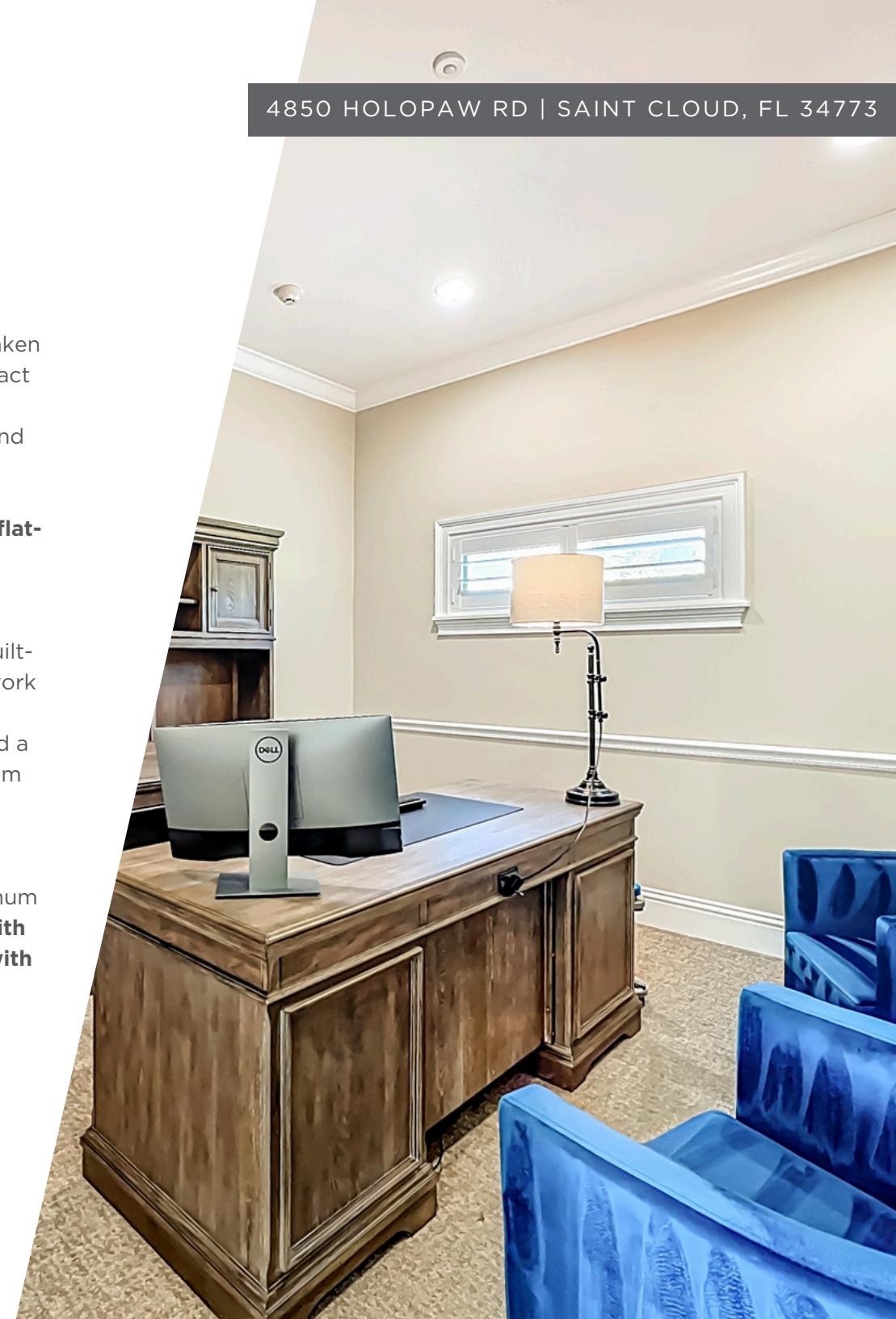
Completely reconstructed in 2020, this 3,514 sq. ft. professional office building blends modern design with advanced technology. Originally taken down to its concrete walls, the property was rebuilt with hurricane impact glass, Icynene insulation, and a state-of-the-art smart building system featuring touch-screen controls, fiberoptic connectivity, Cat 6 wiring, and a \$20,000 surveillance system.

**This turnkey property comes fully furnished, including all furniture, 7 flat-screen TVs, built-in speakers, cameras, and integrated technology systems—ready for immediate use.**

Inside, the building offers a welcoming reception area with a custom built-in fish tank, five private offices, a spacious conference room, an open work area, three restrooms, and a break room with full kitchen. The kitchen doubles as a tornado-safe room with poured concrete walls, ceiling, and a FEMA-rated steel door. High-end finishes include crown molding, custom plantation shutters, marble flooring, and plush carpeting.

The advanced HVAC damper system with linear diffusers allows each office and common area to be individually climate controlled for maximum comfort. **The property also provides flexibility for multi-tenant use, with a simple layout adjustment creating two distinct office suites—each with private offices, restrooms, and shared amenities.**

Perfect for an owner-occupier or investor, this secure, energy-efficient, and technologically advanced office building offers immediate functionality and the option for dual tenancy.



## PROPERTY HIGHLIGHTS

4850 Holopaw Rd is a modern, secure, and high-tech commercial asset with premium finishes, smart infrastructure, and flexible configuration. Positioned on a visible lot with strong road frontage and parking, it's an ideal choice for owner-users, investors, or tenants seeking a top-tier workspace in the growing Harmony-area of St. Cloud. The quality of build and cost-conscious listing price also point to excellent value potential.

- BUILT 2020- STATE OF ART OFFICE BUILDING
- ZONING CR
- FLEXIBLE USE & TENANT POTENTIAL
- 3514 SQ FT ON .91 ACRES
- HIGH END BUILD & SECURITY FEATURES
- INTERIOR LAYOUT & FINISH QUALITY
- AMPLE ROOM FOR ADDITIONAL PARKING
- FURNISHED

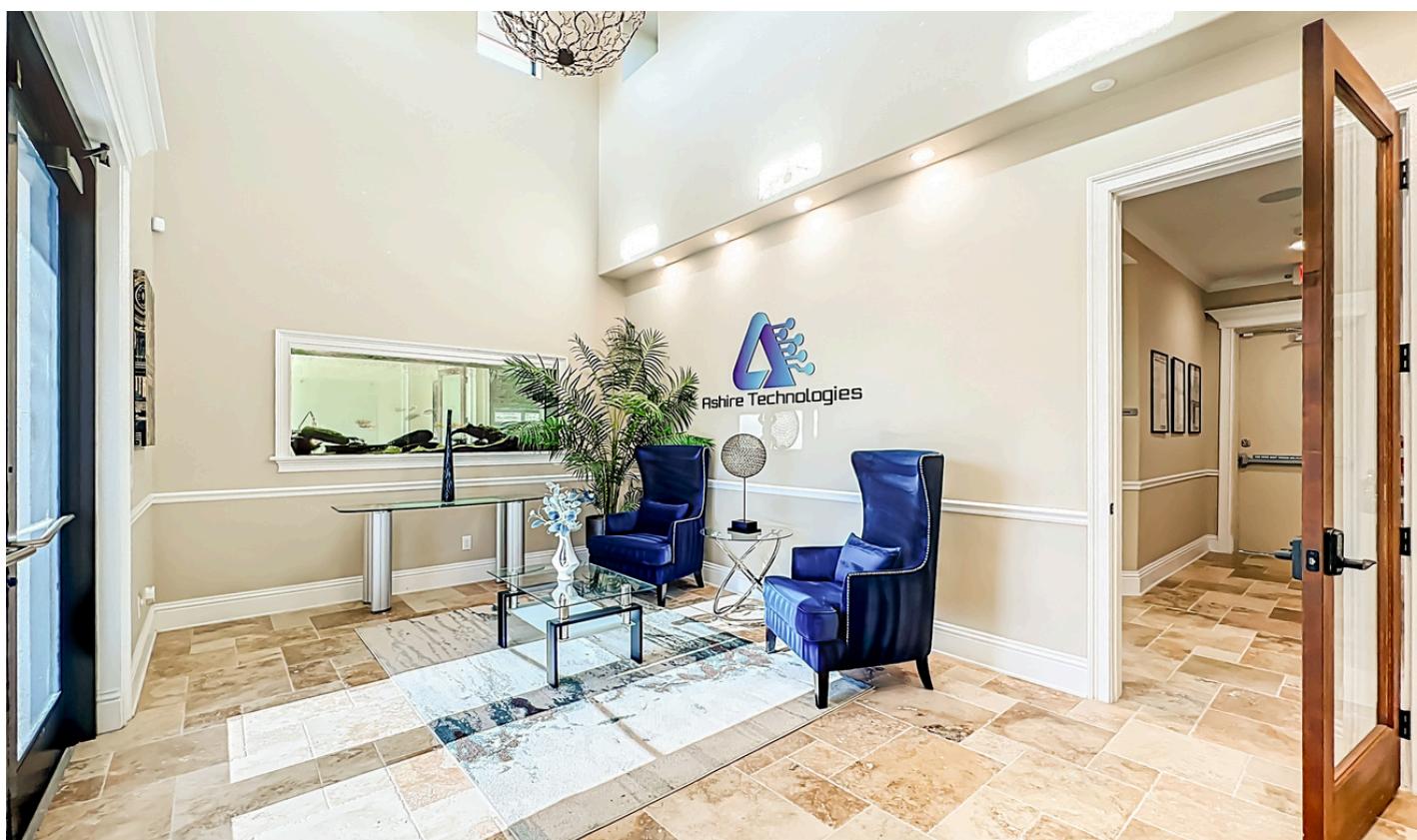


## PROPERTY SUMMARY

|                  |                                      |
|------------------|--------------------------------------|
| Property Address | 4850 HOLOPAW RD                      |
| Price            | \$1,250,000                          |
| Acreage          | .91                                  |
| Price per SF     | \$355.71                             |
| Year Built       | 2020                                 |
| Parcel Number    | 14-27-32-0000-0020-0000              |
| Parking          | 13 Spaces: additional space for more |
| Primary Use      | Single Story Office/Retail Bldg      |



## PROPERTY PHOTOS



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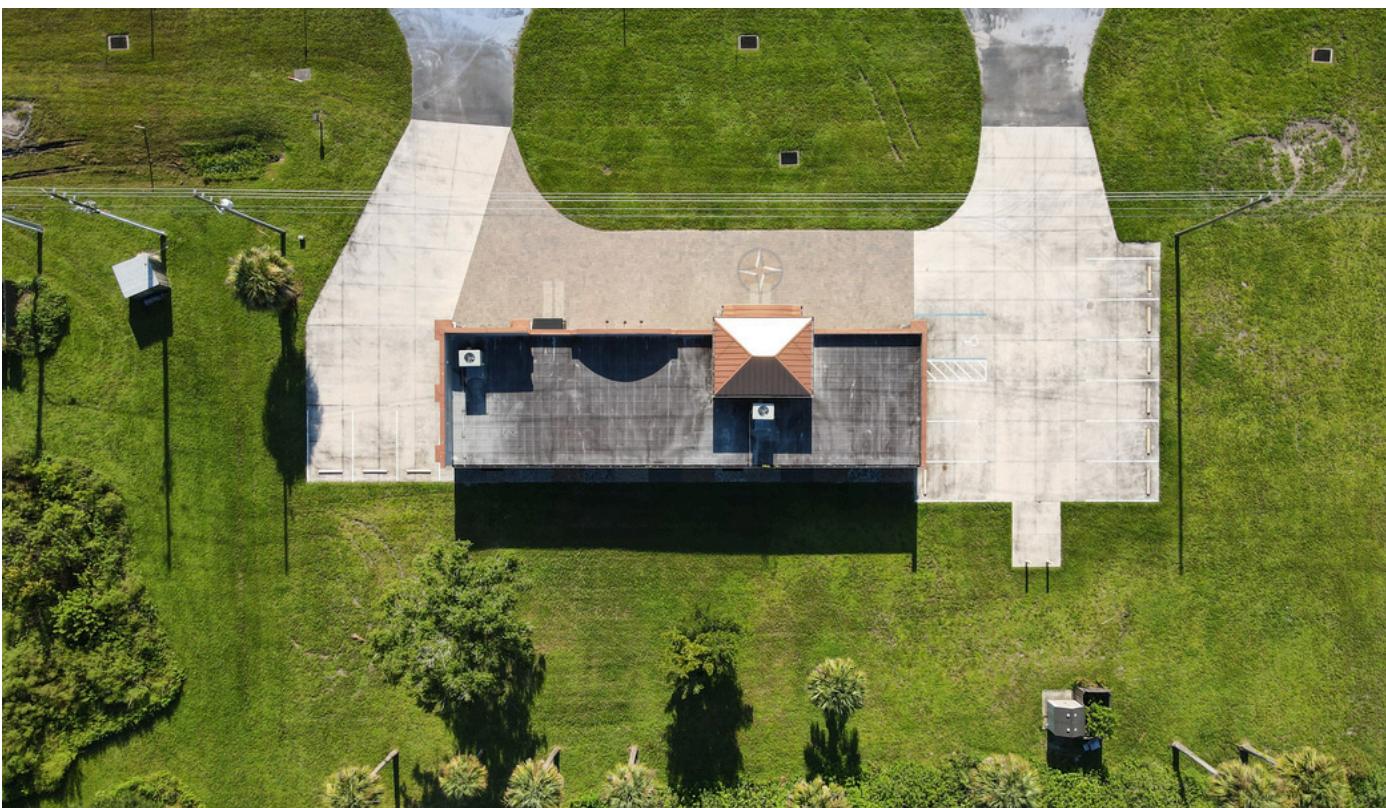
## PROPERTY PHOTOS



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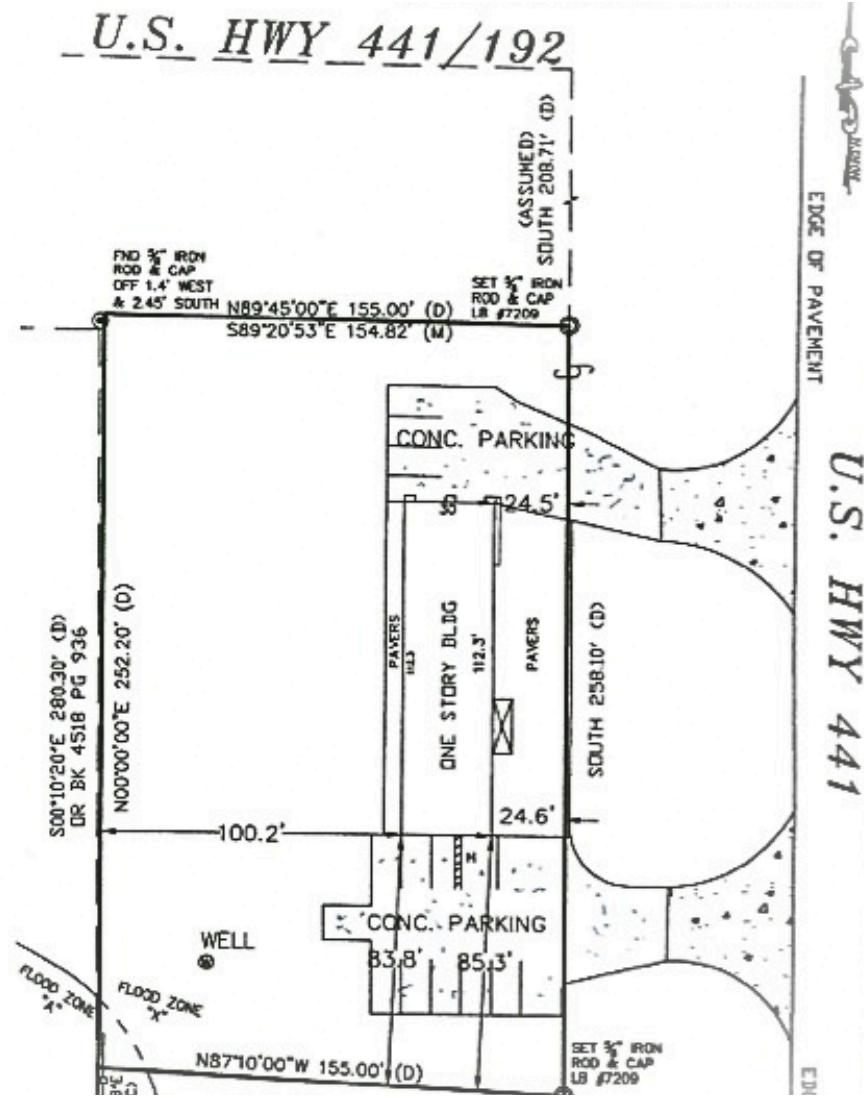
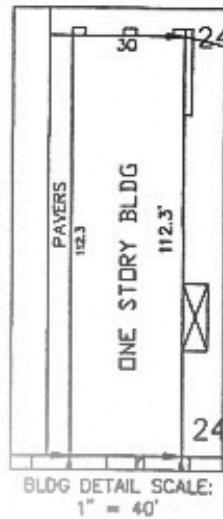
## SITE PLAN



# SITE SURVEY

C = CENTERLINE  
 (M) = MEASURED  
 (P) = PLAT  
 ④ = FOUND 5/8" IRON  
 ROD & CAP  
 ⑥ = FOUND 1/2" IRON  
 ROD & CAP  
 □ = FOUND 4x4  
 CONCRETE MONUMENT  
 ↗ = POWER POLE  
 —//— = OVERHEAD POWER  
 —□— = FENCE

CERTIFIED TO:  
CENTER POINTE HOLDINGS  
GROUP, LLC  
CENTENNIAL BANK  
STEWART TITLE COMPANY  
STEWART TITLE GUARANTY  
COMPANY



## AERIAL MAP



## AREA OVERVIEW

### St. Cloud, FL - A Growing Hub for Business & Development

Strategically located in Osceola County, just minutes from Orlando and Lake Nona's Medical City, St. Cloud is experiencing rapid growth and investment. The city benefits from strong infrastructure, including direct access to Florida's Turnpike, major highways, and proximity to Orlando International Airport.

With steady population increases and expanding residential communities, St. Cloud offers businesses a growing customer base and workforce. The area has seen significant commercial and industrial development, supported by pro-business local leadership and a strategic economic development plan.

From thriving retail corridors to new office and industrial projects, St. Cloud is positioned as one of Central Florida's fastest-emerging markets—making it a prime location for business, investment, and long-term growth.



### QUICK FACTS

|                          |               |
|--------------------------|---------------|
| Size:                    | 25.45 sq. mi. |
| Population:              | 92,782        |
| Estimated Median Age:    | 37.3 years    |
| Median Household Income: | \$76,196      |
| Property Value:          | \$403,849     |

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