

# OFFICE CONDO FOR LEASE



## PROPERTY DESCRIPTION

1,385 SF Turnkey Office Condo for Lease in West End Village.

Florida Vernacular architecture with a metal roof.

Convenient access off Clyde Morris Boulevard and Herbert Street.

Ideal for medical or professional office use.

Great exposure and visibility.

Easy access with plenty of parking.

Ready for immediate occupancy!

Estimated CAM, real estate taxes, and insurance: \$5.78 per SF.

## LOCATION DESCRIPTION

Located just east of Clyde Morris Boulevard and north of Dunlawton Avenue on Herbert Street in West End Village.

Approximately 1.8 miles to International Speedway Boulevard, 1.1 miles to Dunlawton Avenue, 3.3 miles to Beville Road, and 4.9 miles to Interstate 4.

## LOCATION ADDRESS

1515 Herbert Street, Suite 208, Port Orange, FL 32129

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

**LEASE RATE:** \$17.00 NNN

**AVAILABLE SF:** 1,385 SF

**YEAR BUILT:** 2005

**TRAFFIC COUNT:** 24,000 AADT  
Clyde Morris Boulevard

**ZONING:** PCD

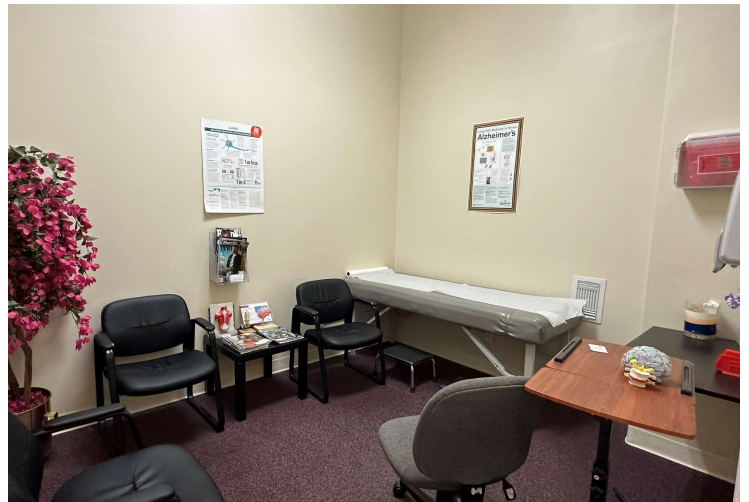
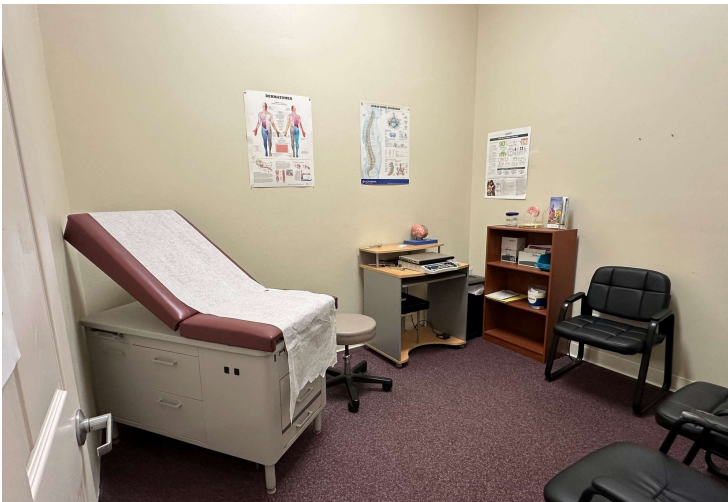
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,720	33,149	52,147
<b>TOTAL POPULATION</b>	9,961	72,165	114,468
<b>AVERAGE HH INCOME</b>	\$72,172	\$73,186	\$76,491

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## ADDITIONAL PHOTOS



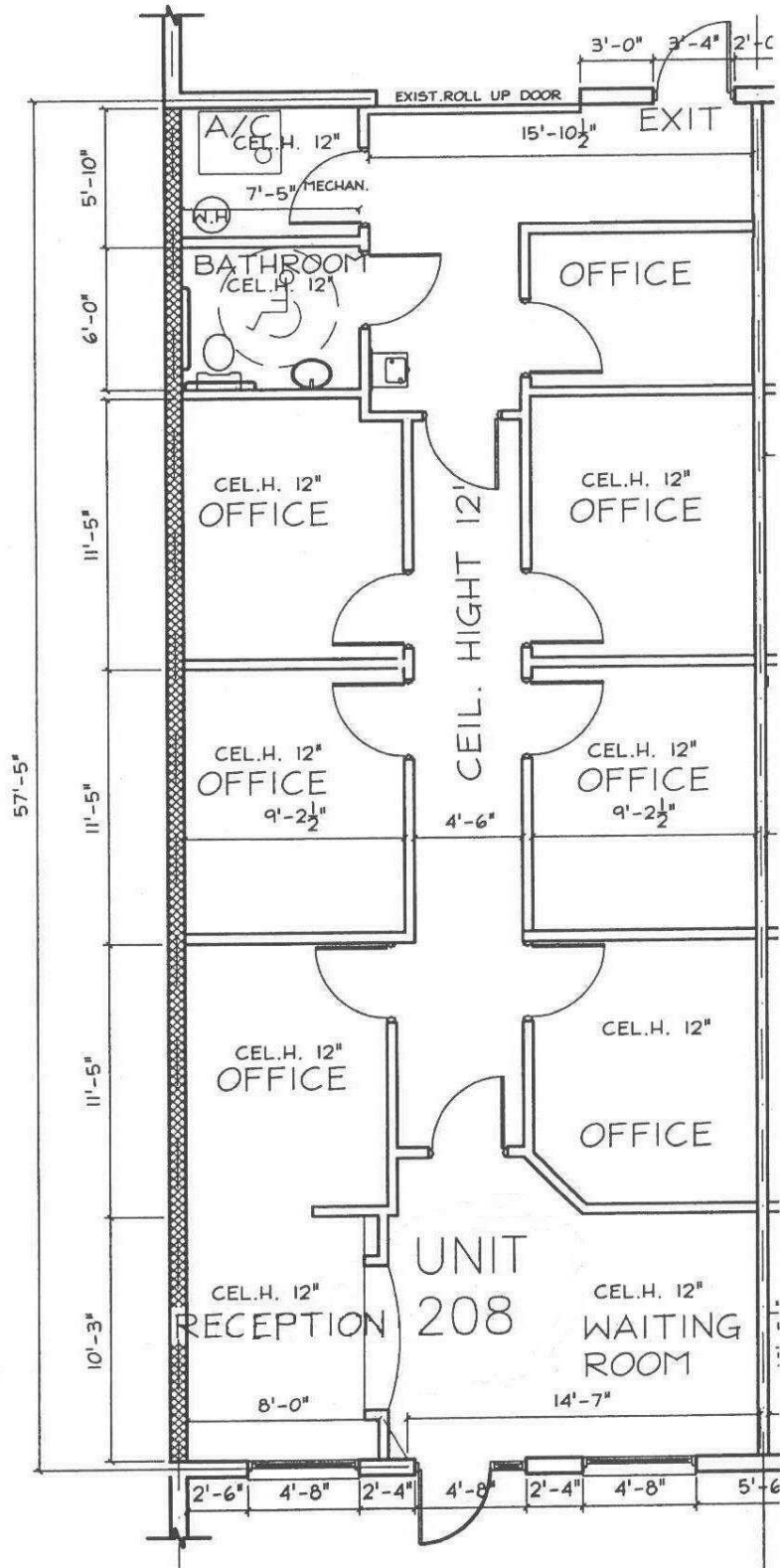
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# FLOOR PLAN



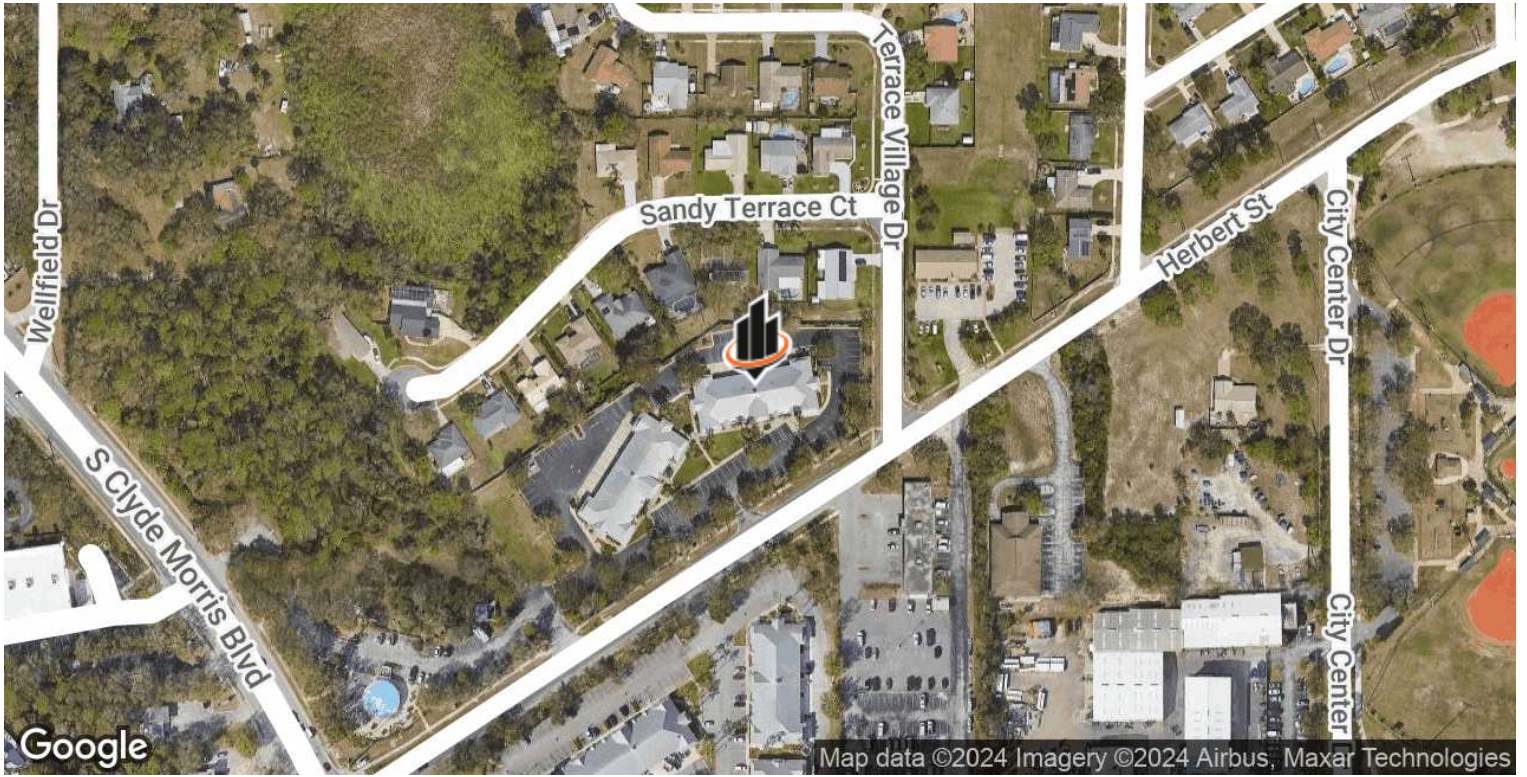
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# LOCATION MAPS



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