

FOR LEASE



PROFESSIONAL OFFICE
400 W SR 434, OVIEDO, FL, 32765

FREE STANDING BUILDING
SIZE: 2,511 SF

PROPERTY HIGHLIGHTS

- **Suite 1016 & 1024: two each, contiguous, 2,500 SF ea, Free Standing Office Bldg: 348 W SR 434, Oviedo, FL**
- **5,000 SF Pro Office space available** *(combining Suite 1016 & 1024)*
- **See Floor Plans for each Suite pages 5 & 6 enclosed**
- **Left In, Median Turn Lane, along Eastbound SR 434**
- **Frontage: 173 FT frontage along US Hwy 434**
- **Land Size: 2.3 acres Zoned: C-1**
- **Excellent Space for: Architect, Accountant, Law Firm, Insurance Agency, Real Estate Professional, etc**
- **Monument Sign with Space Available**
- **Parking Ratio: 4.88 per 1,000 SF (*61 +/- Pking Spaces)**
- **Close to: Under 7/10 Mile from SR 417, Fronts SR 434, UCF, SR 408 EAST WEST Expressway, I-4, DWNTN Orl**
- **Lease Rate: \$19.95 NNN (NNN = \$4.04 PSF)**

Scott Garrett

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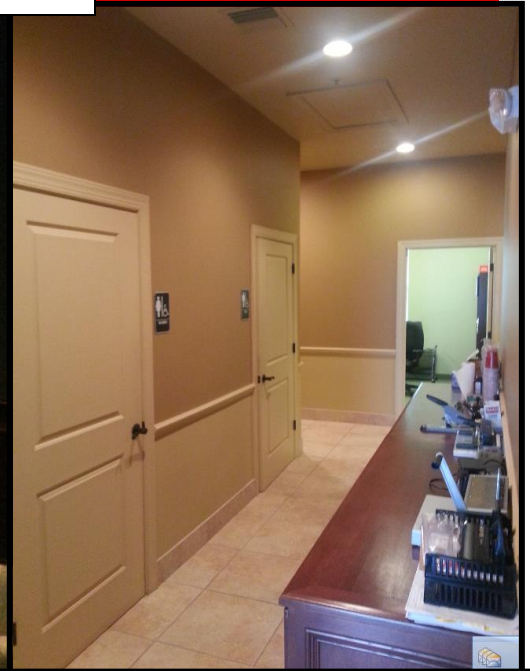
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SELECT INTERIOR PICS DEMONSTRATING INTERIOR IMPROVEMENT



*Executive Conference Room
Suite 1016*



Guest/Receptionist Station



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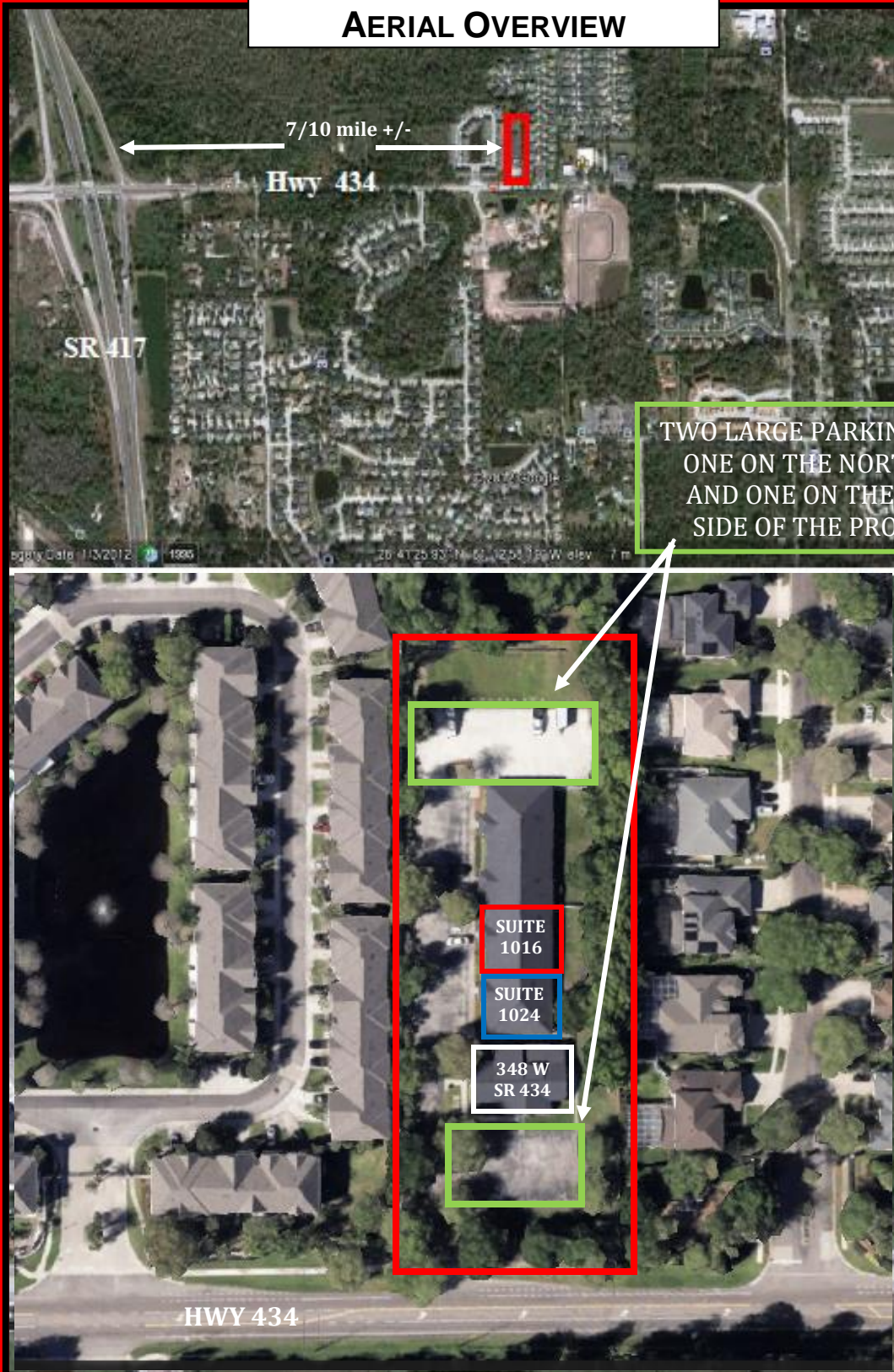
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AERIAL OVERVIEW



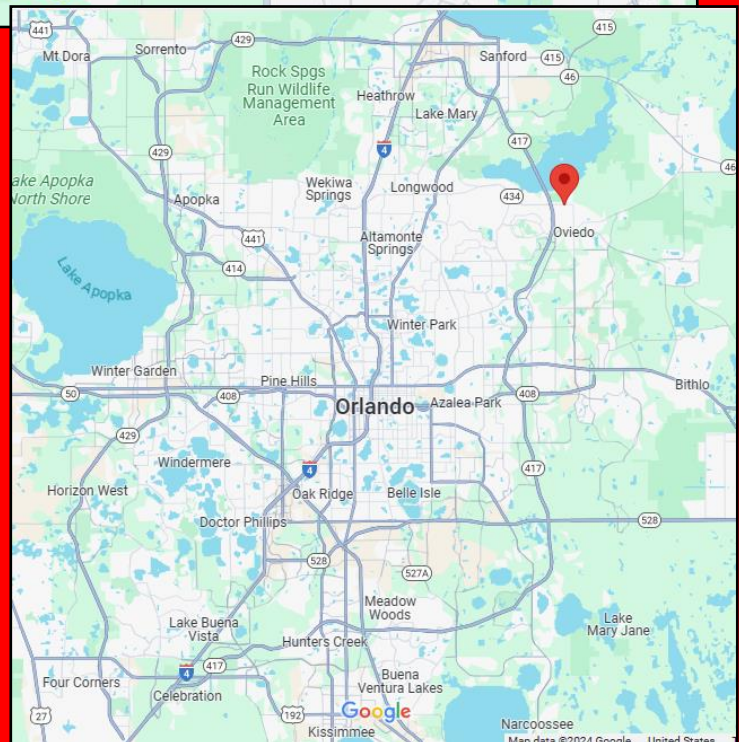
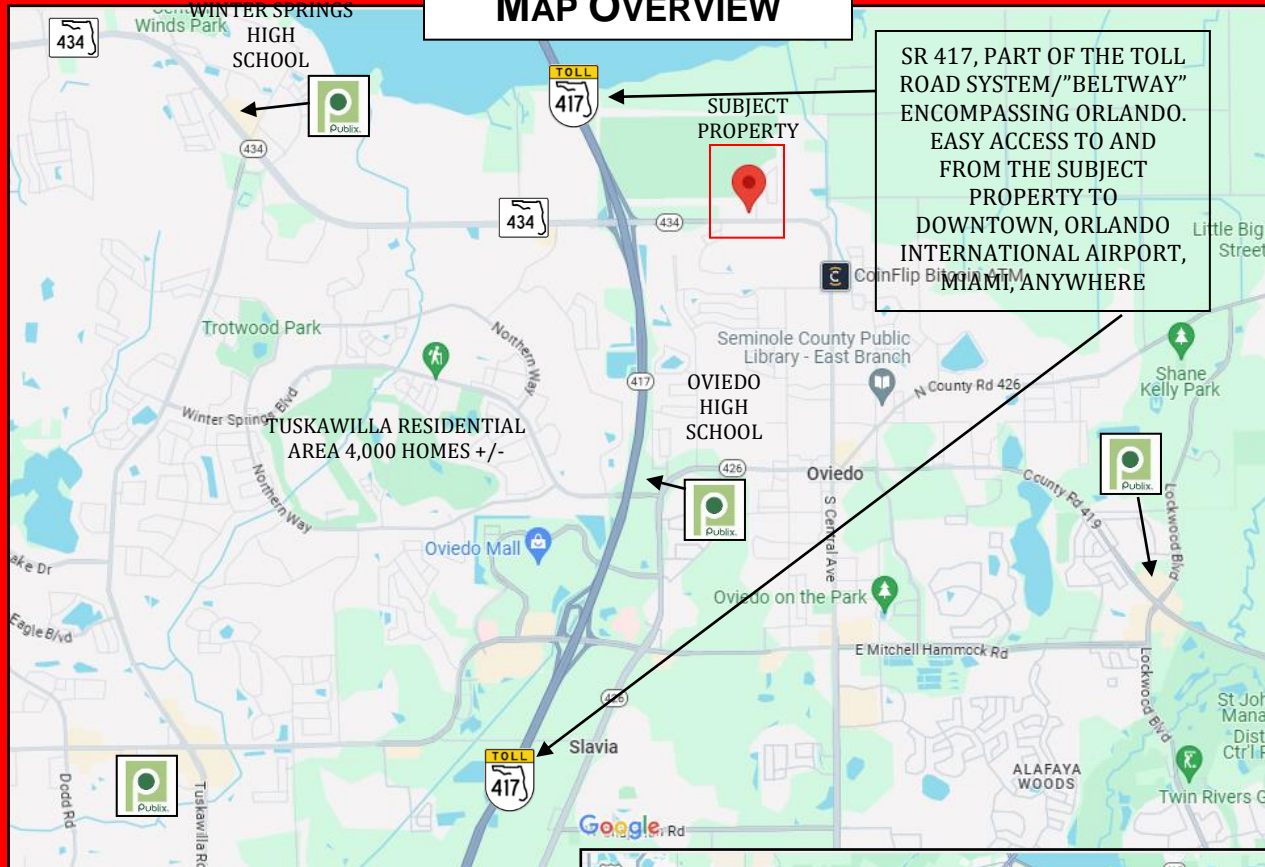
TWO LARGE PARKING FIELDS
ONE ON THE NORTH SIDE
AND ONE ON THE SOUTH
SIDE OF THE PROPERTY

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MAP OVERVIEW



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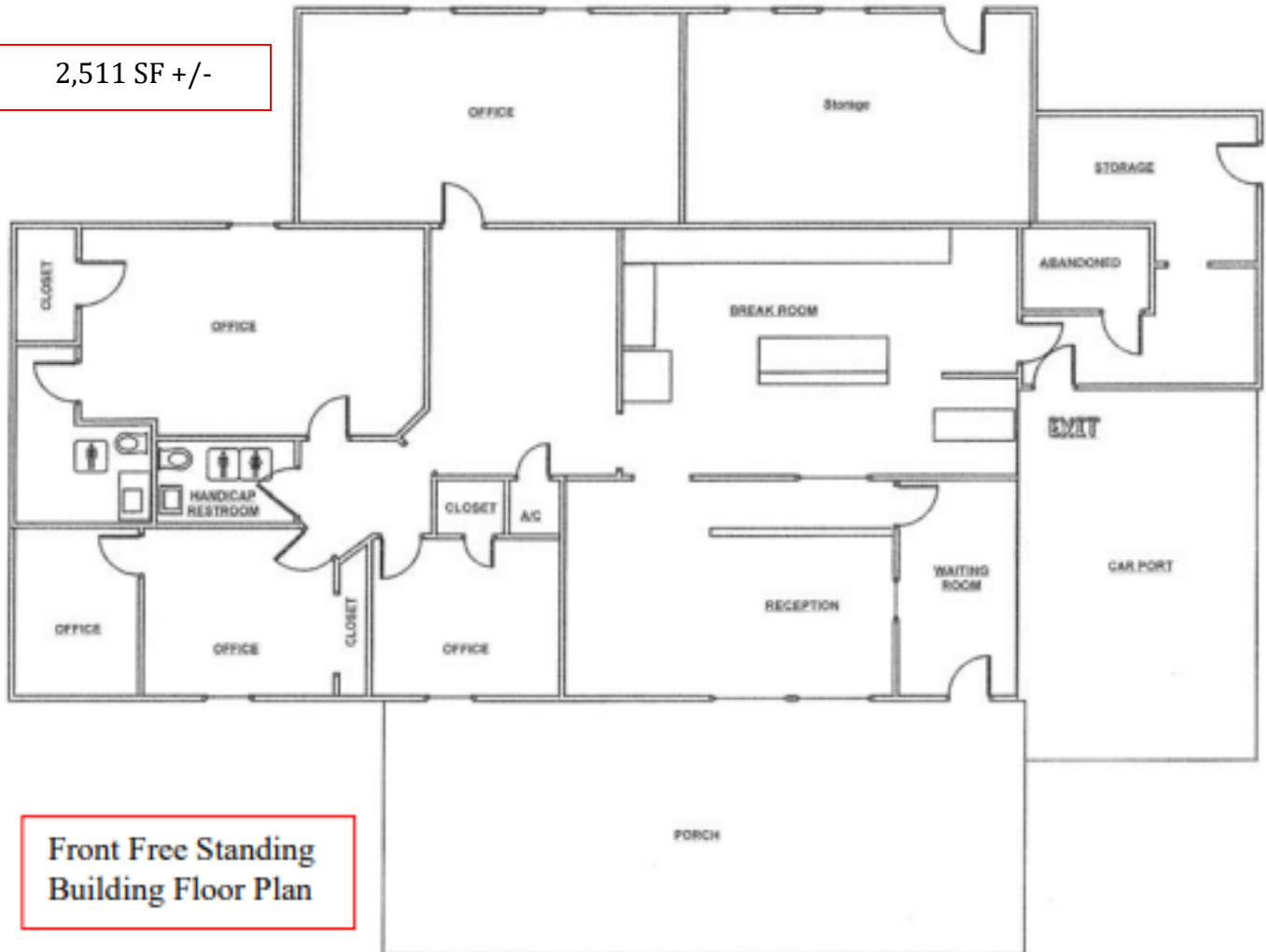
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FLOOR PLAN: FREE STANDING BUILDING
FRONTS SR 434, 348 W SR 434, OVIEDO

2,511 SF +/-



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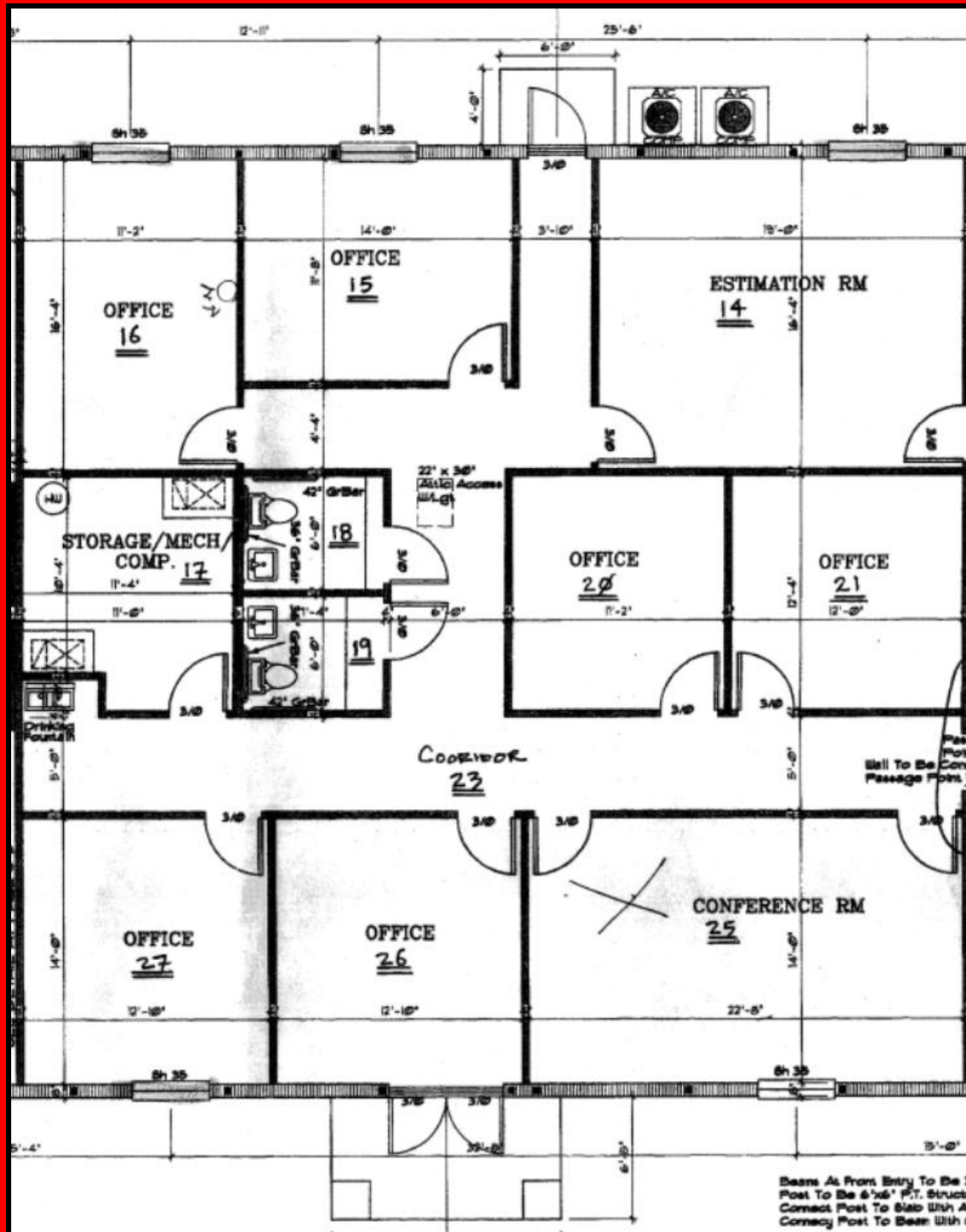
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FLOOR PLAN: SUITE 1016



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FLOOR PLAN - SECOND FLOOR

Rooms and Dimensions:

- FILE/STORAGE 13:** 13'-4" x 4'-0"
- LOUNGE 12:** 12'-4" x 3'-0"
- MECH 11:** 14'-3" x 3'-0"
- STORAGE 16:** 7'-3" x 3'-0"
- OFFICE Ø8:** 21'-0" x 17'-3"
- OFFICE 22:** 13'-4" x 9'-0"
- GATHERING HALL 23:** 12'-0" x 13'-0"
- OFFICE Ø7:** 13'-0" x 12'-0"
- OFFICE 24:** 12'-0" x 9'-0"
- LOBBY Ø1:** 12'-0" x 12'-0"
- RECEPTION Ø2:** 12'-0" x 12'-0"
- OFFICE Ø6:** 13'-0" x 12'-0"

Other Features and Notes:

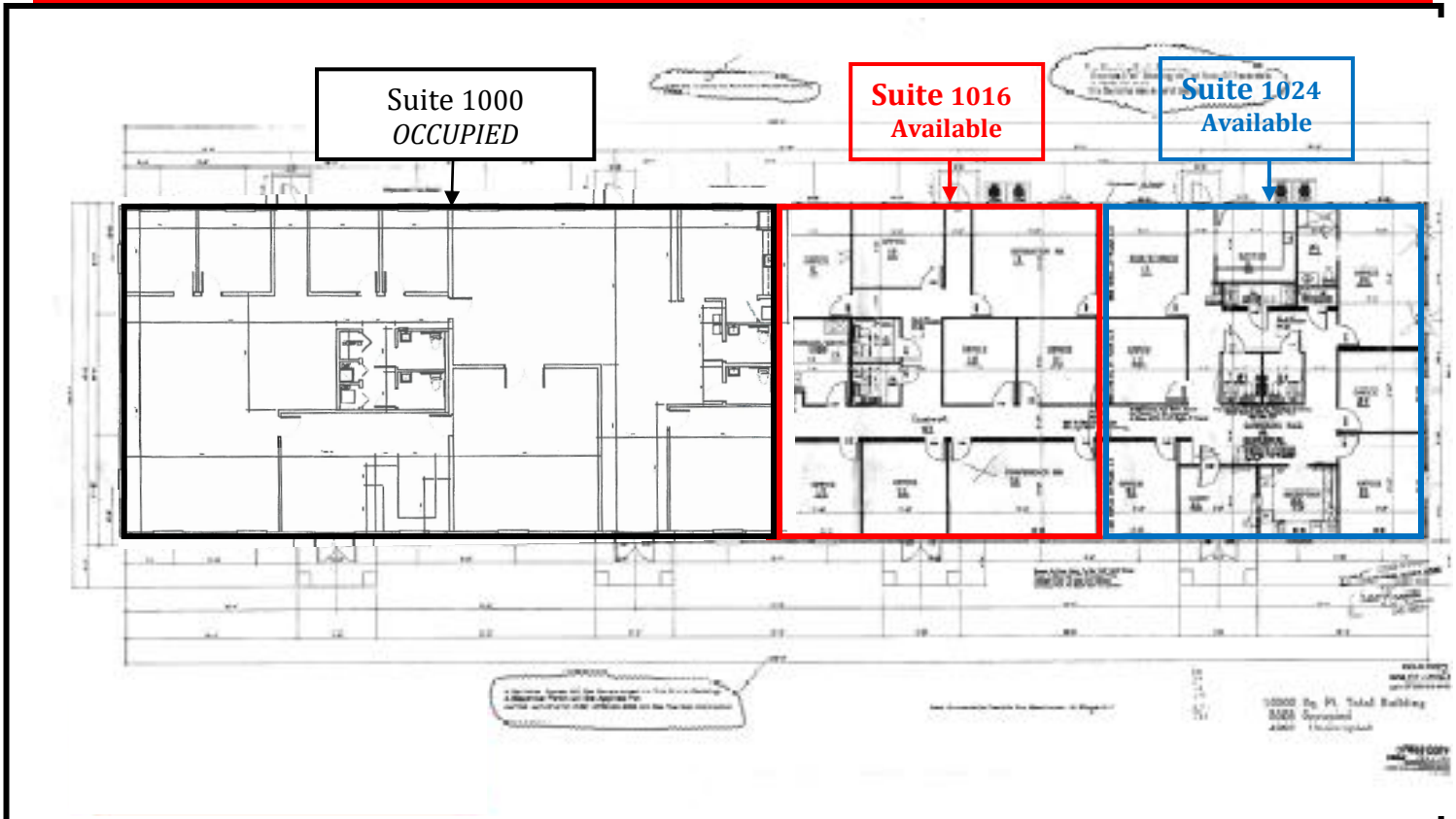
- Drinking Fountain:** Located near MECH 11.
- 22' x 30' (Exit) Access:** Located between LOUNGE 12 and OFFICE Ø8.
- Ø3 and Ø4:** Restrooms located in the central hallway area.
- Notes:**
 - All Electrical And Water Source For Fountain To Be Located At Base Within 2-1/2' Right Of Center
 - Provide Gravity Drain For Possible Overflow Water Source With Flange Tube And Shut Off
 - Provide Knee Wall Safety Glass To Be Installed Above Knee Wall To Reach Ceiling Height or To Be 1' or 2' Below Ceiling

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FLOOR PLANS



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